




John Kellard, P.E.
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MEMORANDUM

TO: Carol Pinto, Secretary to Planning Board

CC: Noelle Wolfson, Esq.
Carlo Valente, Building Inspector

FROM: Joseph M. Cermele, P.E., CFM 
KSCJ Consulting
Consulting Town Engineers

DATE: May 20, 2024

RE: Guidarelli Subdivision
42 Maple Avenue
Section 44, Block 8, Lots 60-E, 60-T, 61, 62

At the request of the Town of Eastchester Planning Department, KSCJ Consulting has reviewed the plans and application submitted for the above-referenced property. The project proposes to develop an existing vacant property, approximately 6,250 s.f. in size, with a single-family residence. Partial removal of an existing retaining wall along the property frontage will be required to provide driveway access. Associated improvements include a drive, patio and stormwater mitigation systems. The property is $\pm 6,250$ s.f. in size, partially located within the Village of Tuckahoe and located in the One-Family Residential, R-5, Zoning District (Town of Eastchester) and the RES-A5 Zoning District (Village of Tuckahoe).

GENERAL COMMENTS

1. The applicant will be required to provide architectural elevations for review by the Planning Board.
2. The applicant will be required to provide a Landscaping Plan for the Planning Board's consideration.
3. The site plan shall include a north arrow.
4. The site plan shall include a bulk zoning summary table to demonstrate compliance with the underlying Zoning District. It appears that the proposed front porch is partially located within the front yard setback. While Town Code permits certain intrusions within the required setbacks, the distance is not dimensioned on the plan. The applicant shall coordinate with the Building Inspector to determine whether an area variance is necessary and clarify the required dimensions on the plan.

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5. The plan shall clarify the extents of the required 50 foot effective square, illustrating some portion of the effective square touching the minimum required front yard setback line, as required by Town Code.
6. The limits of disturbance for the overall development, including all on-site and off-site improvements, shall be illustrated and quantified on the plan.
7. Partial removal of an existing retaining wall along the property frontage will be required to provide driveway access. The plan shall illustrate the limits and height of the existing wall, the limits to be removed and any restoration that will be required. Provide details.
8. The plan includes a retaining wall detail with a maximum height of four (4) feet. We note that the driveway construction will require retaining walls along either side, with an apparent height of approximately six (6) feet. The top and bottom wall elevations shall be clarified on the plan and the construction detail corrected as necessary.
9. The plan shall include a note stating that any walls greater than or equal to four (4) feet in height shall be designed by a NYS Licensed Professional Engineer prior to the issuance of a Building Permit. In addition, the plan shall note that the construction of any walls greater than or equal to four (4) feet in height shall be certified by the Design Professional prior to the issuance of a Certificate of Occupancy.
10. The plan shall include a driveway profile to demonstrate compliance with Section 13, F,1 (a) of the Town Code, which requires that the maximum grade for any new driveway connecting an off-street parking area to a street shall be no more than fourteen (14%) percent with a maximum grade of five (5%) percent in the platform area, which is that portion of the driveway located within fifteen (15') feet of the edge of pavement of the street.
11. This office witnessed deep and percolation soil testing, performed by the applicant, required to demonstrate the presence of suitable soils to support the stormwater infiltration practice proposed. The applicant shall review and coordinate the test data provided on the plan, Soil Data Chart and Drainage Calculations, as they are not consistent. Further, the test data for the test pit in the front yard does not agree with the witnessed testing. We noted a shallow depth to bedrock (42 inches), while the Soil Data indicates greater than 80 inches to restrictive layers. Infiltration practices must provide for a minimum of three (3) feet separation to underlying restrictive layers (bedrock and/or groundwater).
12. This office questions the appropriateness and function of the infiltration system proposed for the front yard. The three (3) foot separation noted above can not be provided. In addition, the bottom elevation of the infiltration system is higher than the rim elevation of the trench rain discharging

to it. As such, any collected stormwater runoff will simply overflow through the trench drain and provide no mitigation. The applicant will need to revisit the design of the mitigation system and update the plans accordingly.

13. It is the policy of the Town to require the design of stormwater mitigation practices for newly developed lots to accommodate the maximum permissible impervious coverage for the lot to account for any future improvements/impervious coverage that may occur. The drainage calculations shall be revised as needed.
14. The plan shall identify the tributary drainage area to each mitigation system to support the impervious surface coverage discharging to each system.
15. Step 4 of the Drainage Calculations indicate storm depths for a 25-year storm, however, the rainfall data appears to be for the 100-year storm, which is required. This shall be clarified.
16. Step 6 of the Drainage Calculations appear to overestimate the bottom surface area of the infiltration system (per I.f.) resulting in a greater soil percolation volume than actually provided by the system. This shall be corrected and the plans updated as necessary.
17. The plans shall include rim and invert elevations, pipe size, material and slope for all components of the stormwater management system including, but not limited to, trench drains, roof leader connections, footing drains, patio drains, retaining wall drains, etc. The plan shall illustrate and detail all storm line connections, inspection ports and emergency overflows.
18. The applicant should consider diversion swales, drainage conveyances or revised grading in the rear yard to direct stormwater runoff from upland areas to the side yards of the property, avoiding the rear of the house. Any diverted flows shall be safely conveyed through the yard without impacting neighboring properties.
19. The proposed Driveway Aco-Drain appears to be undersized and not appropriate for the intended use. Please consider another manufacturer/product and clarify that it is suitable for H-20 vehicle loading.
20. The Street Catch Basin and Water Quality Structure Details do not appear to be for this project. Please clarify and remove from the plan if necessary.
21. The plans shall illustrate the location, material and size of the required water service and sanitary sewer service for the proposed residence maintaining a ten (10) foot horizontal separation. The invert elevations for the sanitary sewer service at the connection to the main line and at the dwelling shall be provided to demonstrate adequate pitch and cover.

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22. The plan shall illustrate the location, size and elevation of the existing sanitary sewer and water mains for the proposed service connections.
23. The plan shall illustrate the location of the underground or overhead electric service and any gas service that may be proposed. Illustrate the locations of the existing main utility services.
24. The plan shall illustrate the limits of utility service trenching and pavement restoration that will be required within the Town right-of-way. The plan shall illustrate that pavement restoration for utilities shall be made in a single asphalt restoration extending curb to curb.
25. The plan shall provide details of all improvements including, but not limited to, patio, drive, road and trench restoration, drop curb driveway entry detail, water and sewer services and main line connections, stormwater system components, erosion and sediment controls, etc.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS REVIEWED, PREPARED BY GABRIEL E. SENOR, P.C., DATED APRIL 18, 2024:

- Stormwater Pollution Prevention and Erosion Control Plan (Sheets 1 of 2 and 2 of 2)

JMC/dc