



**TOWN OF MAMARONECK - VILLAGE OF LARCHMONT
COASTAL ZONE MANAGEMENT COMMISSION**

Monday, July 22, 2019

**7:30 PM, Mamaroneck Town Center, 1st Floor - Conference Room D, 740 W.
Boston Post Road, Mamaroneck, NY 10543**

Approval of Minutes

1. Approval of Minutes - June 17, 2019

Agenda Items

1. 668 Forest Avenue
2. 85 Colonial Avenue

Old Business

New Business

Meeting Adjournment

Any physically handicapped person needing special assistance in order to attend the meeting should call the Town Administrator's office at 381-7810.



Town of Mamaroneck — Village of Larchmont

COASTAL ZONE MANAGEMENT COMMISSION

TOWN CENTER: 740 West Boston Post Road, Mamaroneck, NY 10543-3353

TEL: 914-381-7845 FAX: 914-381-8473 conservationdept@townofmamaroneck.org

CZMC Minutes - Draft

June 17, 2019

A meeting of the Coastal Zone Management Commission (CZMC) was held on Monday, June 17, 2019 in the Mamaroneck Town Center, Conference Room D, 1st Floor, 740 W. Boston Post Road, Mamaroneck, New York. The meeting was called to order at 7:36 p.m.

MEMBERS PRESENT:

C. Alan Mason, Chairman
Tara Anderson
Sara Hanna
Matthew Teitsch
Robert Fletcher
Maurizio Bertini
Kanan Sheth

OTHERS PRESENT:

Elizabeth Aitchison (Paul), Environmental Planner, Town of Mamaroneck
David Abramson, 69 Edgewood Avenue
Sean Jancski, Landscape Architect, 69 Edgewood Avenue
David Russo, Landscape Architect, 69 Edgewood Avenue
Benedict Salanitro, Engineer, 69 Edgewood Avenue
Mike Charitou, 43 Marbourne Drive
Pietro Catizone, 43 Marbourne Drive
W. Jackson Abuey -McGinnis, 43 Marbourne Drive

1. Approval of Minutes

The minutes of the May 20, 2019 meeting were approved as submitted.

2. Referral – 69 Edgewood Avenue

David Abramson, Sean Jancski, David Russo and Benedict Salanitro presented the proposal to demolish the existing house at 69 Edgewood Avenue and construct a new single-family home. The project is before the Town of Mamaroneck Planning Board for Residential Site Plan approval.

The new house will be centered in the lot to be zoning compliant. A stormwater management system is proposed. The applicant met with the neighbors and local arborist, Frank Buddingh, to evaluate the large white oak tree on the neighbor's property. He provided some notes and suggestions for the protection of the tree during construction, which the applicant will implement. In addition, the applicant has relocated

the porch to minimize excavation near the tree's roots. CZMC found the proposal to be consistent with the policies in the Local Waterfront Revitalization Program (LWRP).

3. **Referral – 43 Marbourne Drive**

Michael Charitou and Pietro Catizone presented the proposal to demolish the existing house at 43 Marbourne Drive, subdivide the property and construct two new single-family homes. The project is before the Town of Mamaroneck Planning Board for Subdivision and Residential Site Plan approval.

The proposed houses will be zoning compliant, will use erosion control measures during construction and have proposed stormwater management systems. Many trees will be removed from the property, but these were evaluated by an arborist and most of the trees that will be removed were found to be in very poor condition. Only a few trees are located in the footprints of the two new houses. The remaining trees will be protected during construction and the applicant agreed to plant evergreens along the property lines as replacement trees. CZMC found the proposal to be consistent with the policies in the Local Waterfront Revitalization Program (LWRP).

4. **Old Business**

No old business to discuss.

5. **New Business**

No new business to discuss.

The meeting was adjourned at 8:40 p.m.



Town of Mamaroneck
Town Center
740 West Boston Post Road, Mamaroneck, NY 10543-3353

OFFICE OF THE TOWNADMINISTRATOR

TO: CZMC
FROM: Elizabeth Paul
DATE: July 22, 2019
SUBJECT: 668 Forest Ave, Residential Site Plan
Referred by Town of Mamaroneck Planning Board

ATTACHMENTS:

Description

- ▣ Coastal Assessment Form
- ▣ Landscape Plan
- ▣ Rendering
- ▣ Location
- ▣ Erosion Control Plan

**Town of Mamaroneck - Village of Larchmont
Coastal Assessment Form (CAF)**

Applicants, or the appropriate municipal agency, shall complete this Coastal Assessment Form (CAF) for proposed actions which are subject to Local Consistency Review (see Waterfront Revitalization Law §§234-1 through 234-5 in the Code of the Town of Mamaroneck and §§292-1 through 292-4 in the Code of the Village of Larchmont). This assessment is intended to supplement other information used by the Bi-Municipal Coastal Zone Management Commission in making a determination of consistency with the Town of Mamaroneck and Village of Larchmont Local Waterfront Revitalization Program.

Upon completion of this form, it should be submitted as part of a complete application package for review. If assistance or further information is required for Town of Mamaroneck matters, please contact the Town of Mamaroneck Environmental Planner at (914) 381-7845. For Village of Larchmont matters, please contact the Village of Larchmont Building Inspector at (914) 834-6210.

PLEASE PRINT OR TYPE ALL ANSWERS.

A. GENERAL INFORMATION

Will the proposed action be undertaken by a municipal agency? Yes [☐] No [☒]

If yes, please list agency or agencies and contact person(s): _____

If no, please complete the applicant information:

Name of Applicant: Benedict Salanitro

Street Address: 609 Brook Street

City, State, Zip: Mamaroneck, New York 10543

Phone: 914-760-5125 Fax: _____ Email: bsalanitro@aol.com

Location and ownership of property for which action is proposed:

Section: 1 Block: 11 Lot: 9

Owner of Property: C & D Marchese

Street Address: 668 Forest Avenue

City, State, Zip: Larchmont, New York 10538

Phone: 914-906-7118 Fax: _____ Email: dominicmarchese925@yahoo.com

Size of property (square feet): 12,000 Is the property now developed? Yes [☒] No [☐]

Will project require a zoning variance? Yes [☐] No [☒]

If yes, briefly describe: _____

Describe any unique/unusual landforms on the project site (rock outcroppings, swales, etc.):
rock outcroppings

Percentage of site which contains slopes of 25% or greater: 12%

Are there streams, lakes, ponds or wetlands existing within or contiguous to the project area?

If so, describe (name, size, characteristics): no

Will the action require approval by a state or federal agency? Yes [] No [☒]

If yes, specify which state or federal agency and attach a copy of pending application and any relevant information and/or documentation to this form: _____

B. DESCRIPTION OF SITE AND PROPOSED ACTION

Provide a written description of the nature and the extent of the proposed action. Attach plans or additional information as necessary and/or required by application procedures.

demolition of existing single family home. tree removals, construction of retaining walls, regrading and construction

of new single family home with drainage improvements

C. COASTAL ASSESSMENT

Check either "Yes" or "No" for each of the following questions:

1. Will the proposed action be located in, or contiguous to, or have a **potentially adverse effect** upon any of the following designated resource areas?

	Yes	No	Maybe
a. Significant fish or wildlife habitat or designated critical environmental area	[]	[✓]	[]
b. Scenic resources of local significance	[]	[✓]	[]
c. Natural protective features in an erosion hazard area	[]	[✓]	[]

NOTE: If the answer to any of the above questions is "Yes", please explain in Section D any measures which will be undertaken to mitigate the adverse effects.

2. Will the proposed action have a **significant effect** upon:

	Yes	No	Maybe
a. Commercial or recreational use of fish and wildlife resources.....	[]	[✓]	[]
b. Scenic quality of the coastal environment	[]	[✓]	[]
c. Development of future, or existing water dependent uses.....	[]	[✓]	[]
d. Land or water uses within a small harbor area	[]	[✓]	[]
e. Stability of the shoreline	[]	[✓]	[]
f. Surface or groundwater quality.....	[]	[✓]	[]
g. Existing or potential public recreation opportunities.....	[]	[✓]	[]
h. Structures, sites or districts of historic, archeological or cultural significance to the local area, state or nation	[]	[✓]	[]

3. Will the proposed action **involve or result in** any of the following:

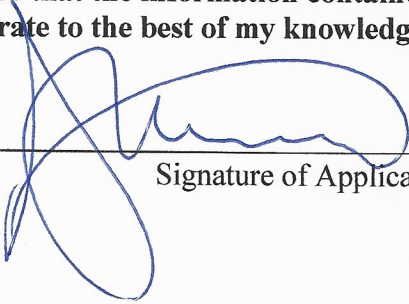
	Yes	No	Maybe
a. Physical alteration of land along the shoreline, land underwater or coastal waters.....	[]	[✓]	[]
b. Expansion of existing public services or infrastructure in or near undeveloped or low density areas of the coastal area?	[]	[✓]	[]
c. Filling, dredging, excavation or mining in coastal waters	[]	[✓]	[]
d. Reduction of existing or potential public access to or along the shore.....	[]	[✓]	[]
e. Development within a designated flood or erosion hazard area	[]	[✓]	[]
f. Development of a natural feature that protects against flooding or erosion	[]	[✓]	[]
g. Replacement of eroded sand or soil.....	[]	[✓]	[]
h. Construction or reconstruction of erosion protective structures	[]	[✓]	[]
i. Any change in surface or groundwater quality	[]	[✓]	[]
j. Removal of trees from the site.....	[✓]	[]	[]

4. Project details:

	Yes	No	Maybe
a. If the project is to be located adjacent to the shore: (not applicable)			
1. Does the project require a waterfront site in order to function	[]	[]	[]
2. Will water-related recreation be provided	[]	[]	[]
3. Will public access to shore or state owned underwater lands be provided.....	[]	[]	[]
4. Will it replace a recreational or maritime use.....	[]	[]	[]
5. Do essential public services and facilities presently exist at or near the site..	[]	[]	[]

I certify that I am the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: July 13 20 19



Signature of Applicant

Prepared by: (if different than the applicant)

Name and Title: Benedict Salanitro

Agency/Company: Civil Engineer

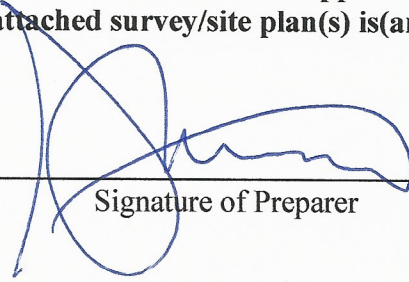
Street Address: 609 Brook Street

City, State, Zip: Mamaroneck, New York 10543

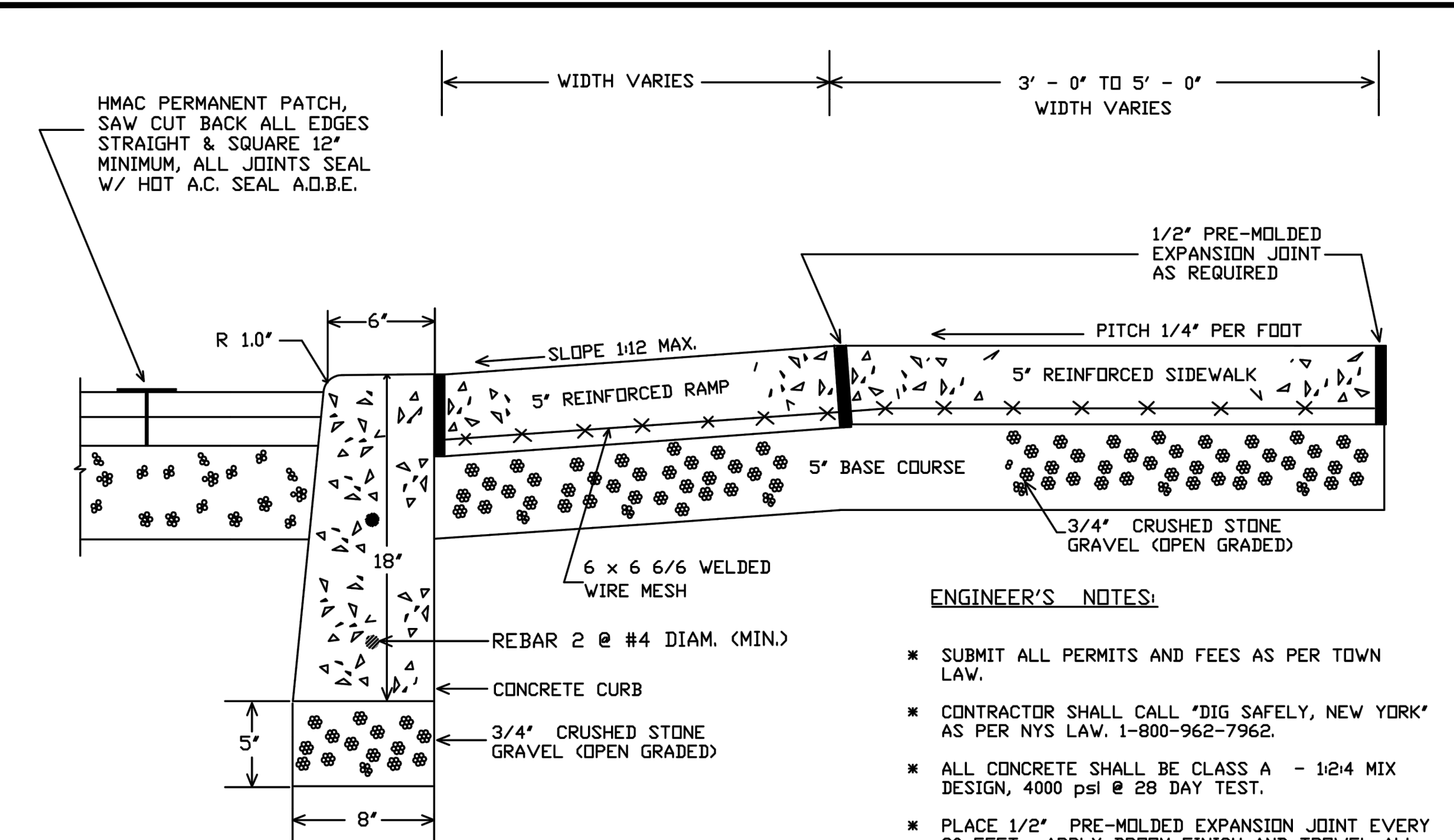
Phone: 9147605125 Fax: _____ Email: bsalanitro@aol.com

I certify that I prepared this Coastal Assessment Form for the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

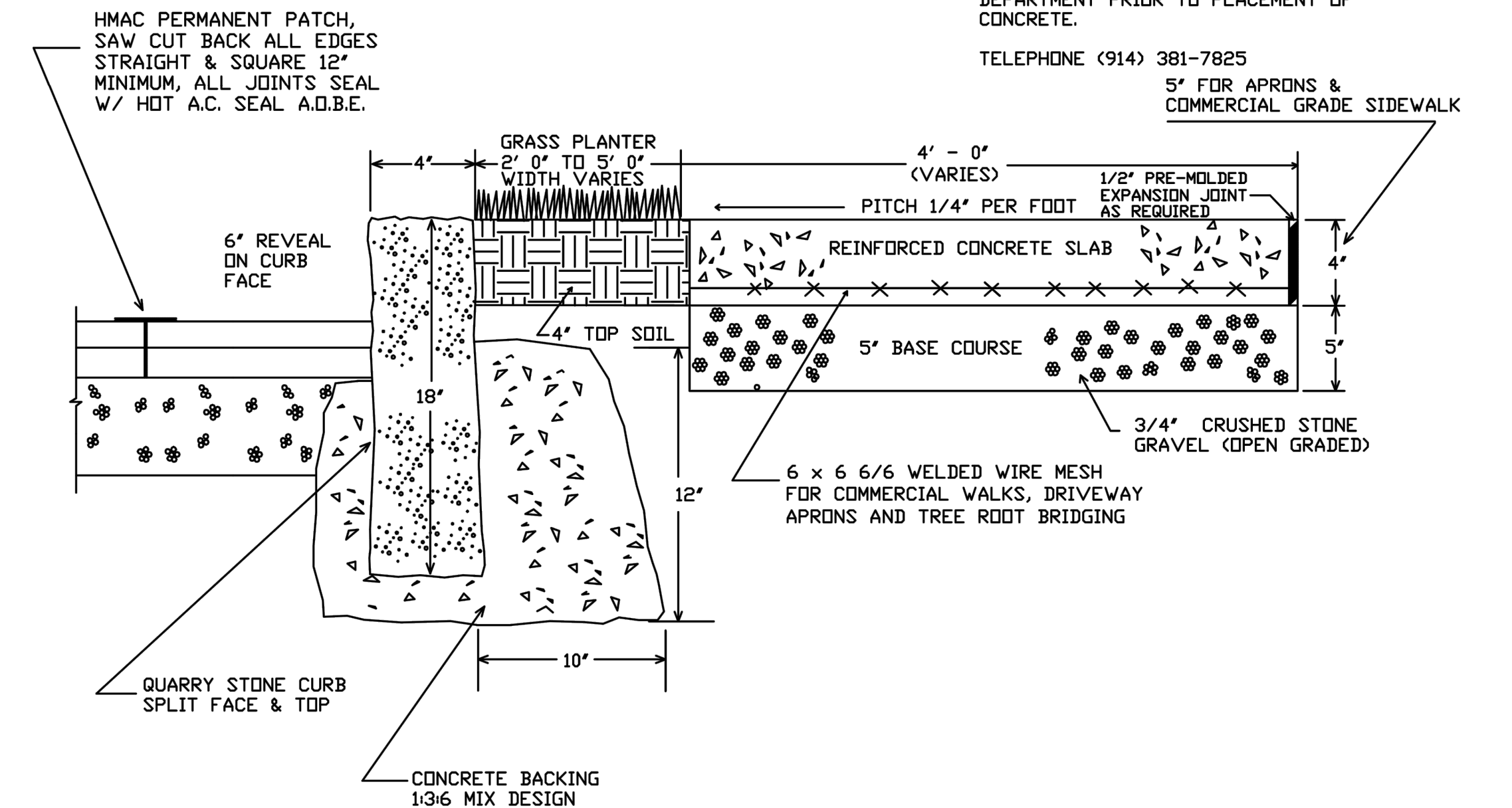
Date: July 13 20 19



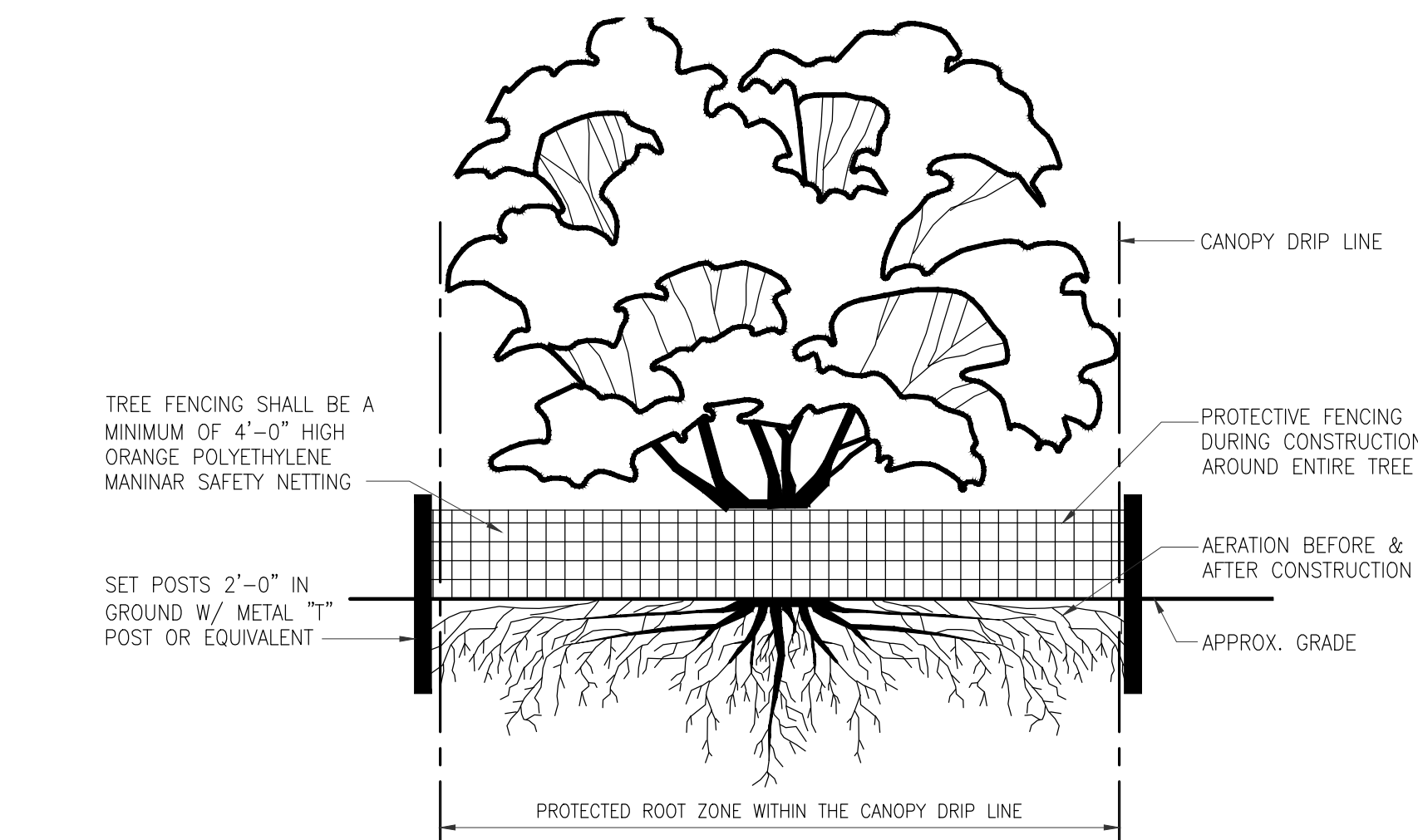
Signature of Preparer



4 Sidewalk, Apron & Drop Curb Detail
n.t.s.



3 Sidewalk & Stone Curb Detail
n.t.s.



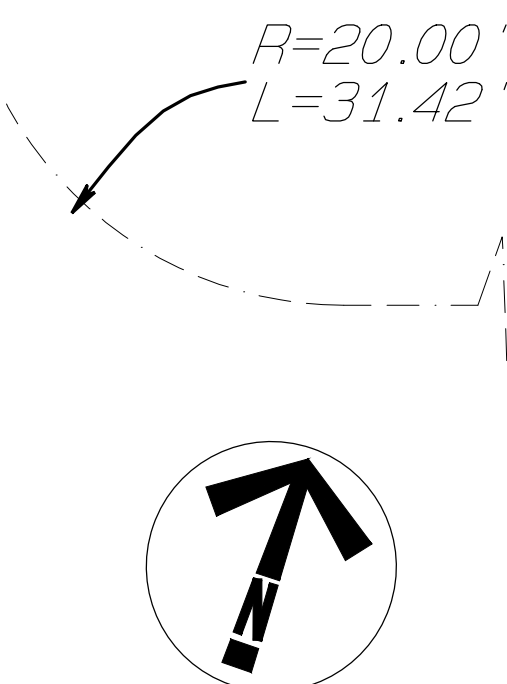
2 Tree Protection Detail
not to scale

ENGINEER'S NOTES:

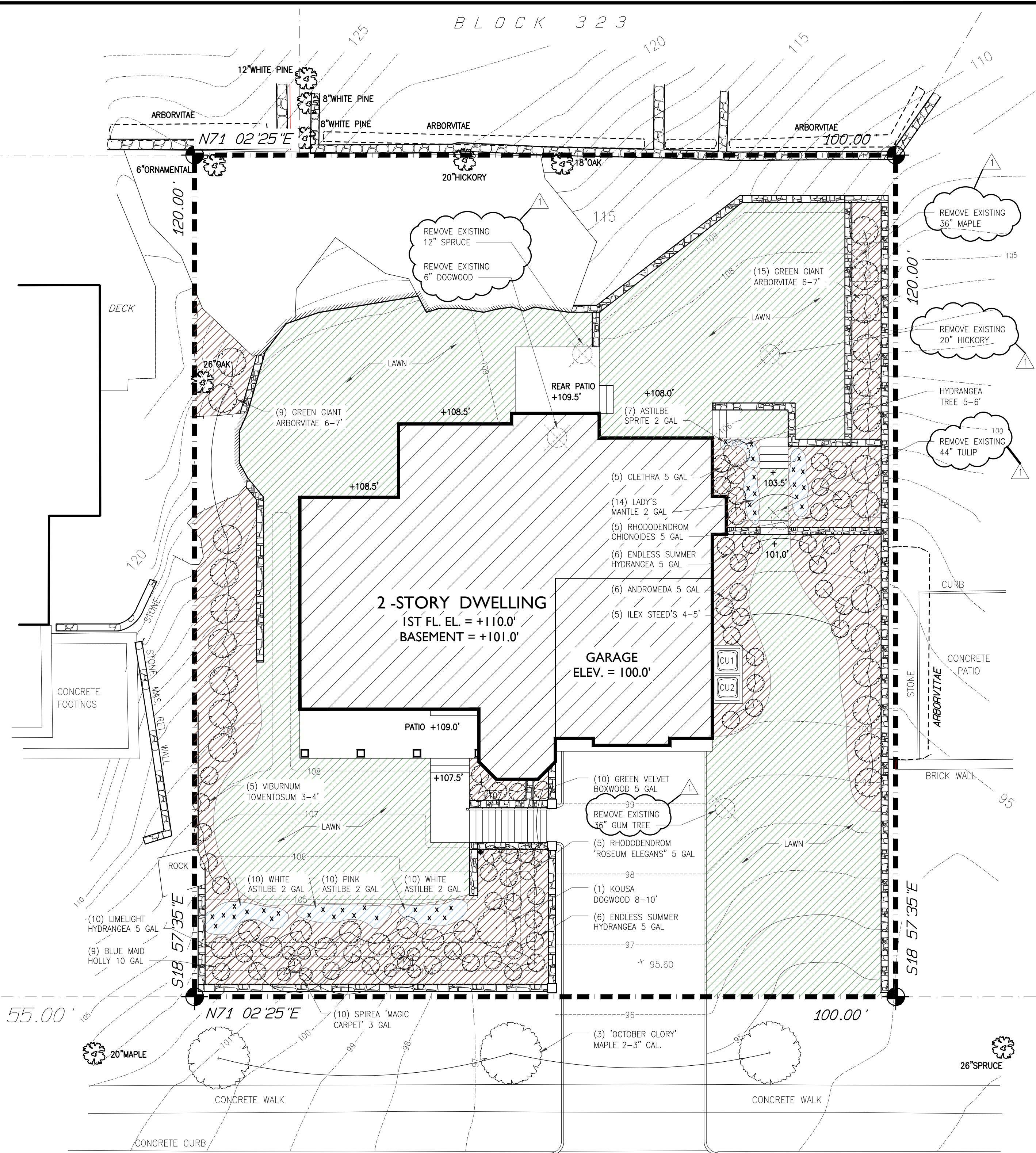
- * SUBMIT ALL PERMITS AND FEES AS PER TOWN LAW.
- * CONTRACTOR SHALL CALL "DIG SAFELY, NEW YORK" AS PER NYS LAW. 1-800-962-7962.
- * ALL CONCRETE SHALL BE CLASS A - 12/4 MIX DESIGN, 4000 psi @ 28 DAY TEST.
- * PLACE 1/2" PRE-MOLDED EXPANSION JOINT EVERY 20 FEET. APPLY BROOM FINISH AND TROWEL ALL EDGES.
- * ALL CONCRETE SHALL BE TREATED WITH A CURING AGENT APPROVED BY THE TOWN.
- * ALL SUBGRADE SHALL BE MECHANICALLY COMPACTED @ 95% STD. PROCTOR TEST.
- * ALL SIDEWALK INTENDED FOR VEHICLE PASSAGE SHALL BE 5' THICK W/ 6"x6" 6/6 WELDED WIRE MESH REINFORCEMENT.
- * ARRANGE FOR INSPECTION WITH HIGHWAY DEPARTMENT PRIOR TO PLACEMENT OF CONCRETE.

TELEPHONE (914) 381-7825

5' FOR APRONS & COMMERCIAL GRADE SIDEWALK



I Proposed Landscape Plan
1" = 10'



FOREST AVENUE

PLANTING LIST

Qty.	Type	Botanical Name	Common Name	Size	Spacing	Comments
TREES						
24		Thuja 'Green Giant'	Green Giant Arborvitae	6'-7'		
1		Hydrangea Tree		5'-6'		
1		Cornus Kousa	Kousa Dogwood	8'-10'		
3		Acer Rubrum	'October Glory' Maple	2-3" cal.		
SHRUBS						
6			Andromeda	5 gal.		
9		Ilex x meserveae 'Mesid'	Blue Maid Holly	10 gal.		
5			Clethra	5 gal.		
12			Endless Summer Hydrangea	5 gal.		
10		Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.		
5		Ilex crenata 'Steeds'	Steeds Japanese Holly	4'-5'		
10			Limelight Hydrangea	5 gal.		
5		Rhododendron 'Chionoides'	Chionoides Rhododendron	5 gal.		
5		Rhododendron x 'Roseum Elegans'	'Roseum Elegans' Rhododendron	5 gal.		
10		Spirea japonica 'Magic Carpet'	Magic Carpet Spirea	3 gal.		
5			Viburnum Tomentosum	3'-4'		
GRASSES, ROSES, PERENNIALS, & VINES						
7			Astilbe Sprite	2 gal.		
10			Pink Astilbe	2 gal.		
20			White Astilbe	2 gal.		
14			Lady's Mantle	2 gal.		



154 EAST BOSTON POST RD
MAMARONECK, NY 10543

T 914.381.5198
F 914.381.5194

MK-ARCHITECTS.COM

This document and the information contained therein is specifically created for the person(s) and location noted on the title box and may not be re-used and/or altered for any other purpose other than this project and must be accompanied by the seal and signature of Marsella & Knoetgen Architects, PLLC. No other person(s), entity or professional organization shall sign and/or seal this document for any other purpose whatsoever.

SUBMISSIONS:

PEER REVIEW - 07/12/19

07/12/19 PEER REVIEW COMMENTS

Landscape Design

Beresford Lanscape Design
407 Ward Avenue
Mamaroneck, N.Y. 10543
T (914) 777-3580

NO.	DATE	REVISION
ISSUE / REVISION		
SHEET 1	BLOCK 11	LOT 9

PROJECT NAME
New Residence at
668 Forest Avenue

BUILDING NAME & ADDRESS
668 Forest Avenue
Larchmont, NY 10538

PROJECT NUMBER
-

DRAWING TITLE
Landscape Development
Plan

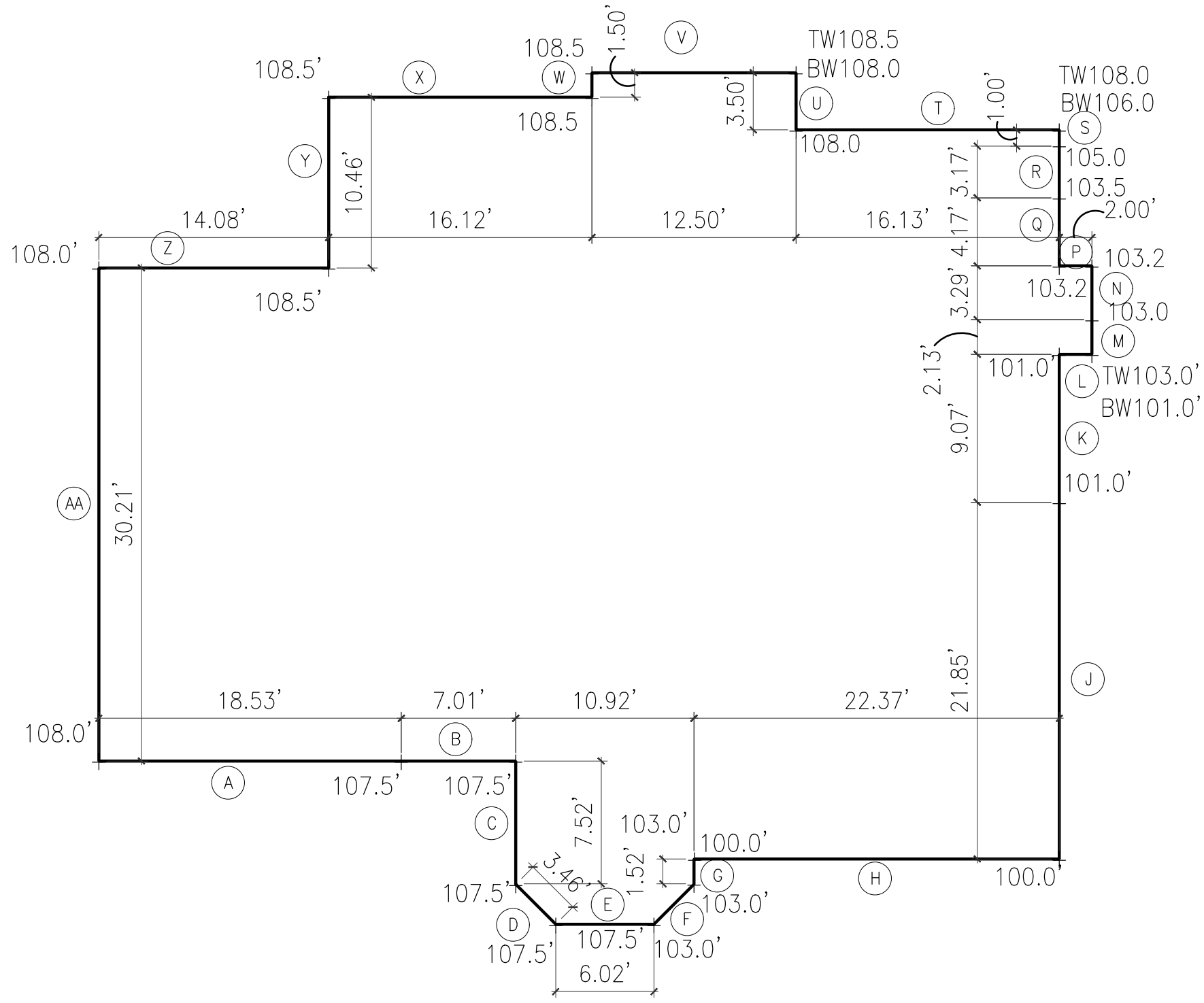
SCALE 1" = 10'	DRAWN BY B. Bresdord
CAD FILENAME 668Forest-SD1-Site	DATE 07/12/19

DRAWING NUMBER
L-1

AVERAGE GRADE

SPACE	EL. 1	EL. 2	LENGTH	(EL.1+EL.2)/2 x LENGTH
A	108.0	107.5	18.53	1996.61
B	107.5	107.5	7.01	753.58
C	107.5	107.5	7.52	808.40
D	107.5	107.5	3.46	371.95
E	107.5	107.5	6.02	647.15
F	103.0	103.0	3.46	356.38
G	103.0	103.0	1.52	156.56
H	100.0	100.0	22.37	2237.00
J	100.0	101.0	21.85	2195.93
K	101.0	101.0	9.07	916.07
L	101.0	101.0	2.00	202.00
M	103.0	103.0	2.13	219.39
N	103.0	103.2	3.29	339.20
P	103.2	103.2	2.00	206.40
Q	103.2	103.5	4.17	430.97
R	103.5	105.0	3.17	330.47
S	105.0	106.0	1.00	105.50
T	108.0	108.0	16.13	1742.04
U	108.0	108.0	3.50	378.00
V	108.5	108.5	12.50	1356.25
W	108.5	108.5	1.50	162.75
X	108.5	108.5	16.12	1749.02
Y	108.5	108.5	10.46	1134.91
Z	108.5	108.0	14.08	1524.16
AA	108.0	108.0	30.21	3262.68
TOTAL			223.07	23583.36
Average Grade =				105.72
1st Floor El. =				110.00
1st Floor El. - Average Grade =				4.28

3 Average Grage Calculation



2 Street Elevation



I Street Elevation Photo Composite

MK

MARSELLA + KNOETGEN
ARCHITECTS
PLLC

154 EAST BOSTON POST RD
MAMARONECK, NY 10543

T 914.381.5198
F 914.381.5194

MK-ARCHITECTS.COM

This document and the information contained herein is specifically created for the person(s) and location noted on the title box and may not be re-used and/or altered for any other purpose other than this project and must be accompanied by the seal and signature of Marsella & Knoetgen Architects, PLLC. No other person(s), entity or professional organization shall sign and/or seal this document for any other purpose whatsoever.

SUBMISSIONS:
PEER REVIEW - 07/12/19

NO.	DATE	REVISION
ISSUE / REVISION		
SHEET 1	BLOCK 11	LOT 9

PROJECT NAME
New Residence at
668 Forest Avenue

BUILDING NAME & ADDRESS
668 Forest Avenue
Larchmont, NY 10538

PROJECT NUMBER
-

DRAWING TITLE
AVG. GRADE DIAGRAM
& STREET ELEVATION

SCALE
as noted

DRAWN BY
FM/DF

CAD FILENAME
668Forset-SD I-Site

DATE
07/12/19

DRAWING NUMBER
A1.0



2 668 Forest Ave Front View



3 668 Forest Ave Right View



4 668 Forest Ave Rear View



5 668 Forest Ave Left View



6 668 Forest Ave Left Yard



7 View Towards Forest Ave West



8 View Towards Forest Ave East



9 Left Neighbor (1 Boulder Rd)



10 Right Neighbor (670 Forest Ave)



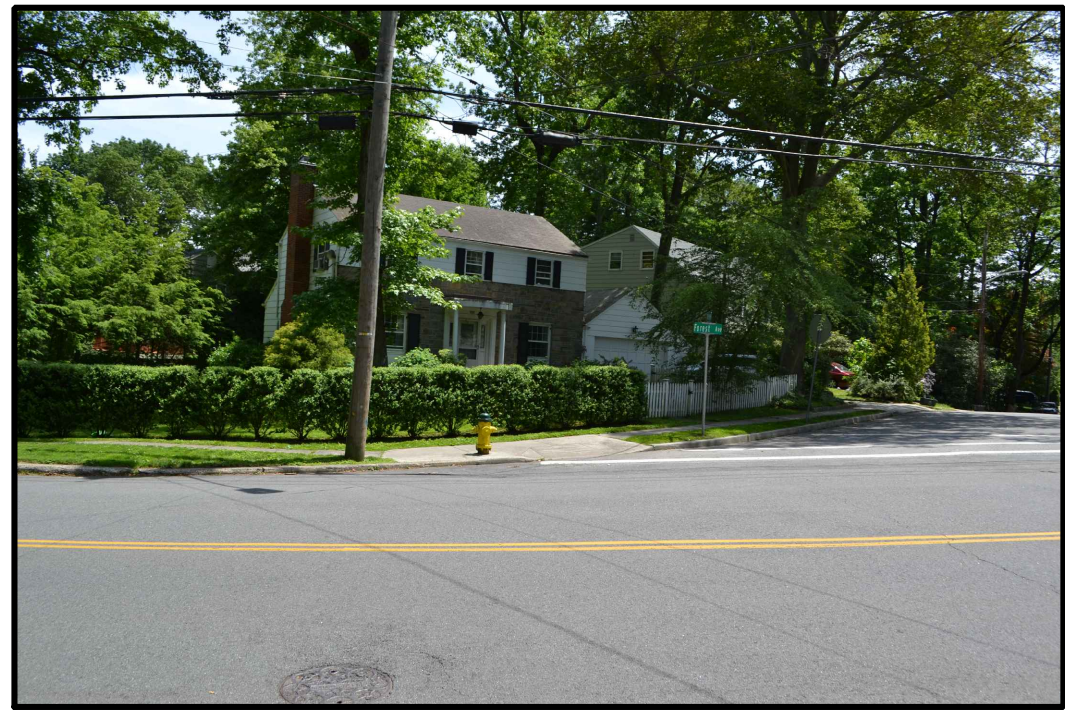
11 Left Neighbor From Rear Yard



12 Rear Neighbor (35 Villa Rd)



13 Right Neighbor From Rear Yard



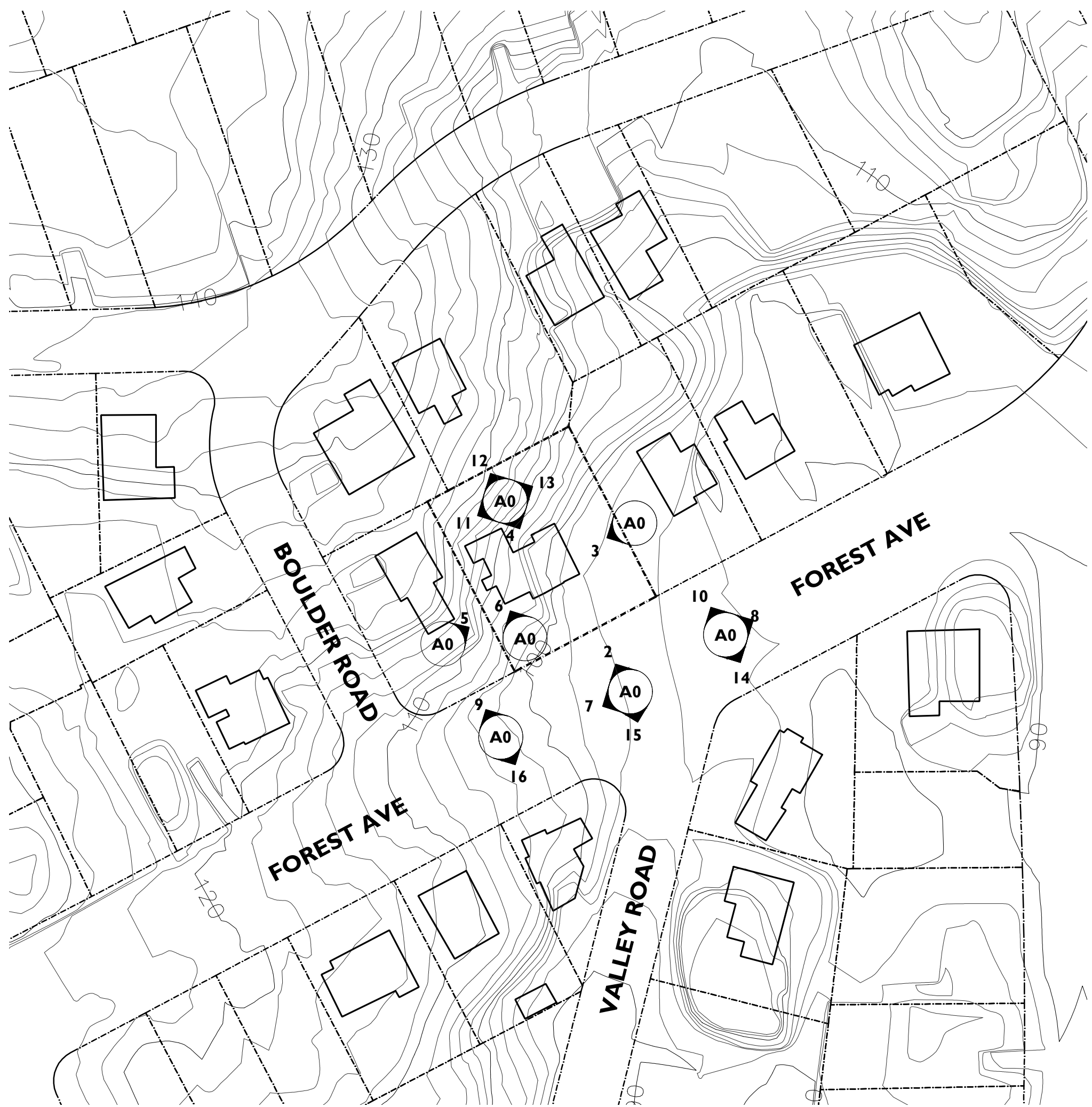
14 Neighbor Across (100 Valley Rd)



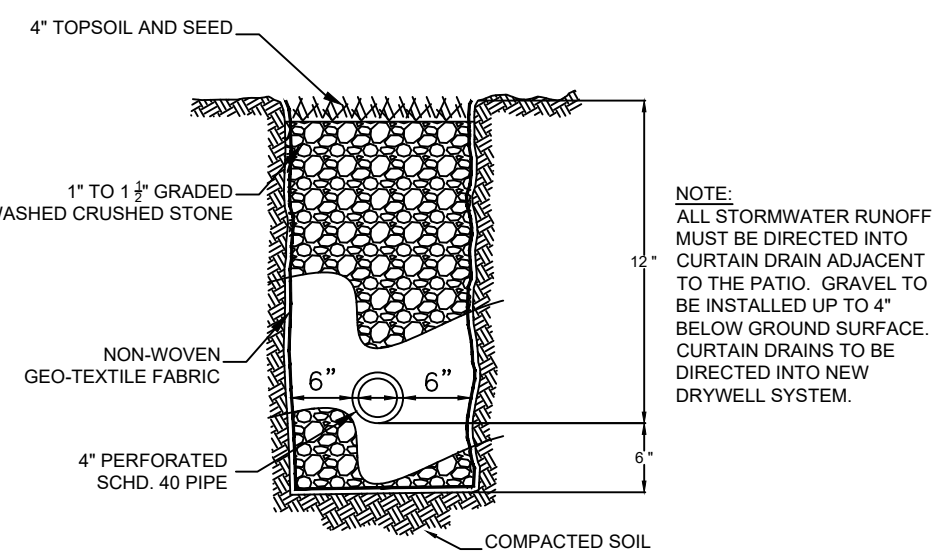
15 Neighbor Across (96 Valley Rd)



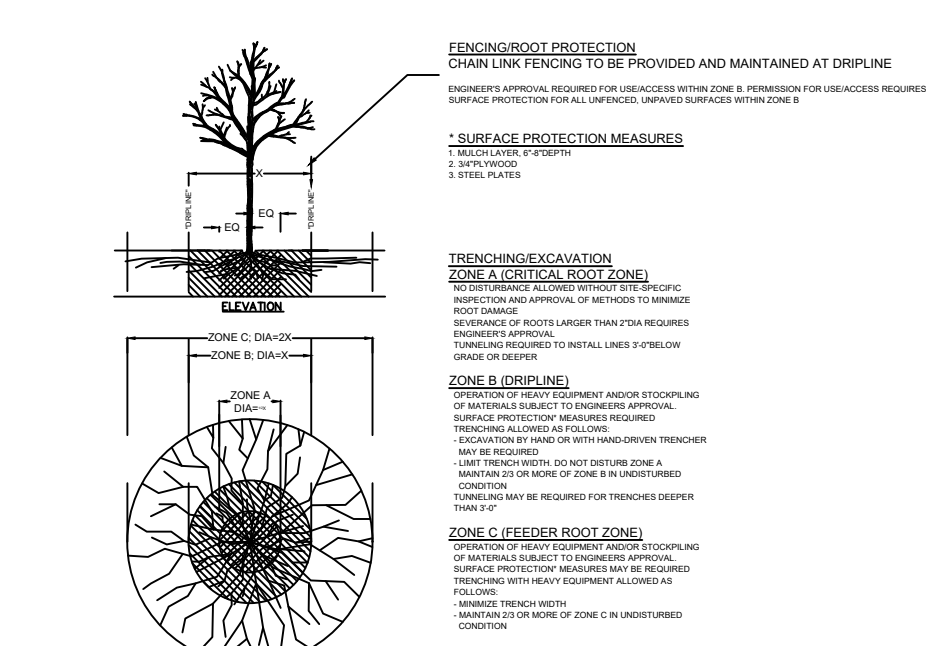
16 Neighbor Across (111 Valley Rd)



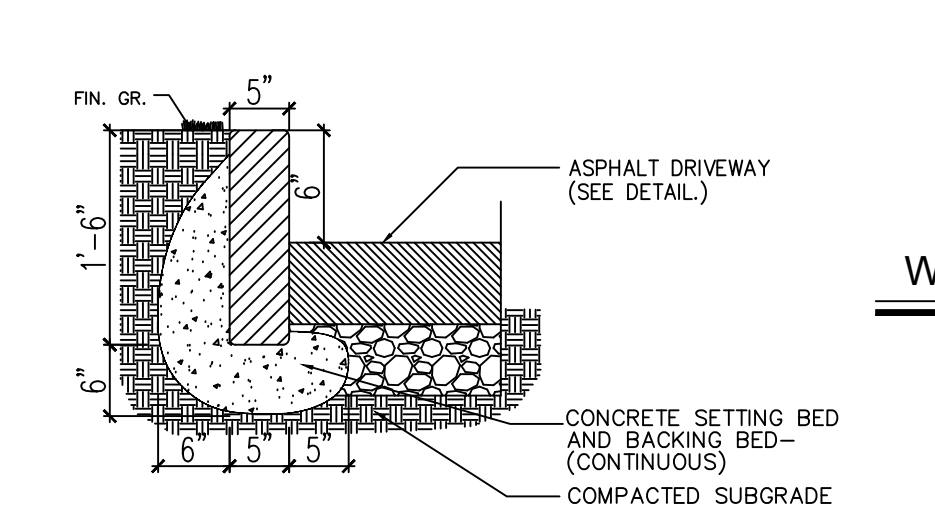
1 Location Map



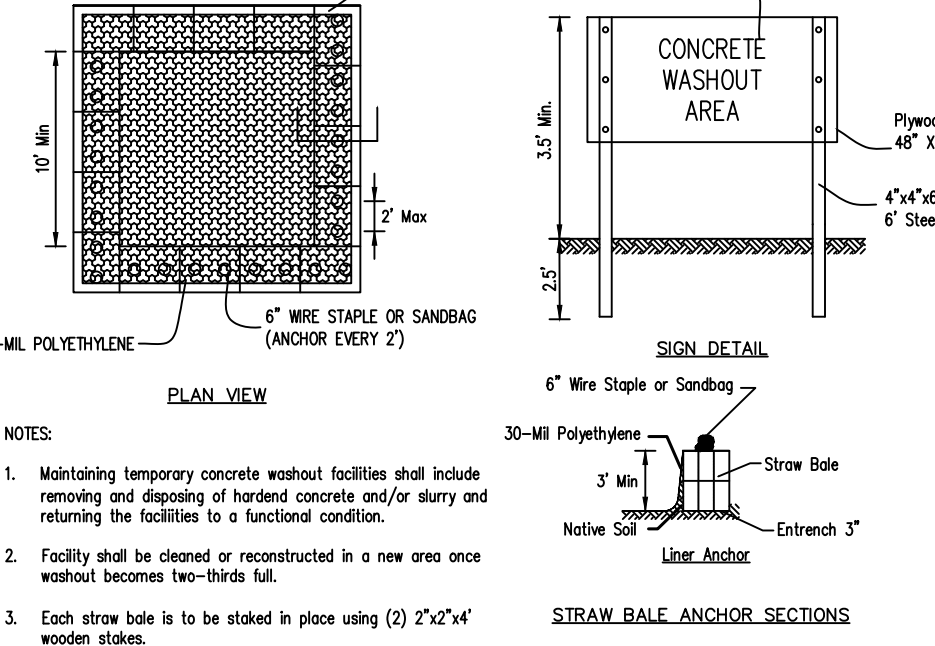
CURTAIN DRAIN DETAIL
SCALE: NOT TO SCALE



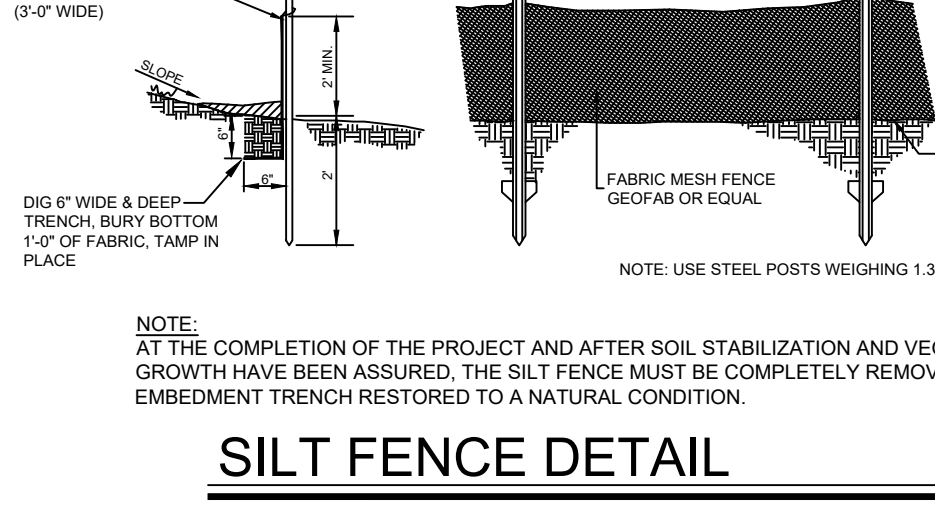
TREE FENCE PROTECTION
SCALE: NOT TO SCALE



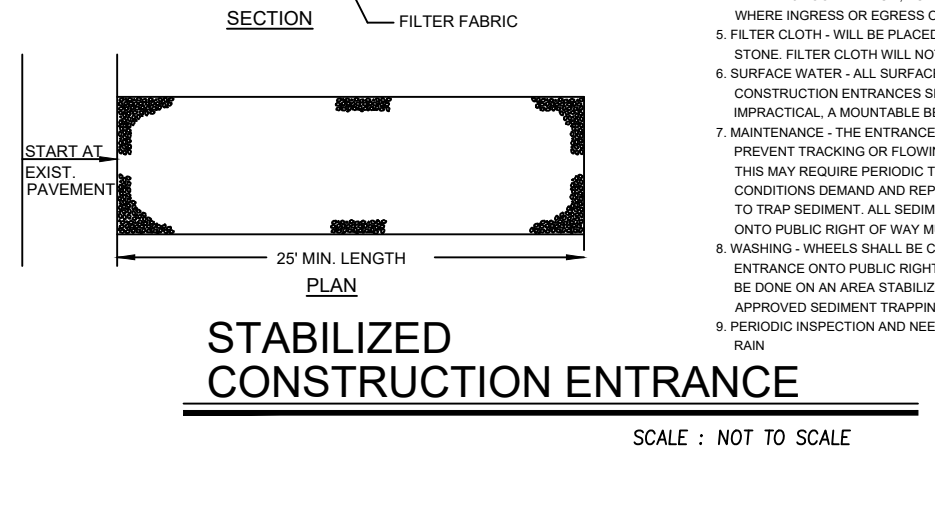
GRANITE BLOCK CURB
SCALE: NOT TO SCALE



TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE
SCALE: NOT TO SCALE



SILT FENCE DETAIL
SCALE: NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE

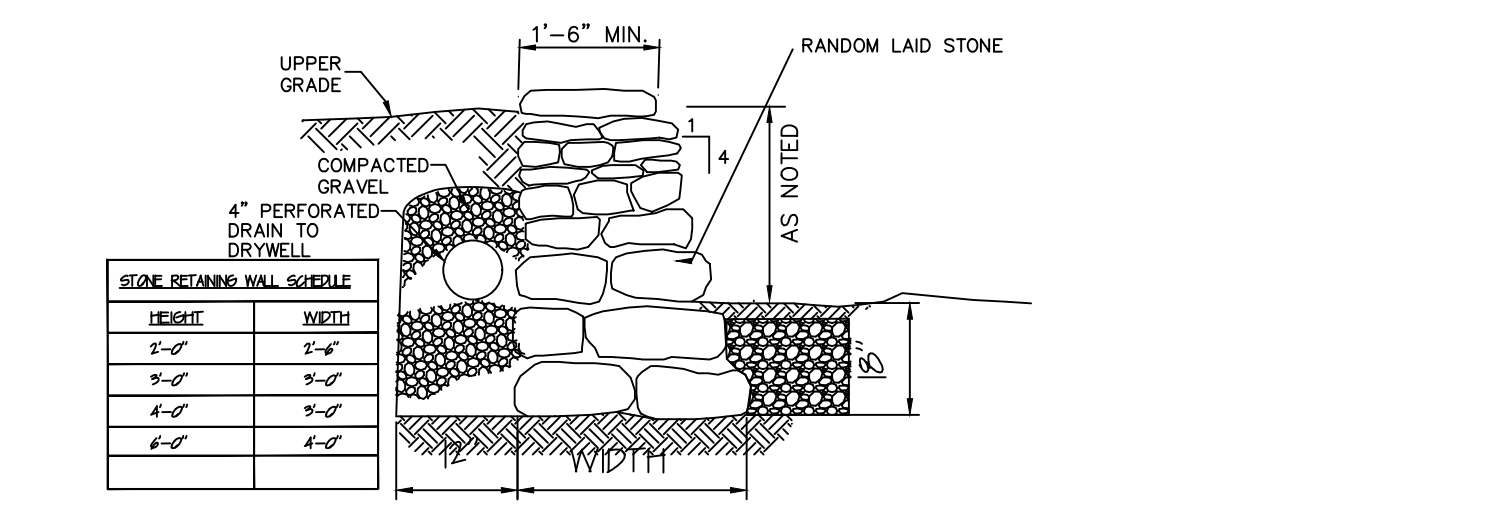
IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 95 OF THE CODE OF THE TOWN OF MAMARONECK, THE PROPOSED PROJECT WILL NOT PRODUCE AN INCREASE IN THE RATE OF SURFACE WATER RUNOFF. THE CODE EXCEPTION READS AS FOLLOWS:

"§ 95-17ADDITIONAL STORMWATER CONTROL: NO NET INCREASE IN RATE OF RUNOFF; EXCEPTIONS.

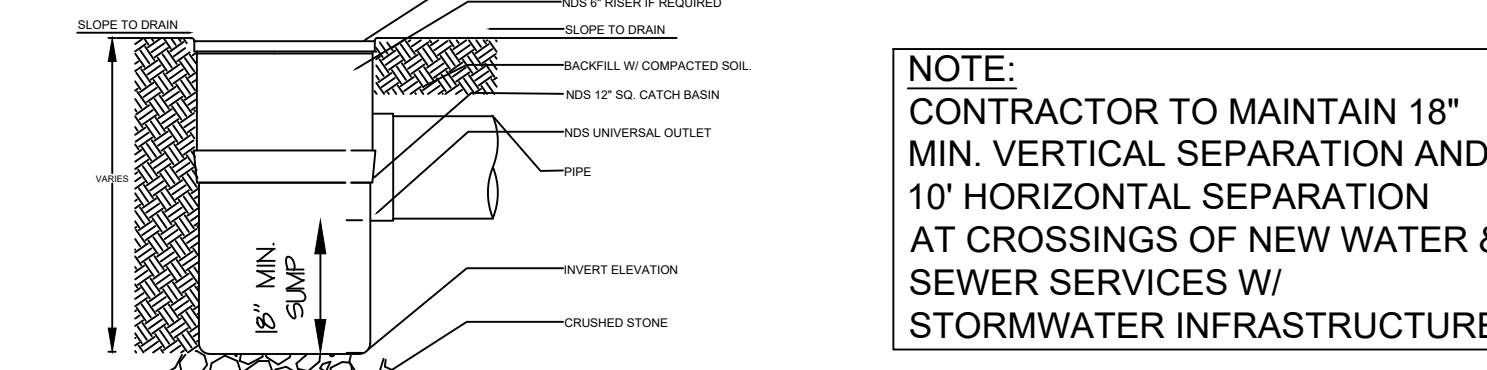
NOTWITHSTANDING ANY OF THE FOREGOING, ANY APPLICANT FOR ANY DEMOLITION OR BUILDING PERMIT SHALL BE REQUIRED TO OFFSET BY ON-SITE RETENTION THE INCREASE IN THE RATE OF SURFACE WATER RUNOFF FROM THE PROPOSED DEVELOPMENT. THIS SHALL BE DONE TO THE SATISFACTION OF THE STORMWATER MANAGEMENT OFFICER.

IF, EXCEPTIONS:

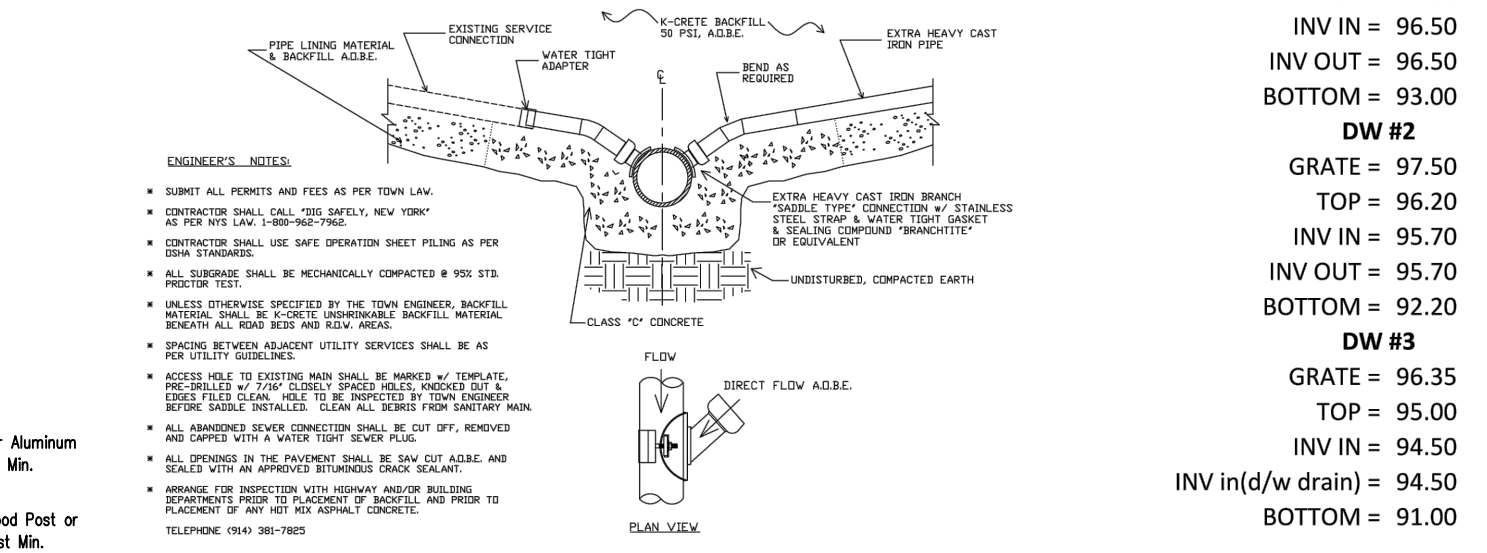
(1) WHEN THE STORMWATER MANAGEMENT OFFICER FINDS THAT THE INCREASE CANNOT BE OFFSET SATISFACTORILY BY ON-SITE RETENTION, HE/SHE MAY PERMIT THE INCREMENT OF THE INCREASE WHICH CANNOT BE RETAINED ("PERMITTED") TO BE CARRIED AWAY BY THE LANDS NATURAL SURFACE IMPROVEMENT MEASURES PRIOR TO SUCH CONNECTION. THE STORMWATER MANAGEMENT OFFICER MAY WAIVE OR REDUCE ANY OF THE REQUIREMENTS OF THIS SECTION IF HE/SHE DETERMINES THAT SUCH EXISTING TOWN STORMWATER FACILITY IS OF ADEQUATE SIZE AND WILL DISCHARGE SURFACE WATER RUNOFF DIRECTLY TO A WATER COURSE OR THE LONG ISLAND SOUND WITHOUT ADVERSELY AFFECTING DRAINAGE FROM ANY OTHER AREA."



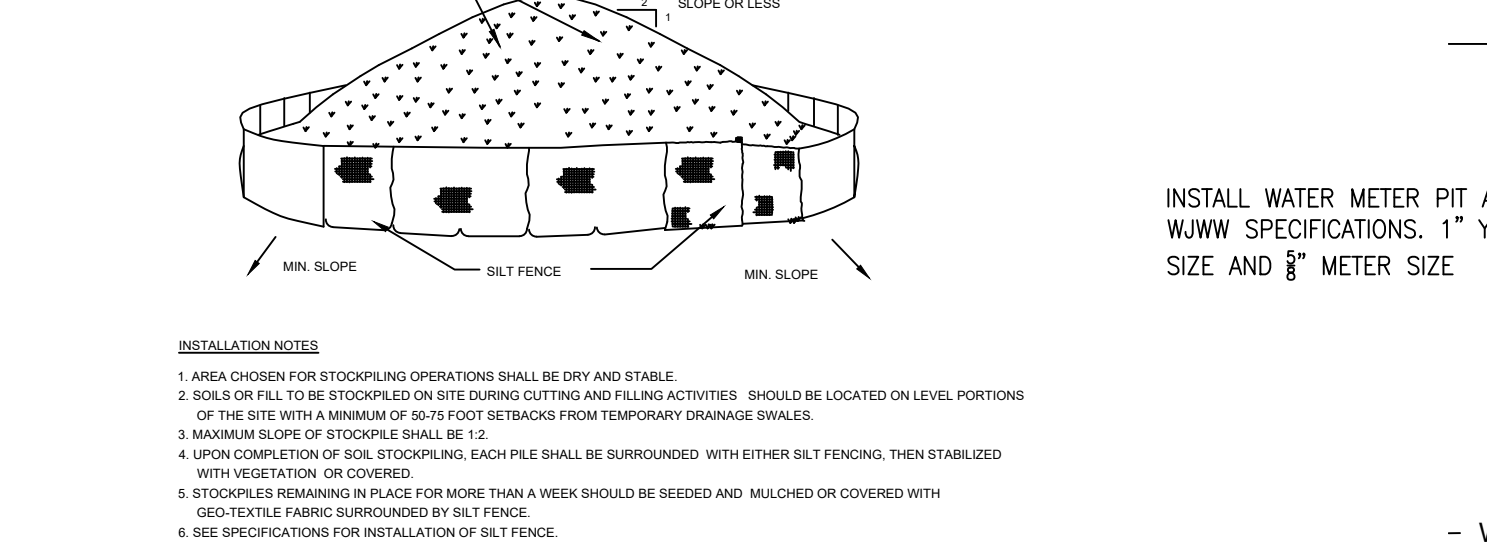
DRY STONE WALL DETAIL
SCALE: NOT TO SCALE



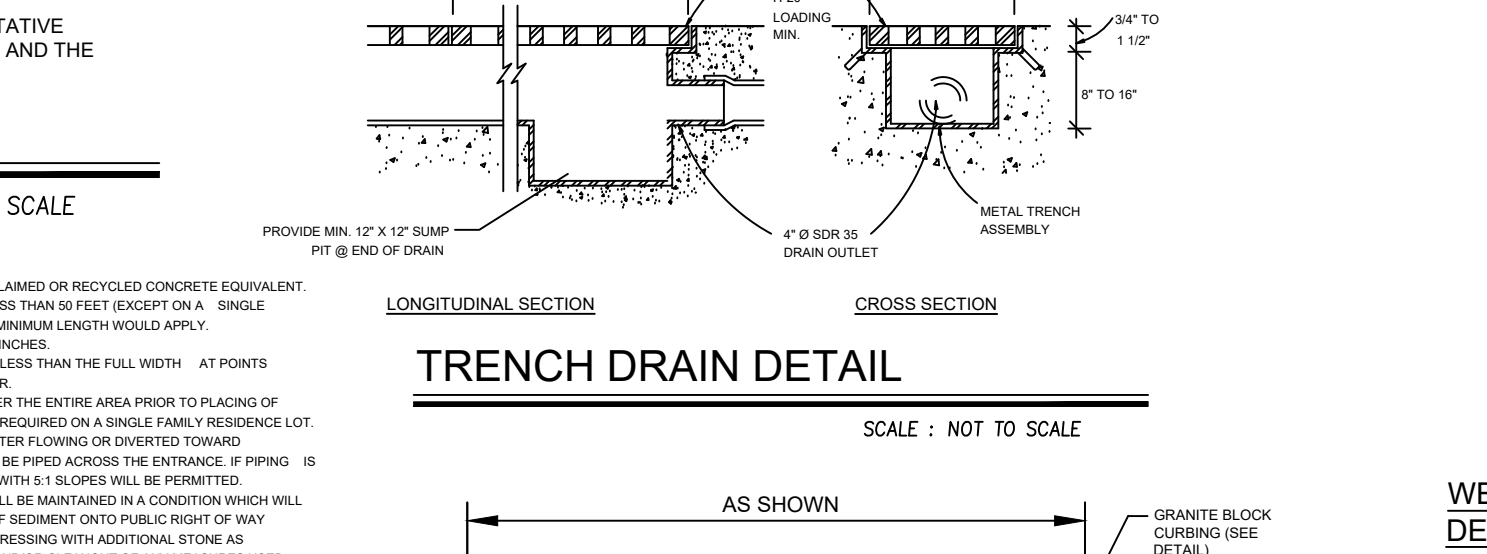
WATER QUALITY UNIT NDS SQUARE BASIN
SCALE: NOT TO SCALE



SANITARY SEWER LATERAL CONNECTION
SCALE: NOT TO SCALE



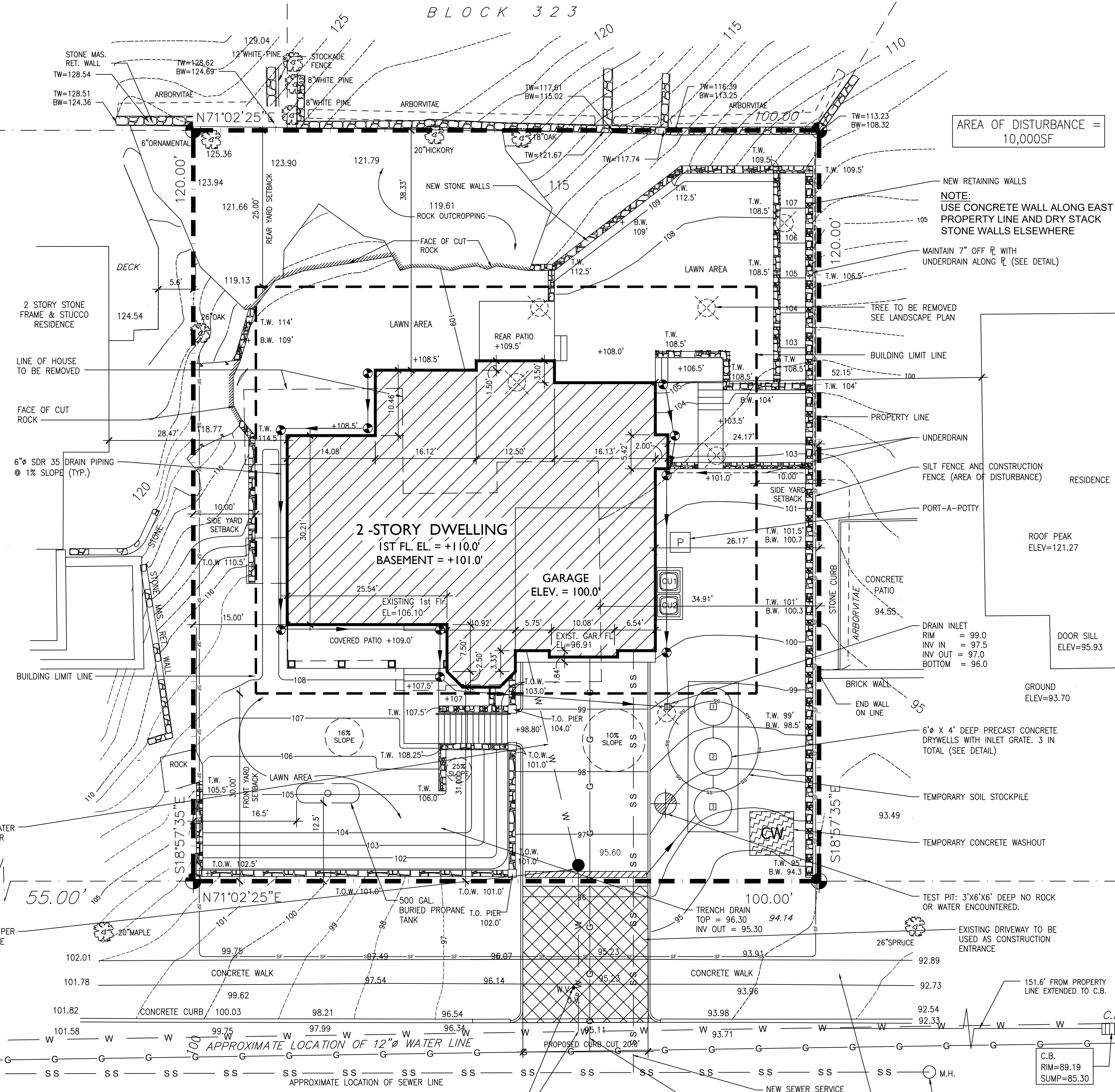
SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE



TRENCH DRAIN DETAIL
SCALE: NOT TO SCALE



DRIVEWAY DETAIL
SCALE: NOT TO SCALE



LEGEND

NEW RESIDENCE

ITEMS TO BE REMOVED

BUILDING LIMIT LINE

PROPERTY LINE

SPOT ELEVATION

TREE TO BE REMOVED

EXISTING CONTOUR

PROPOSED CONTOUR

NOTE: TOWN OF MAMARONECK STREET OPENING PERMIT SHALL BE OBTAINED FOR ALL WORK WITHIN THE R.O.W.

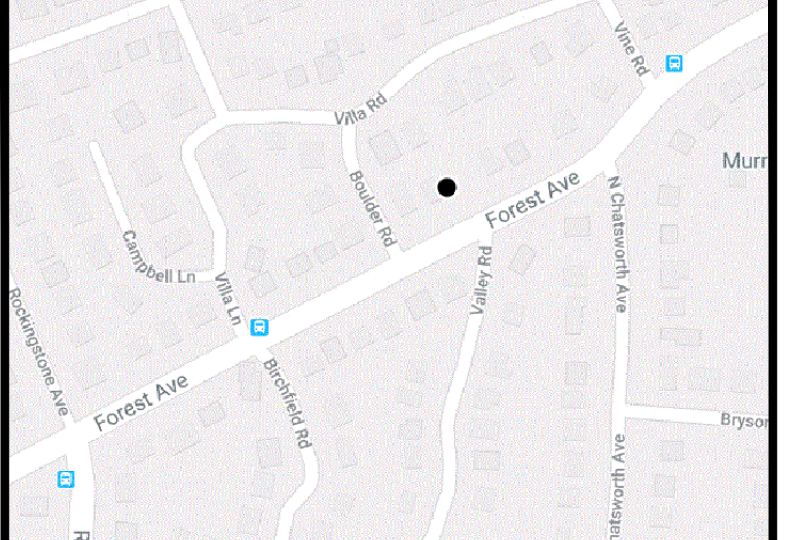
NOTE: GRADE CHANGES PROPOSED AS SHOWN

PROPOSED SITE PLAN
SCALE: 1" = 10'

"APPROVED BY RESOLUTION OF THE PLANNING BOARD DATED _____"

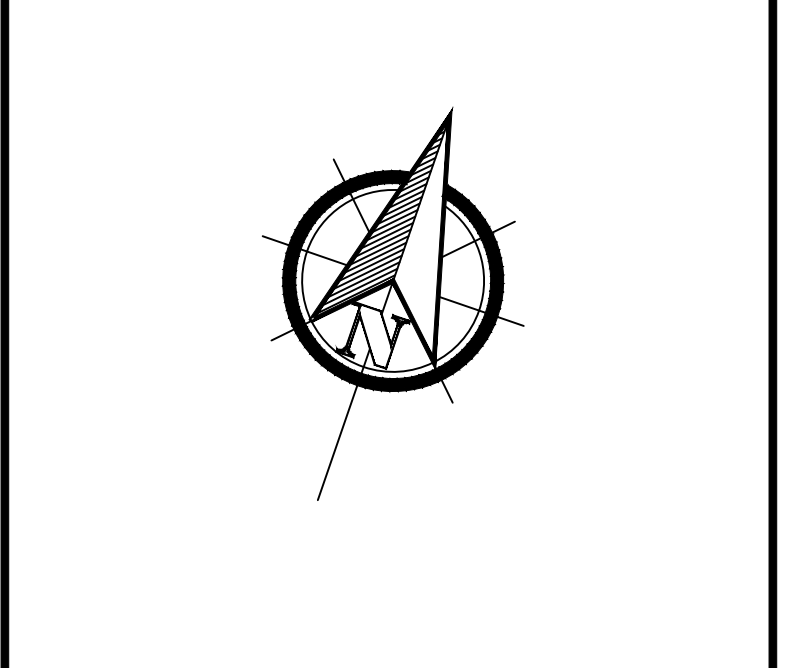
APPROVED BY TOWN ENGINEER

DATE



LOCATION MAP
DO NOT SCALE DRAWINGS

- REVISIONS -		
No.	DESCRIPTION	DATE
1	PEER REVIEW	07-13-2019



EROSION CONTROL AND SITE IMPROVEMENT PLAN FOR

668 FOREST AVENUE
LARCHMONT
NEW YORK 10583

Benedict A. Salanfro, P.E., PC
CIVIL ENGINEER
609 BROOK STREET
Mamaroneck, New York 10543

PROJECT No.: 070919
DATE: 07/09/19
SCALE: AS NOTED
DRAWN BY: V.S.
CHECKED BY: B.S.

SHEET No.

ER-2

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DRAWING AND/OR RELATED SPECIFICATION. ALL ALTERATIONS MUST BE MADE IN COMPLIANCE WITH THE NEW YORK STATE EDUCATION LAW. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON ASSUMES NO RESPONSIBILITY FOR ANY SUCH ALTERATION OR RE-USE WITHOUT HIS CONSENT.



Town of Mamaroneck
Town Center
740 West Boston Post Road, Mamaroneck, NY 10543-3353

OFFICE OF THE TOWNADMINISTRATOR

TO: CZMC
FROM: Elizabeth Paul
DATE: July 22, 2019
SUBJECT: 85 Colonial Avenue, Residential Site Plan
Referred by Town of Mamaroneck Planning Board

ATTACHMENTS:

Description

- ▣ Coastal Assessment Form
- ▣ Site Plan

**Town of Mamaroneck - Village of Larchmont
Coastal Assessment Form (CAF)**

Applicants, or the appropriate municipal agency, shall complete this Coastal Assessment Form (CAF) for proposed actions which are subject to Local Consistency Review (see Waterfront Revitalization Law §§234-1 through 234-5 in the Code of the Town of Mamaroneck and §§292-1 through 292-4 in the Code of the Village of Larchmont). This assessment is intended to supplement other information used by the Bi-Municipal Coastal Zone Management Commission in making a determination of consistency with the Town of Mamaroneck and Village of Larchmont Local Waterfront Revitalization Program.

Upon completion of this form, it should be submitted as part of a complete application package for review. If assistance or further information is required for Town of Mamaroneck matters, please contact the Town of Mamaroneck Environmental Planner at (914) 381-7845. For Village of Larchmont matters, please contact the Village of Larchmont Building Inspector at (914) 834-6210.

PLEASE PRINT OR TYPE ALL ANSWERS.

A. GENERAL INFORMATION

Will the proposed action be undertaken by a municipal agency? Yes [] No [☒]

If yes, please list agency or agencies and contact person(s): _____

If no, please complete the applicant information:

Name of Applicant: J.A.F. Builders Corp./ Josh Freidfertig (Managing Member)

Street Address: 69 Harney Road, Suite 5

City, State, Zip: Scarsdale, NY 10583

Phone: 914-403-5794 Fax: _____ Email: josh@jafbuiders.com

Location and ownership of property for which action is proposed:

Section: 1 Block: 12 Lot: 300

Owner of Property: J.A.F. Builders Corp.

Street Address: 69 Harney Road, Suite 5

City, State, Zip: Scarsdale, NY 10583

Phone: 914-403-5794 Fax: _____ Email: josh@jafbuiders.com

Size of property (square feet): 7500 Is the property now developed? Yes [☒] No []

Will project require a zoning variance? Yes [] No [☒]

If yes, briefly describe: _____

Describe any unique/unusual landforms on the project site (rock outcroppings, swales, etc.):

Rock outcropping at rear of property outside of construction area.

Percentage of site which contains slopes of 25% or greater: .06%

Are there streams, lakes, ponds or wetlands existing within or contiguous to the project area?

If so, describe (name, size, characteristics): No

Will the action require approval by a state or federal agency? Yes [] No [☒]

If yes, specify which state or federal agency and attach a copy of pending application and any relevant information and/or documentation to this form:

B. DESCRIPTION OF SITE AND PROPOSED ACTION

Provide a written description of the nature and the extent of the proposed action. Attach plans or additional information as necessary and/or required by application procedures.

Demolish the existing residence and build a new two story, one family residence.

(see attached plans)

C. COASTAL ASSESSMENT

Check either "Yes" or "No" for each of the following questions:

1. Will the proposed action be located in, or contiguous to, or have a **potentially adverse effect** upon any of the following designated resource areas?

	Yes	No	Maybe
a. Significant fish or wildlife habitat or designated critical environmental area.....	[]	[X]	[]
b. Scenic resources of local significance	[]	[X]	[]
c. Natural protective features in an erosion hazard area.....	[]	[X]	[]

NOTE: If the answer to any of the above questions is "Yes", please explain in Section D any measures which will be undertaken to mitigate the adverse effects.

2. Will the proposed action have a **significant effect** upon:

	Yes	No	Maybe
a. Commercial or recreational use of fish and wildlife resources.....	[]	[X]	[]
b. Scenic quality of the coastal environment	[]	[X]	[]
c. Development of future, or existing water dependent uses	[]	[X]	[]
d. Land or water uses within a small harbor area	[]	[X]	[]
e. Stability of the shoreline	[]	[X]	[]
f. Surface or groundwater quality.....	[]	[X]	[]
g. Existing or potential public recreation opportunities.....	[]	[X]	[]
h. Structures, sites or districts of historic, archeological or cultural significance to the local area, state or nation	[]	[X]	[]

3. Will the proposed action **involve or result in** any of the following:

	Yes	No	Maybe
a. Physical alteration of land along the shoreline, land underwater or coastal waters.....	[]	[X]	[]
b. Expansion of existing public services or infrastructure in or near undeveloped or low density areas of the coastal area?	[]	[X]	[]
c. Filling, dredging, excavation or mining in coastal waters	[]	[X]	[]
d. Reduction of existing or potential public access to or along the shore.....	[]	[X]	[]
e. Development within a designated flood or erosion hazard area.....	[]	[X]	[]
f. Development of a natural feature that protects against flooding or erosion	[]	[X]	[]
g. Replacement of eroded sand or soil.....	[]	[X]	[]
h. Construction or reconstruction of erosion protective structures	[]	[X]	[]
i. Any change in surface or groundwater quality	[]	[X]	[]
j. Removal of trees from the site	[]	[X]	[]

4. Project details:

	Yes	No	Maybe
a. If the project is to be located adjacent to the shore:			
1. Does the project require a waterfront site in order to function.....	[]	[X]	[]
2. Will water-related recreation be provided	[]	[X]	[]
3. Will public access to shore or state owned underwater lands be provided.....	[]	[X]	[]
4. Will it replace a recreational or maritime use	[]	[X]	[]
5. Do essential public services and facilities presently exist at or near the site..	[]	[X]	[]

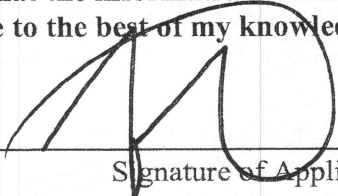
- | | | | |
|--|-----|-----|-----|
| 6. Is the site located near a flood prone area..... | [] | [X] | [] |
| 7. Is the site located in an area of high erosion..... | [] | [X] | [] |
| b. Is the site presently used by the community as an open space or recreation area..... | [] | [X] | [] |
| c. Does the project site offer or include scenic views/vistas known to be important to the community or the state | [] | [X] | [] |
| d. Will the surface area of any waterways or wetland areas be increased or decreased by the project..... | [] | [X] | [] |
| e. Will the project involve any waste discharges into coastal waters..... | [] | [X] | [] |
| f. Does the project involve discharge of toxins, hazardous substances or other pollutants into coastal waters..... | [] | [X] | [] |
| g. Will the project affect any area designated as a tidal or freshwater wetland..... | [] | [X] | [] |
| h. Will the project result in an alteration of drainage flow patterns or surface water runoff on or from the site | [] | [X] | [] |
| i. Will best management practices (BMPs) be utilized to control stormwater runoff | [X] | [] | [] |
| j. Will any aspect of the proposed project result in emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates | [] | [X] | [] |

D. COMMENTS AND ADDITIONAL INFORMATION: (continue on back if necessary)

[illegible]

I certify that I am the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: July 11 2019



Signature of Applicant

Prepared by: (if different than the applicant)

Name and Title: Frederick F. Grippi, Architect

Agency/Company: RMG Associates

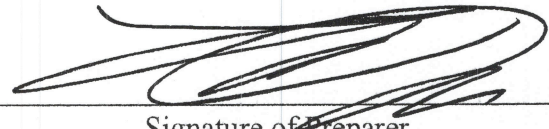
Street Address: 350 Theodore Fremd Avenue

City, State, Zip: Rye, NY 10580

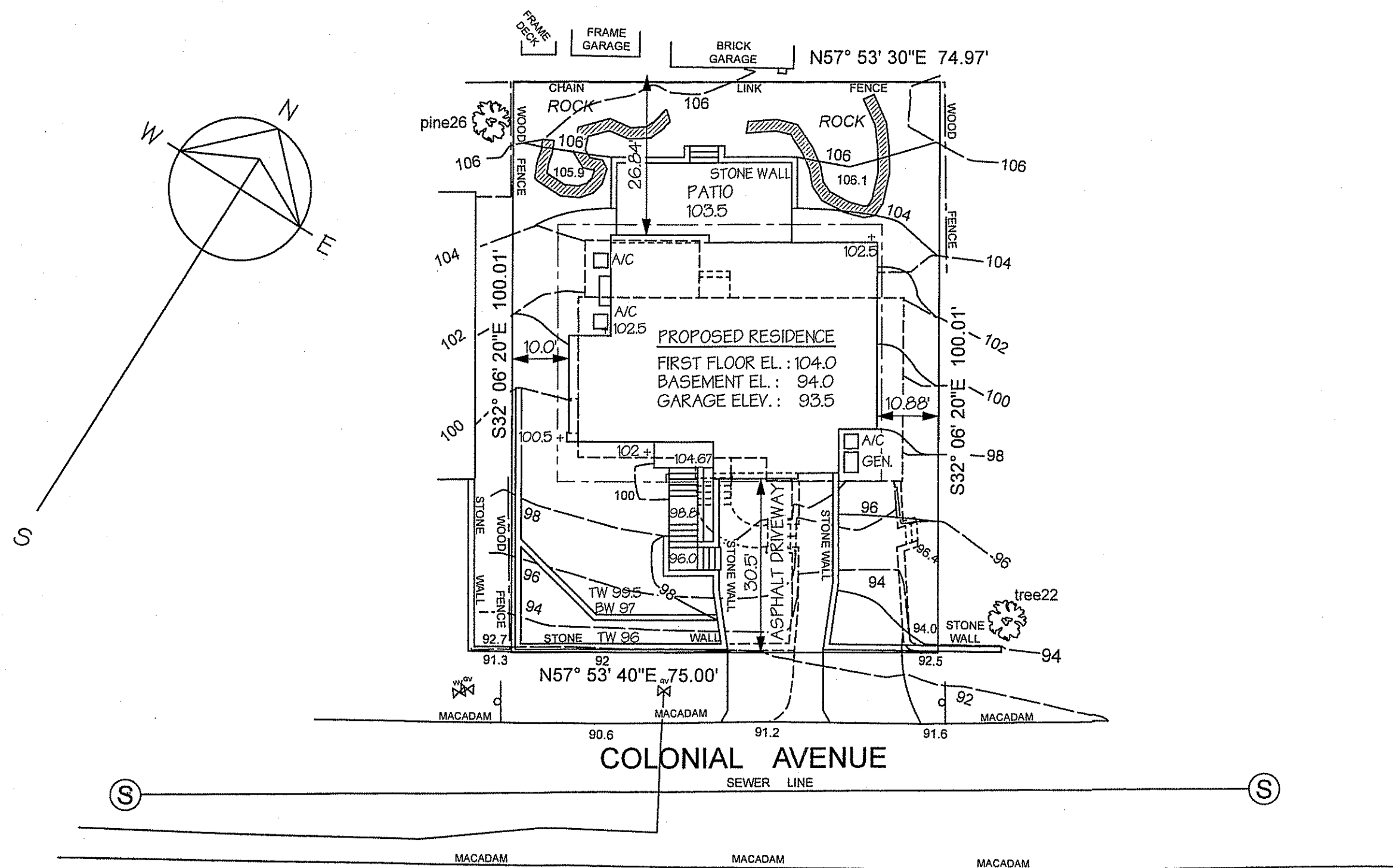
Phone: 914-698-5589 Fax: 914-698-5933 Email: info@rmgarchitects.com

I certify that I prepared this Coastal Assessment Form for the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: July 11 2019



Signature of Preparer



ZONING DATA:		
ZONE DISTRICT: R-6	REQUIRED	ACTUAL
LOT AREA (SQ. FT.)	6000 MIN.	7500
FLOOR AREA (SQ. FT.)	3680 MAX.	3635 (SEE SQUARE FOOTAGE BREAKDOWN)
IMPERVIOUS LOT COVERAGE	35% MAX.	34.1%
LOT WIDTH (FT.)	60 MIN.	75
LOT DEPTH (FT.)	100 MIN.	100
FRONT YARD (FT.)	30 MIN.	30.5
SIDEYARD (FT.)	8 MIN.	10.00
SIDE YARD (FT.) BOTH SIDES TOTAL	18 MIN.	20.88
REAR YARD (FT.)	25 MIN.	26.84
BUILDING HEIGHT (FT.)	35 MAX.	26.83
BUILDING HEIGHT (STORIES)	2 1/2 MAX.	2
PARKING SPACES	2	2

SQUARE FOOTAGE BREAKDOWN:
 FIRST FLOOR: 1879 SQ. FT.
 SECOND FLOOR: 1756 SQ. FT.
 ATTIC AREA W/ 5' OR GREATER HEIGHT: 0 SQ. FT.
 TOTAL: 3635 SQ. FT.

LOT COVERAGE BREAKDOWN:
 HOUSE: 1946 SQ. FT.
 DRIVEWAY: 611 SQ. FT.
 TOTAL: 2557/7500 = 34.1%

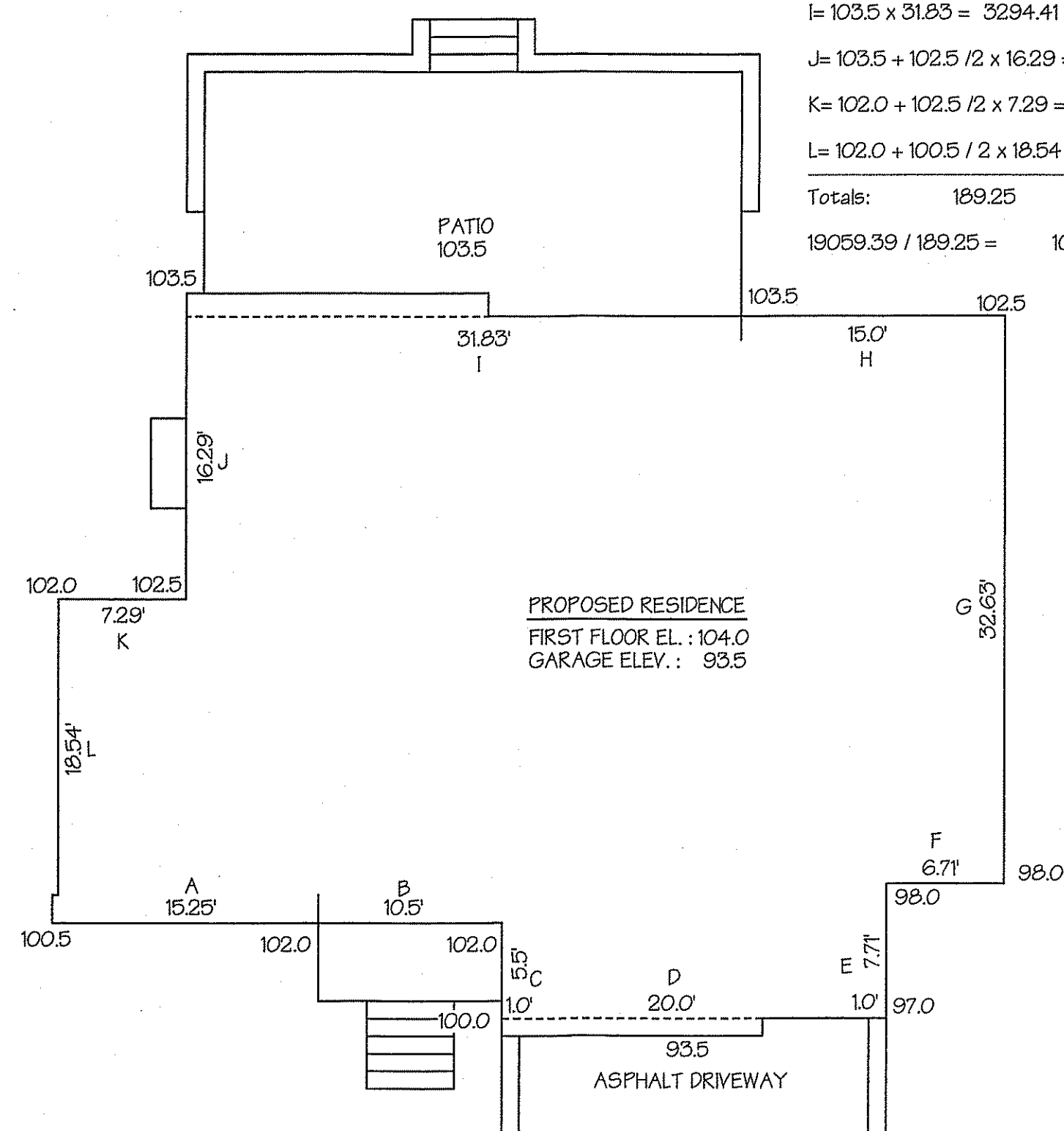
SITE PLAN

SCALE: 1" = 20'-0"

NOTE: SITE PLAN FOR SETBACKS AND GENERAL REFERENCE ONLY. FOR ALL SITE DATA, DRAINAGE, GRADING, ETC., SEE PLANS PREPARED BY GABRIEL E. SENOR, P.E. CONSULTING ENGINEER & LAND SURVEYORS

AVERAGE GRADE CALCULATION

$A = 100.5 + 102.0 / 2 \times 15.25 = 1544.06$
 $B = 102.0 \times 10.5 = 1071.00$
 $C = 102.0 + 100.0 / 2 \times (5.5 + 1.0) = 656.50$
 $D = 93.5 \times 20.0 = 1870.00$
 $E = 97.0 + 98.0 / 2 \times (7.71 + 1.0) = 849.23$
 $F = 98.0 \times 6.71 = 657.58$
 $G = 98.0 + 102.5 / 2 \times 32.63 = 3271.16$
 $H = 102.5 + 103.5 / 2 \times 15.0 = 1545.00$
 $I = 103.5 \times 31.83 = 3294.41$
 $J = 103.5 + 102.5 / 2 \times 16.29 = 1677.87$
 $K = 102.0 + 102.5 / 2 \times 7.29 = 745.40$
 $L = 102.0 + 100.5 / 2 \times 18.54 = 1877.18$
 Totals: 189.25 19059.39
 $19059.39 / 189.25 = 100.71$ AVERAGE GRADE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

A-1

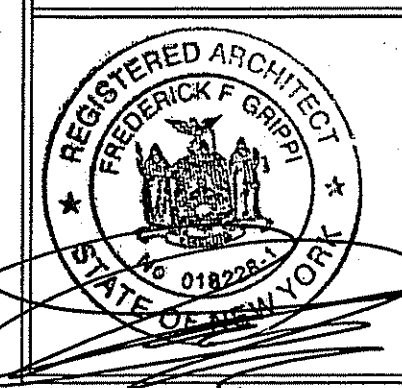
PROPOSED RESIDENCE
 FOR J.A.F. BUILDERS CORP
 85 COLONIAL AVENUE
 SECTION: 1 BLOCK: 12 LOT: 300
 TOWN OF MAMARONECK, NEW YORK

JOB #: 19-36

DATE: 6/6/19

RICHARD MUSTACATO
 GRIPPI ASSOCIATES
 350 Theodore Fremd Ave.
 Rye, New York 10580
 ARCHITECTS
 www.rmgarchitects.com
 914-698-5589

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 ASSOCIATES
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RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

A-2

PROPOSED RESIDENCE
FOR J.A.F. BUILDERS CORP
85 COLONIAL AVENUE
SECTION: 1 BLOCK: 12 LOT: 300
TOWN OF MAMARONECK, NEW YORK

JOB #: 19-36

DATE: 6/6/19

RICHAU MUSTACATO
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ARCHITECTS
350 Theodore Fremd Ave.
Rye, New York 10580
www.rmgarchitects.com 914-698-5589

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REAR ELEVATION

SCALE: 1/4" = 1'-0"



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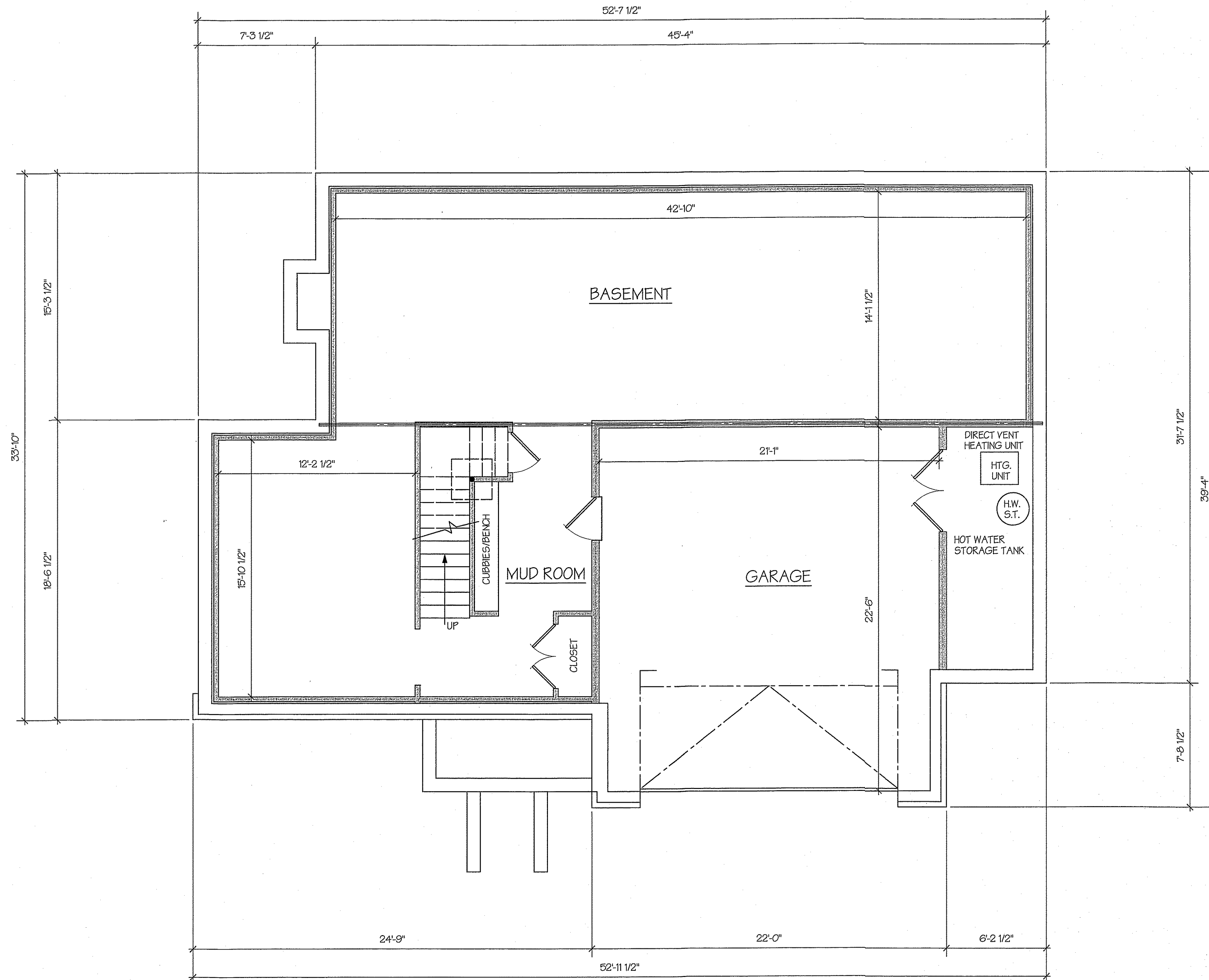
RICHAU
MUSTACATO
GRIPPI
ASSOCIATES
Rig
350 Theodore Fremd Ave.
Rye, New York 10580
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PROPOSED RESIDENCE
FOR J.A.F. BUILDERS CORP
85 COLONIAL AVENUE
SECTION: 1 BLOCK: 12 LOT: 300
TOWN OF MAMARONECK, NEW YORK

REVISIONS:

A-3



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

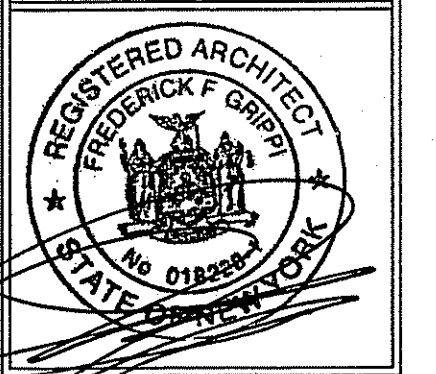
PROPOSED RESIDENCE
FOR J.A.F. BUILDERS CORP
85 COLONIAL AVENUE
SECTION: 1 BLOCK: 12 LOT: 300
TOWN OF MAMARONECK, NEW YORK

JOB #: 19-36

DATE: 6/6/19

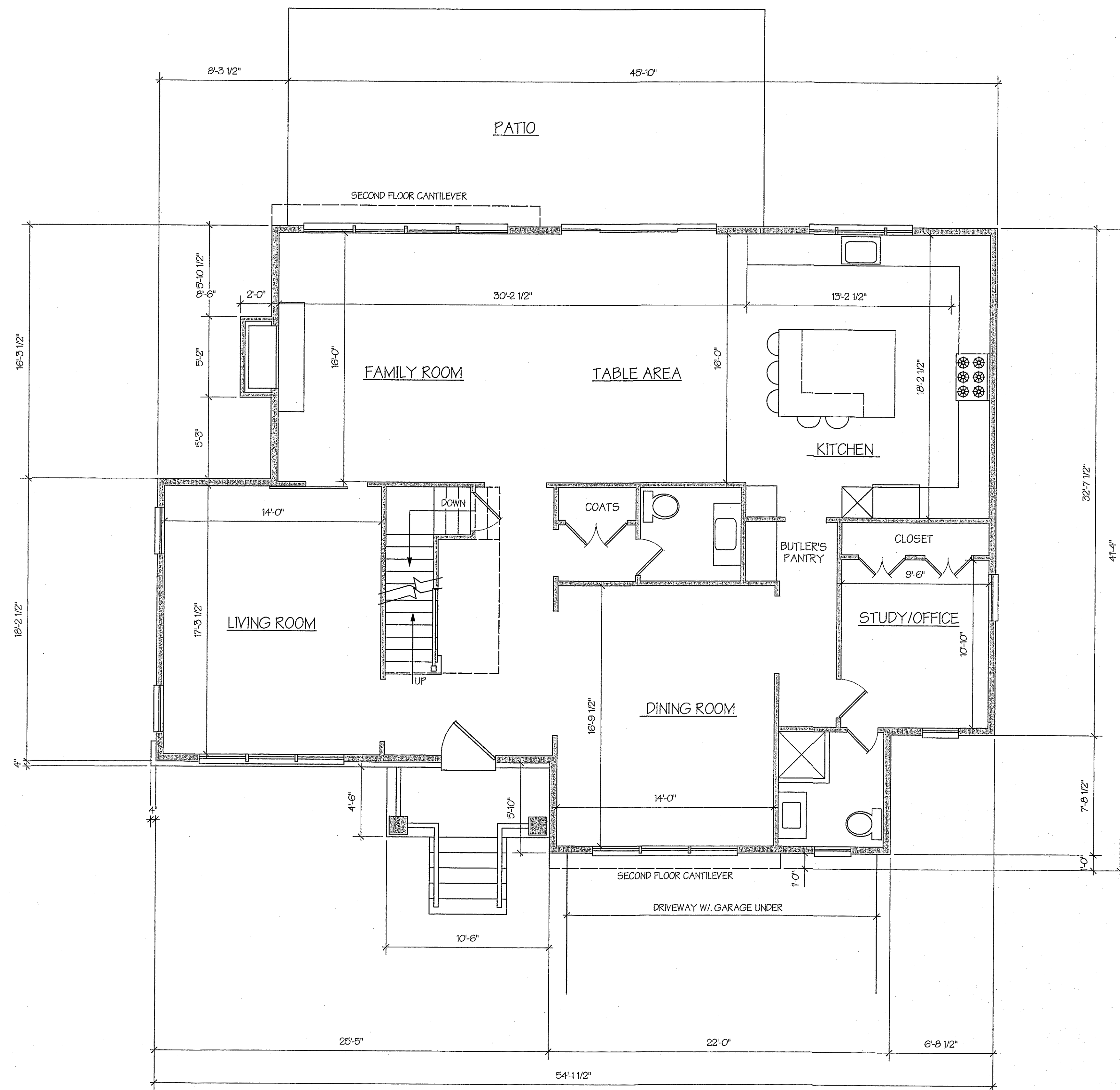
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REVISIONS:

A-4

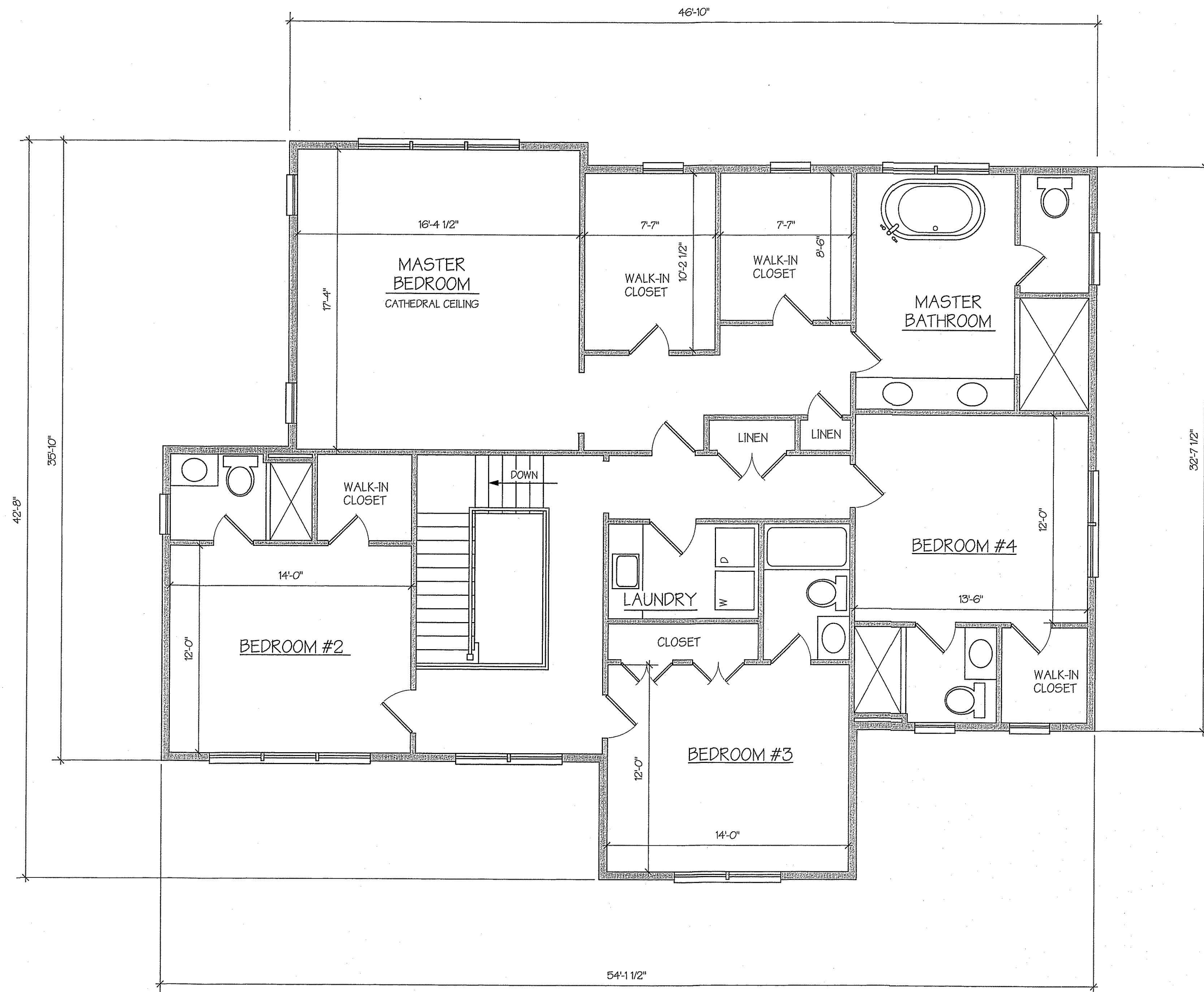


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR: 1879 SQ. FT.
 SECOND FLOOR: 1756 SQ. FT.
 TOTAL: 3635 SQ. FT.
 MAX. FLOOR AREA FOR F.A.R. ALLOWED: 3690 SQ. FT.

REVISIONS:		A-5
PROPOSED RESIDENCE FOR J.A.F. BUILDERS CORP 85 COLONIAL AVENUE SECTION: 1 BLOCK: 12 LOT: 300 TOWN OF MAMARONECK, NEW YORK		
JOB #: 19-36 DATE: 6/6/19		RICHAU MUSTACATO GRIPPI ASSOCIATES ARCHITECTS 350 Theodore Fremd Ave. Rye, New York 10580 www.rmgarchitects.com 914-698-5589
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:

A-6

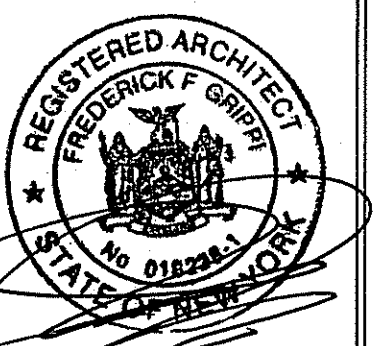
PROPOSED RESIDENCE
FOR J.A.F. BUILDERS CORP
85 COLONIAL AVENUE
SECTION: 1 BLOCK: 12 LOT: 300
TOWN OF MAMARONECK, NEW YORK

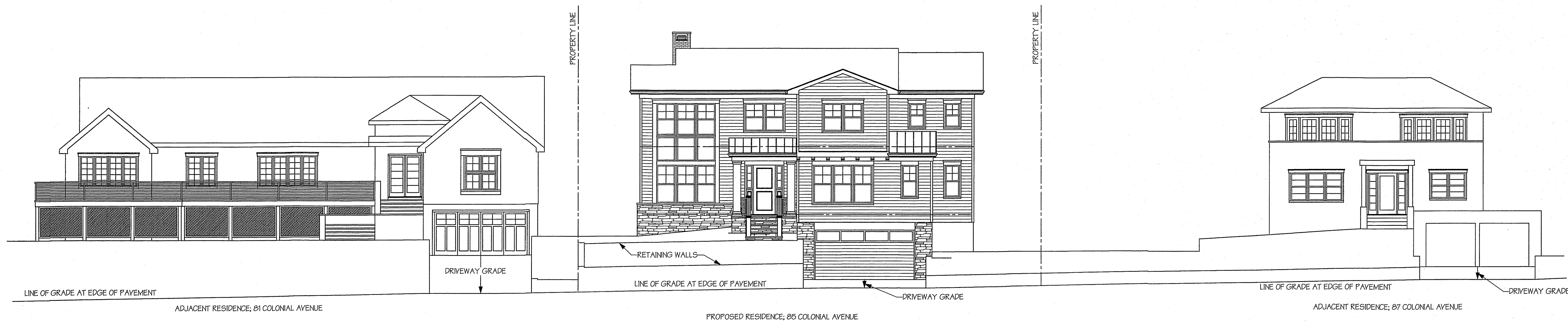
JOB #: 19-36

DATE: 6/6/19

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REVISIONS:	
	C-2
PROPOSED RESIDENCE FOR J.A.F. BUILDERS CORP 85 COLONIAL AVENUE SECTION: 1 BLOCK: 12 LOT: 300 TOWN OF MAMARONECK, NEW YORK	
JOB #: 19-36	
DATE: 6/6/19	
RICHAU MUSTACATO GRIPPI ASSOCIATES ARCHITECTS 350 Theodore Fremd Ave. Rye, New York 10580 914-698-5589 www.rmgarchitects.com	
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1. Gabriel E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract.
2. Gabriel E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if The Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
3. Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
4. Gabriel E. Senor, P.C. is not responsible for damages if changes are made and not approved as in item 1 above.
5. All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all discrepancies to the Design Engineer prior to the start of construction.
6. All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, AEC and AISC.
7. The Contractor is responsible for all construction means and methods to implement the designs shown.
8. Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
9. The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
10. Final grading shall be sloped away from the building and foundations.
11. Unless noted, all drainage piping on this plan is to be 6" rigid HDPE ASTM F810-07 or better.
12. This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain design. Do not connect footing drains or sump pumps to this surface water drainage system.
13. If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional percolations are required after the settling period and the system design will be revised as necessary.
14. Proposed Silt Fence to be installed along existing and proposed contours.
15. Orange Construction Fence to be installed along the limits of the proposed disturbance limits line.
16. Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope, as shown.
17. The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 294-8 of the NYSDEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
18. Impacted fill material is required; it shall be certified in writing by a New York State licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and approval.
19. All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005.
20. Connection permits are required from the Department of Public Works for Sewer, Water, and Storm Water System overflows.
21. All trenches in the Municipality Right of Way must be backfilled with controlled density fill (c-krete) or as directed by Municipal Engineer.
22. Replace or re-lay stone curb as directed by Municipal Engineer.
23. A ace-conversion agreement for the basement in Special Flood Hazard Zone must be signed and filed prior to the issuance of a C of O, for properties subjected to flooding.
24. The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above the first floor braced decking. Excess soils of significance shall be removed and disposed of upon completion of the rough grading.
25. The structures for the storm water management system shall be installed at the earliest date possible when the structure's roof is complete. The contractor shall consult with the Municipality and schedule this work upon completion land inspection of the rough grading activities.
26. If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of construction activities.
27. Contractor required to provide Dig Safe NY ticket prior to installation of permits.
28. Disturbed soils shall receive temporary stabilization / final restoration when no further disturbance is planned within 14 days.
29. Safe storage and handling provisions for construction fuels and chemicals shall conform to OSHA standards and requirements

INSTALLATION & MAINTENANCE OF EROSION CONTROL MEASURES

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES

1. Install all erosion control measures prior to start of construction.
2. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.

INSPECTION BY MUNICIPALITY

MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

1. After any rain causing runoff, Contractor to inspect all fences, etc. and remove any excessive sediment and inspect stockpiles and correct and problems with seed establishment.
2. Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.

STOCK PILING OF EXCAVATED MATERIAL

1. Strip Topsoil and Stockpile.
2. Stockpile Excavation Subgrade.
3. Seed piles with 1 lb. total annual ryb or remove from site within two days.

INSPECTION BY MUNICIPALITY

FINAL GRADING

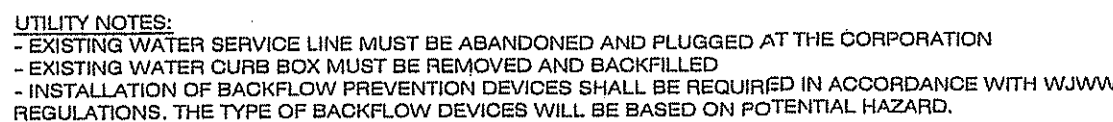
1. Remove unneeded subgrade from site.
2. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

INSPECTION BY MUNICIPALITY

LANDSCAPING

1. Spread topsoil evenly over areas to be seeded. Hand rake level.
2. Broadcast 1 25lb. bag of Jonathan Green "Fastgro" mix or equal over areas to be seeded.

1. Land Owner to visually inspect all stormwater structures for silt and debris during May and November of each year. Any silt and debris to be removed by jet vacuum if within 12" of lowest pipe invert (min 24" pump required). **Culvert inspection ports to be examined at same time.**
2. De-compaction of soils following construction is recommended. This will not only aid in the re-establishment of vegetation following construction, but will help to ensure that lawn area is previous in the future. Site soils shall be restored upon the completion of construction in accordance with the Soil Restoration Standards specified in Chapter 5 of the NYSDEC Stormwater Management Design Manual, latest edition.

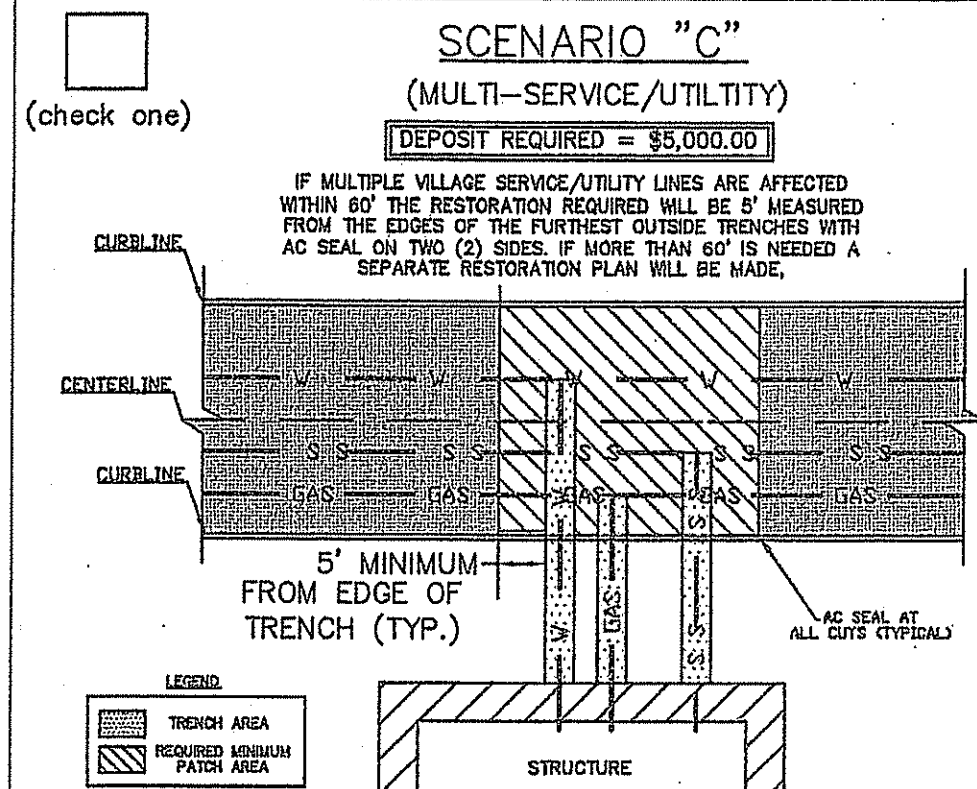
[illegible]

CATCH BASIN
☐ DRAIN INLET
 UTILITY POLE
 SIGN POST
 HYDRANT
 WATER VALVE
 GAS VALVE
 LIGHT POLE
 GUY WIRES
 TELE. MANHOLE
 SEWER MANHOLE
 WATER MANHOLE
 ELECTRIC MANHOLE
 DRAIN MANHOLE
 MANHOLE
☒ ELECTRIC BOX
 ----- 102 -----
 EXISTING GRADE
 (102)

 PROPOSED GRADE
 14 TREE
 |
 SIZE
 X TREE TO BE REMOVED
 ----- SF ----- SF SILT FENCE

SCALE: 1" = 15'	
DATE: May 28, 2019	
DRAWN BY: GC	CHECKED BY: ES.

PAVEMENT RESTORATION



DRAINAGE CALCULATIONS

PRE-DEVELOPMENT CONDITIONS
(Existing Vacant Lot)

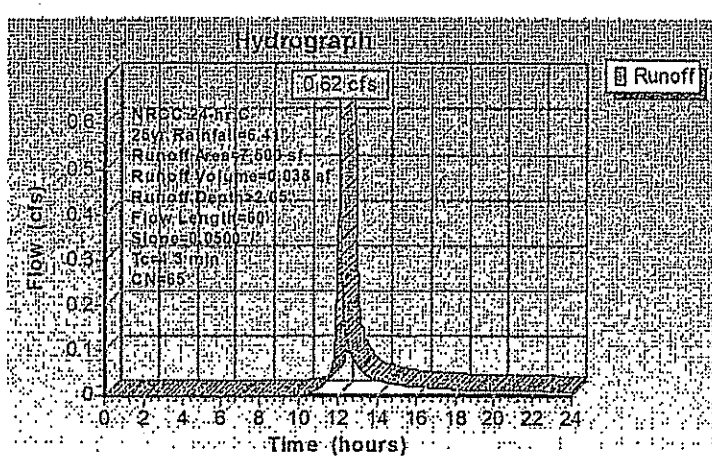
Summary for Subcatchment Pre-Dev EXISTING HOUSE PRE-DEVELOPMENT CONDITIONS

Runoff = 0.02 cfs @ 12.12 hrs, Volume = 0.026 cu ft, Depth = 2.85"

Runoff by SCS TR-20 method, Unweighted CN, Time Span = 0.024-0.03 hrs, d = 0.01 hrs

NFDC 24-hr C 25 Rainfall = 4.1"

Area (ft ²)	CN	Description
714	100	Rock Outcrops
678	61	>75% Grass cover, Good, HSG B
750	65	Weighted Average
678	61	60-65% Permeable Area
714	100	Impervious Area

POST-DEVELOPMENT CONDITIONS
(Proposed Impervious Areas Being Captured By Culcuts)

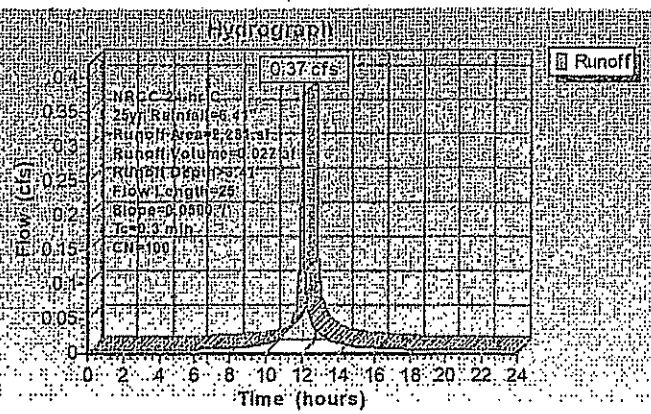
Summary for Subcatchment Post-Dev PROPOSED LOT DEVELOPMENT CONDITIONS

Runoff = 0.02 cfs @ 12.12 hrs, Volume = 0.026 cu ft, Depth = 2.85"

Runoff by SCS TR-20 method, Unweighted CN, Time Span = 0.024-0.03 hrs, d = 0.01 hrs

NFDC 24-hr C 25 Rainfall = 4.1"

Area (ft ²)	CN	Description
2331	100	Proposed Impervious Area
2331	100	100.00% Impervious Area



PROPOSED CULTECS FOR IMPERVIOUS AREAS ABOVE

Summary for Post-Dev PROPOSED LOT DEVELOPMENT CONDITIONS

Runoff = 0.02 cfs @ 12.12 hrs, Volume = 0.026 cu ft, Depth = 2.85"

Runoff by SCS TR-20 method, Unweighted CN, Time Span = 0.024-0.03 hrs, d = 0.01 hrs

NFDC 24-hr C 25 Rainfall = 4.1"

Value	Unit	Area	Range	Range Description
0.02	cfs	2331	100	Proposed Impervious Area
0.02	cfs	2331	100	100.00% Impervious Area

Runoff by SCS TR-20 method, Unweighted CN, Time Span = 0.024-0.03 hrs, d = 0.01 hrs

NFDC 24-hr C 25 Rainfall = 4.1"

Value	Unit	Area	Range	Range Description
0.02	cfs	2331	100	Proposed Impervious Area
0.02	cfs	2331	100	100.00% Impervious Area

Runoff by SCS TR-20 method, Unweighted CN, Time Span = 0.024-0.03 hrs, d = 0.01 hrs

NFDC 24-hr C 25 Rainfall = 4.1"

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NFDC 24-hr C 25 Rainfall = 4.1"

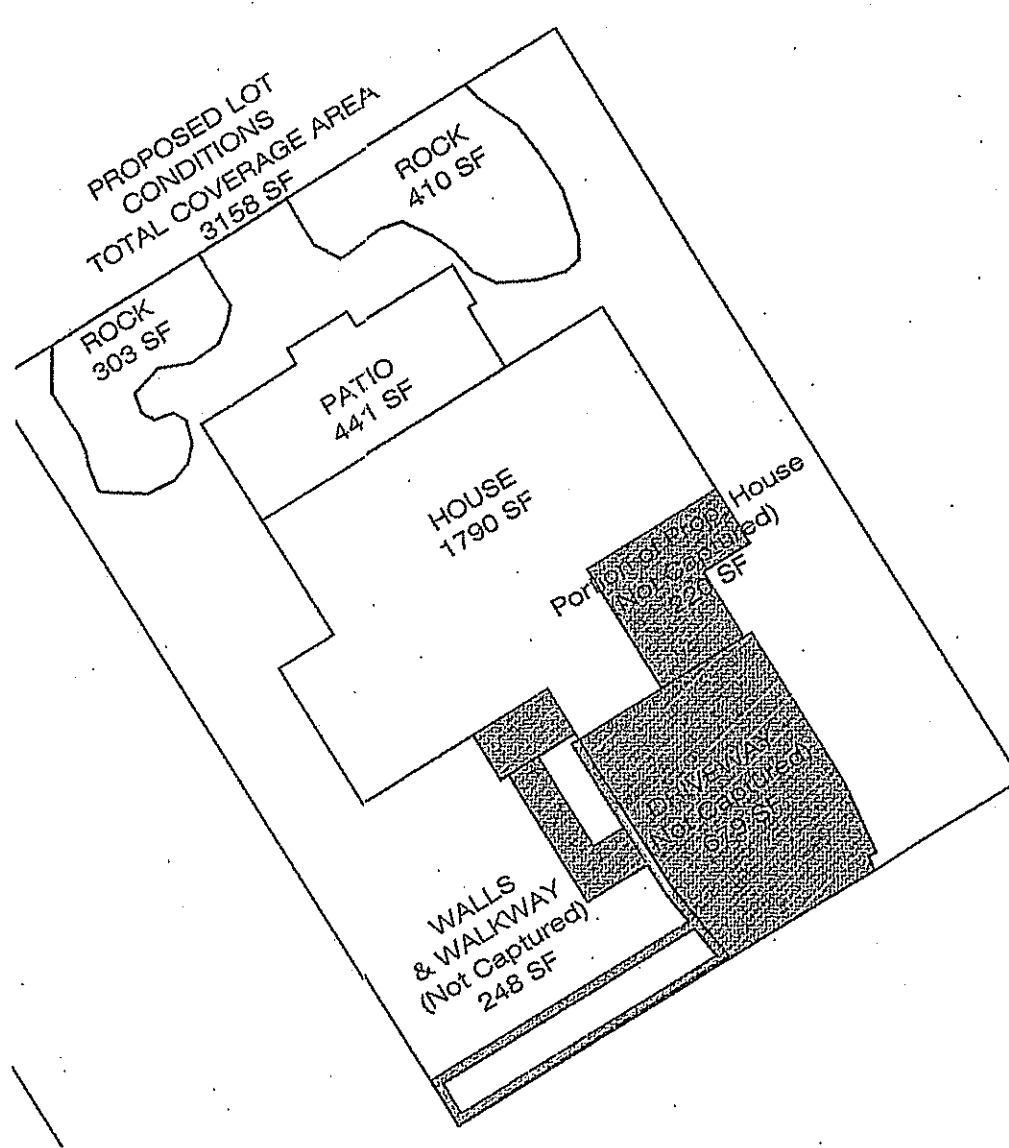
Runoff by SCS TR-20 method, Unweighted CN, Time Span = 0.024-0.03 hrs, d = 0.01 hrs

NFDC 24-hr C 25 Rainfall = 4.1"

Runoff by SCS TR-20 method, Unweighted CN, Time Span = 0.024-0.03 hrs, d = 0.01 hrs

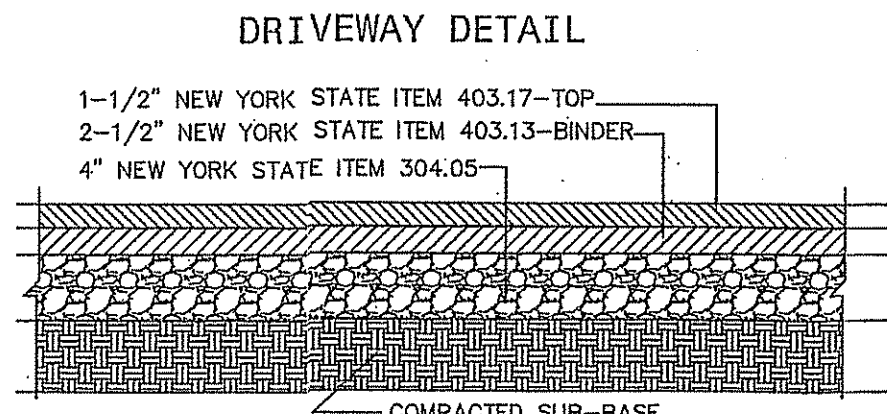
NFDC 24-hr C 25 Rainfall = 4.1"

IMPERVIOUS SURFACE AREAS

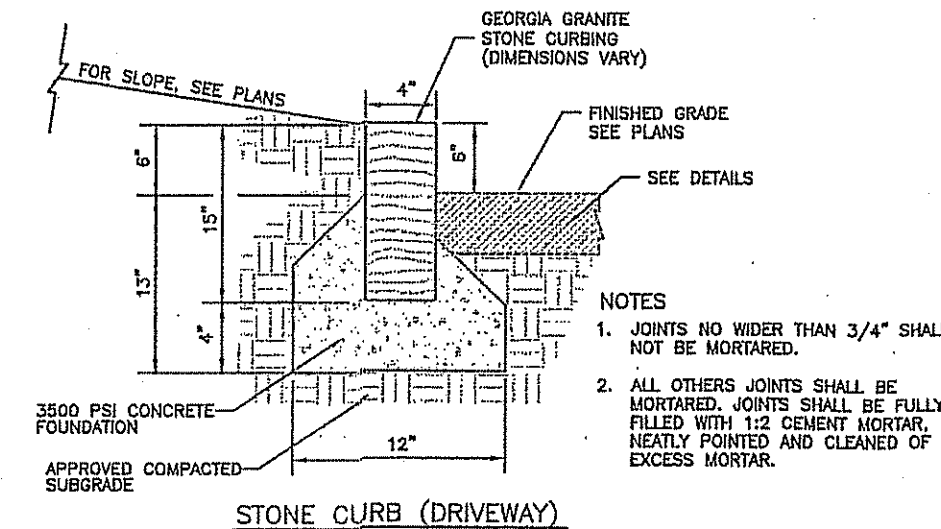


IMPERVIOUS SURFACE AREA 3158 S.F.
SYSTEM DESIGNED FOR MAX LOT COVERAGE 3825 S.F.
MAX COVERAGE = 0.5 - 0.01 X (LOT AREA - 2500 / 1000)

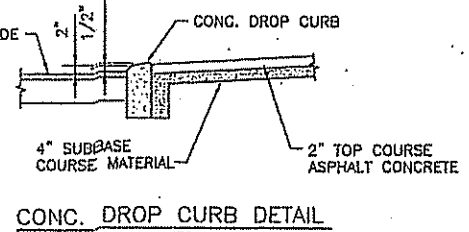
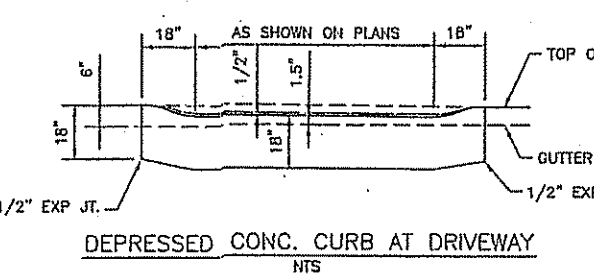
DRIVEWAY DETAIL



STREET CURB DETAIL



CURB CUT



CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

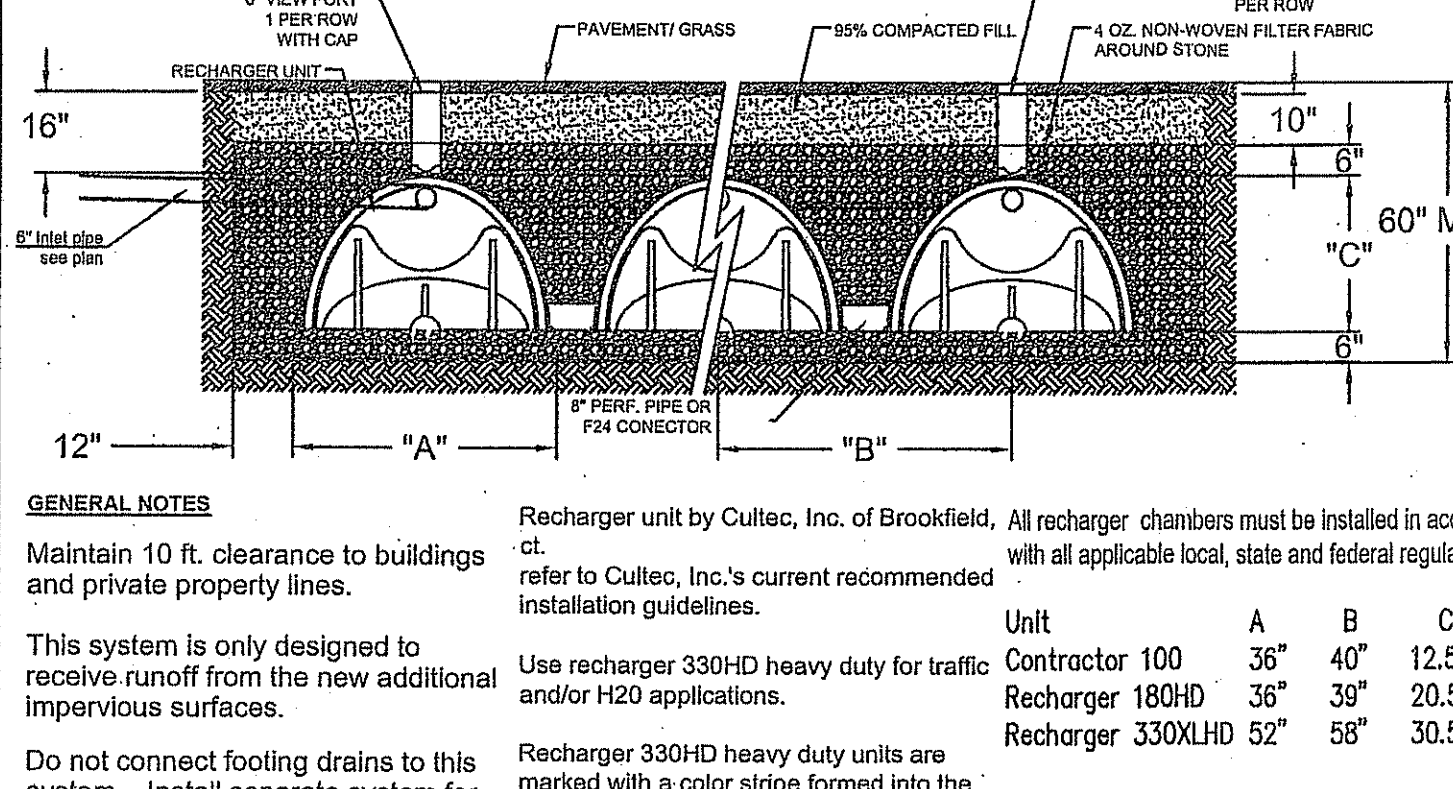
CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

CONC. DROP CURB DETAIL

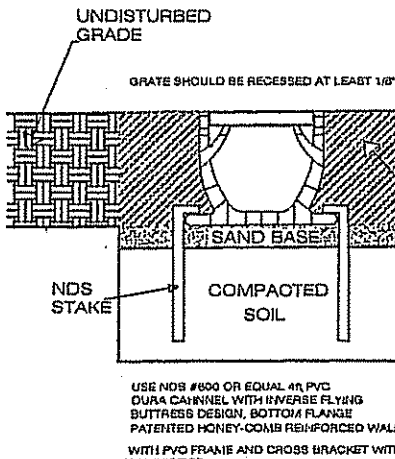
CONC. DROP CURB DETAIL

IMPERVIOUS SURFACE AREAS



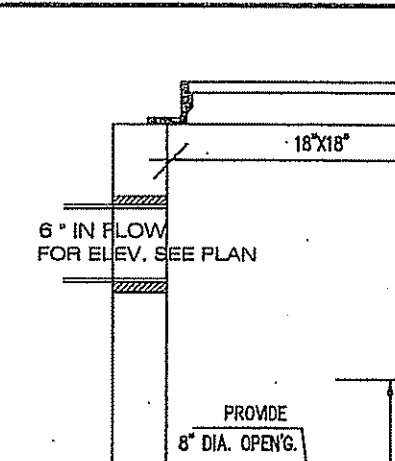
SLOT DRAIN

N.T.S.



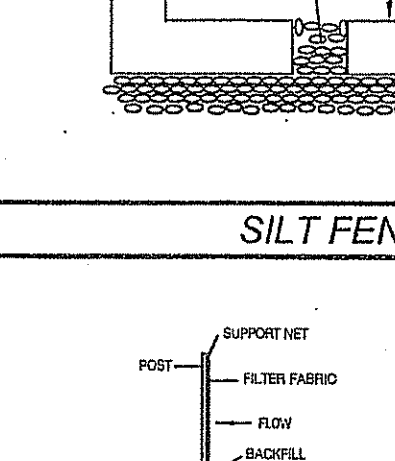
CROSSING OF WATER LINE UNDER SANITARY SEWER OR DRAIN

N.T.S.



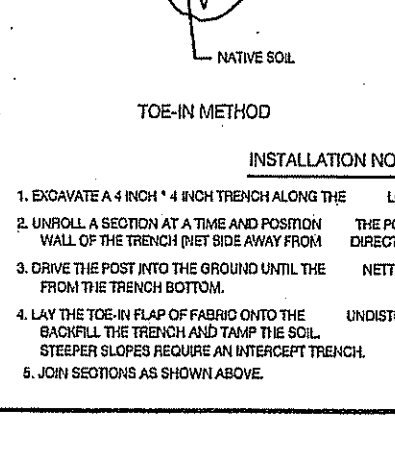
ROADWAY TRENCH RESTORATION

N.T.S.



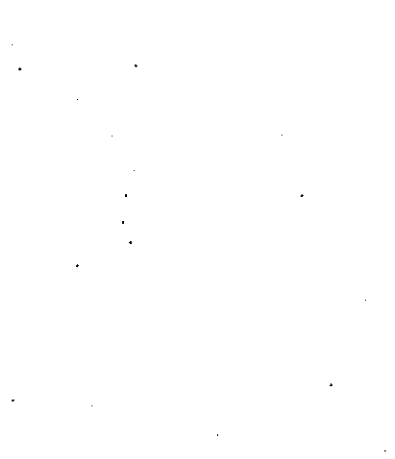
SILT FENCE (SF)

N.T.S.



STONE WALL DETAIL

N.T.S.



SOIL STOCKPILING (SS)

N.T.S.

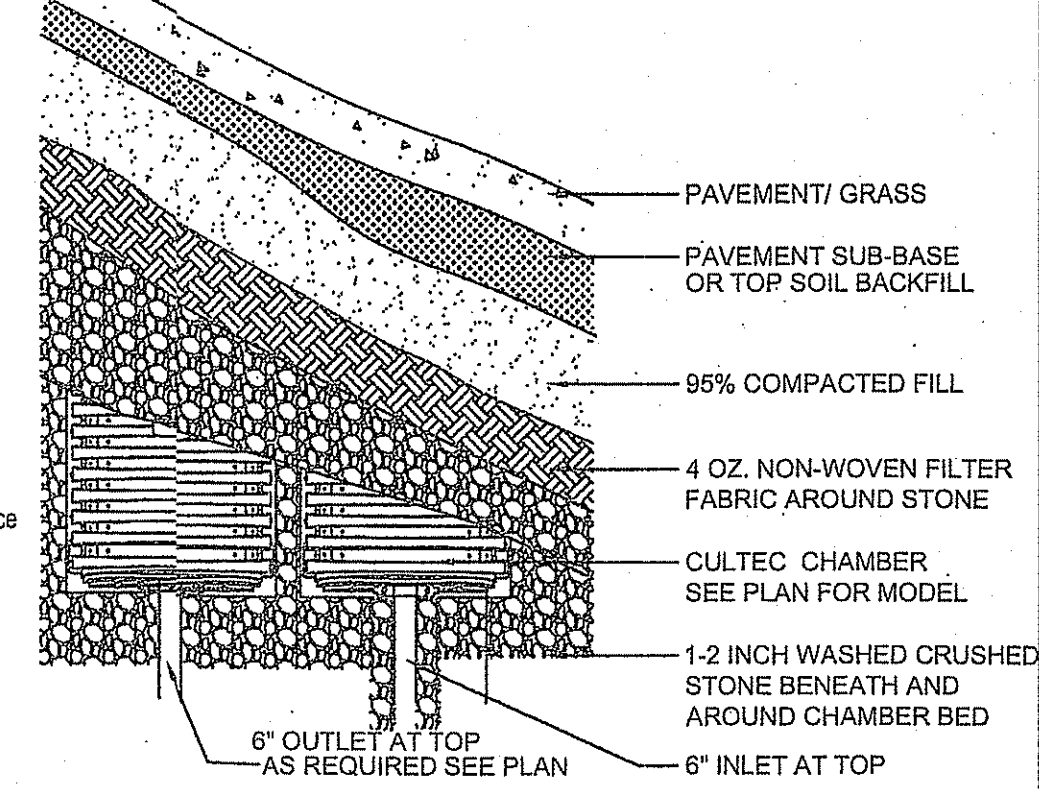


WALKWAY

N.T.S.

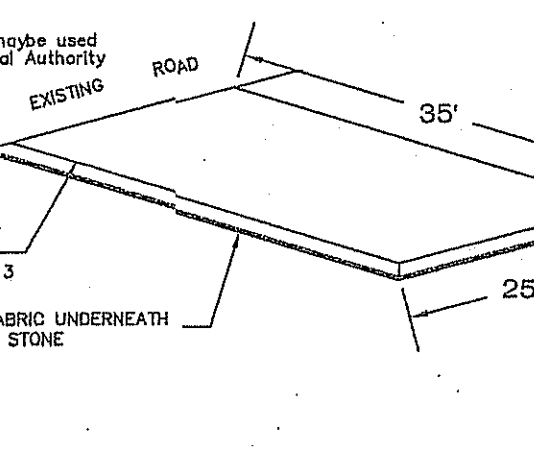


VICINITY MAP



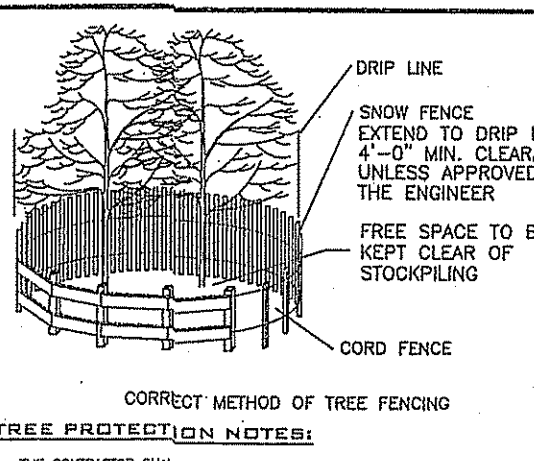
CONSTRUCTION ENTRANCE DETAIL (CE)

N.T.S.



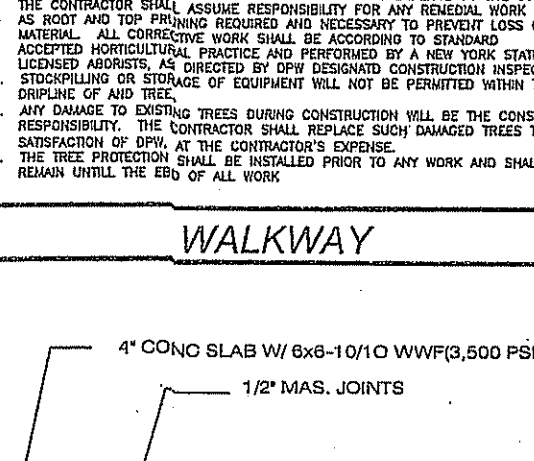
POROUS PAVEMENT DETAIL

N.T.S.



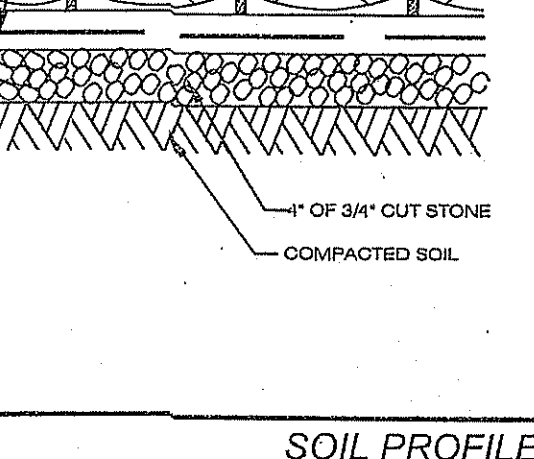
TREE PROTECTION

N.T.S.



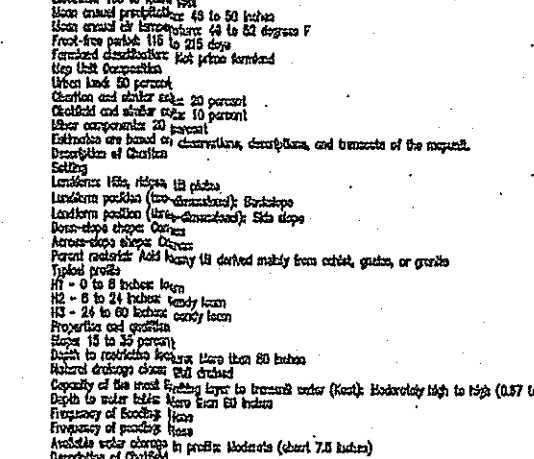
TREES TO BE REMOVED

N.T.S.



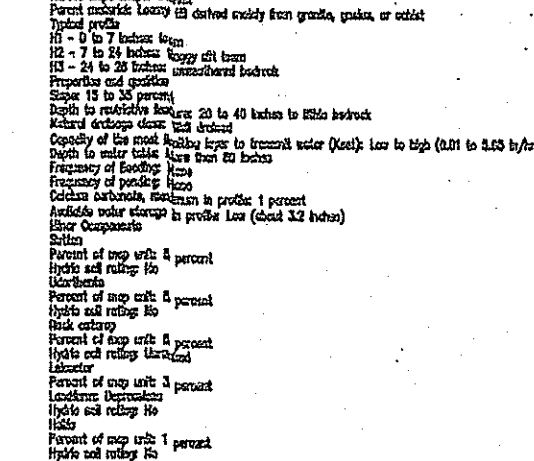
LEGEND

N.T.S.



STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN

N.T.S.



SOIL PROFILE PER USDA WEBSITE

N.T.S.



SOIL DEEP & PERCOLATION DATA

N.T.S.

PRESOAK DATE: 04/11/19
PERCOLATION TEST DATE: 04/12/19
TEST #:
PERCOLATION PIT DATA:
TEST DATA:
DEEP TEST DATA:

12" dia. 42" deep
9 MIN
ROCK AT EL. 93.0

SCALE: as shown
DATE: May 28, 2019
DRAWN BY: GC
CHECKED BY: ES.

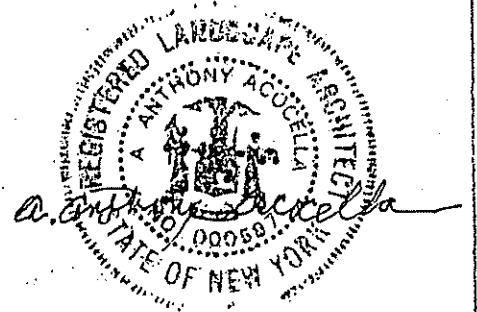
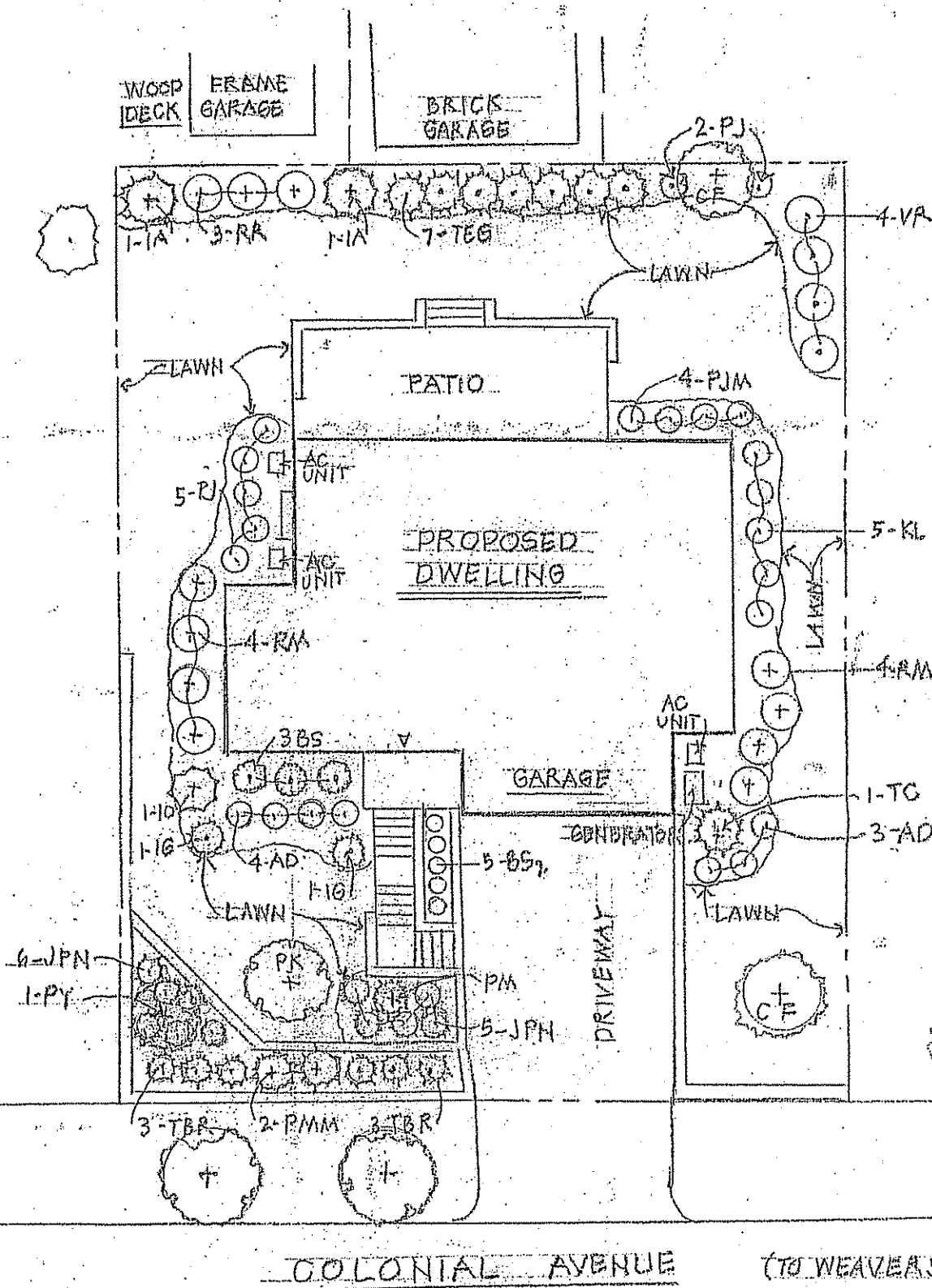
SW-2

SHEET 2 OF 2

VG Drawings/RO/ROV23P21-164 CAD 2018.dwg, 6/20/2019 5:10:56 PM

PLANT LIST

KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME
AD	7	3 GAL	ATALEA OBTUSUM WHITE FLOWER VARIETY	DELAWARE VALLEY WHITE
CF	2	10' HI	CORNUS FLORIDA	FLOWERING DOGWOOD (NATIVE)
BS	3	3' HI	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD, UPRIGHT, VERTICAL HABIT
BS ₂	9	18"	"	" ROUND HABIT
JA	2	6' x 7'	ILEX AQUIFOLIUM	ENGLISH HOLLY
IG	2	3 GAL	ILEX GLABRA	INKBERRY
IO	1	6' x 7'	ILEX OPACA	AMERICAN HOLLY
EJ	11	2 1/2' x 4'	PIERIS JAPONICA	JAPANESE ANDROMEDA
PK	1	3' GAL	PRUNUS SERRULATA VARIETY	SANZAN FLOWERING CHERRY
PMM	2	2' x 4'	PINUS MUGO MUGUS	DWARF MUGO PINE
PM	1	2' x 4'	PICEA PUNGENS GLAUCA VARIETY	DWARF MONTGOMERY SPRUCE
JPN	11	18" SPREAD	JUNIPERUS PROCUMBENS NANA	DWARF JAPANESE GARDEN JUNIPER
KL	5	2' x 2 1/2'	KALMIA LATIFOLIA	MOUNTAIN LAUREL
PJM	4	2' x 2 1/2'	RHODODENDROM CAROLINIANUM VARIETY	PJM
RR	3	2 1/2' x 3'	RHODODENDROM CATAWBIENSE VARIETY	ROSBUM ELEGANS
RM	8	4 1/2' x 5'	RHODODENDROM MAXIMUM	ROSE BAY
TBR	6	18" SPREAD	TAXUS BACCATA REPANDENS	SPREADING ENGLISH YEW
TC	1	6' x 4'	TAXUS CUSPIDATA CAPITATA	PYRAMIDAL YEW
TEG	7	6' x 6 1/2'	THUJA OCCIDENTALIS VARIETY	ARBORYTAE EMERALD GREEN
VR	4	4' x 4'	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF
PY	1	6'	PRUNUS YEDOENSIS VARIETY	SNOW FOUNTAIN FLOWERING CHERRY
OP	2	3 1/2' HI	QUERCUS PALUSTRIS	PIN OAK



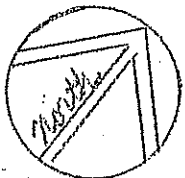
COLONIAL AVENUE (TO WEAVE ST.) →

PLANTING PLAN FOR PROPOSED RESIDENCE AT
85 COLONIAL AVENUE, TOWN OF MAMARONECK, NY

SECTION 1, BLOCK 12, LOT 300

BUILDER: J.A.H. BUILDERS CORP.
ARCHITECT: RMC ASSOCIATES

LANDSCAPE ARCHITECT: A. ANTHONY ACCELLA (914-835-0204)
MAY 23, 2019, REVISED JUNE 20, 2019



SCALE: 1/8" = 1'-0"