



MEMORANDUM

TO: Mr. Robert Pellegrino, Planning Board Chair
CC: Members of the Planning Board,
Mr. Larry Tomasso, Village Building inspector
FROM: Patrick Naughton, on behalf of Anthony C. Catalano, P.E., BCEE
DATE: March 10, 2022
RE: 13 Dellwood Lane
Site Plan Review

GENERAL

The purpose of this memorandum is to provide a summary of our comments related to our review of the documents submitted for the proposed one-family residence at 13 Dellwood Lane in Ardsley, New York.

The application proposes to construct a residence on a previously undeveloped lot. The Applicant is also proposing the installation of an infiltration system and construction of a new driveway. Total project disturbance is estimated to be under 1 acre. The project results in a new increase of impervious surfaces and removal of existing trees.

The review is focused on general site civil engineering items and utilities and the associated local and state requirements, including:

- Village of Ardsley Code, *Chapter 171 Stormwater Management and Erosion and Sediment Control*.
- Village of Ardsley Code, Chapter 165, *Sewers*
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated November 2016.
- *New York State Department of Environmental Conservation's (NYSDEC's) Stormwater Management Design Manual (SMDM)*, dated January 2015.

DOCUMENTS RECEIVED

- Report, "*Stormwater Management Plan & Drainage Analysis, 13 Dellwood Lane, Village of Ardsley – New York*," prepared by Hudson Engineering & Consulting, P.C., dated July 7, 2021.
- Drawings, "*Proposed Dwelling, 13 Dellwood Lane, Village of Ardsley, Westchester County – New York*," prepared by Hudson Engineering & Consulting, P.C.,



Sheet Name	Dated
C-1: Site Plan	07/07/2021
C-2: Stormwater Management Plan	07/07/2021
C-3: Details	07/07/2021

DISCUSSION

The following is a summary of our comments at this time. It should be noted that additional comments may be added upon receipt of additional information:

1. The Applicant shall clarify whether the required application forms were submitted to the Village of Ardsley.
2. The Applicant shall clarify a location for a proposed concrete washout area and include inspection/maintenance requirements in the Stormwater Narrative.
3. The Applicant shall identify mitigation for disturbance of steep slopes (e.g., hydroseeding, erosion control matting).
4. The Applicant shall clarify maintenance and inspection requirements for the proposed stabilized construction entrance and inlet protection.
5. The Applicant shall provide the location of the proposed diversion swales on the plans. The Applicant shall also provide a construction detail on the plans.
6. The Applicant is proposing Cultec chambers to fully accept (no discharge) the stormwater runoff from the 25-year, 24-hour storm event. The Applicant shall provide the following information:
 - a. The Applicant shall confirm that ample separation (3 feet) is provided between the bottom of the proposed infiltration system and groundwater or bedrock.
 - b. The Applicant shall confirm the proposed pretreatment for the infiltration system (e.g., deep sumps, sedimentation, isolator row, etc.). The Applicant shall update the *Stormwater Management Facilities Maintenance Program* on Sheet C-3 accordingly.
 - c. The calculations provided in the Stormwater Narrative indicate that the water quality volume for the proposed impervious surfaces is 538 cf. The Applicant later states that the water quality volume is 587 cf. The Applicant shall revise the report for consistency.
 - d. The Applicant shall provide pipe sizing calculations.
7. The Applicant shall provide a contractor certification statement in the Stormwater Narrative per Section 171-7D of the Village of Ardsley Code.
8. The Applicant shall revise the *Stormwater Management Facilities Maintenance Program* table to remove manholes and infiltration basins.
9. The Applicant shall provide wastewater flow generation calculations for the proposed site.



10. The Applicant shall clarify how connection will be made to the existing sanitary sewer main (e.g., doghouse manhole). The Applicant shall provide a detail on the plans.
11. The Applicant shall furnish approvals for all proposed new utility connections.
12. The Applicant shall conform with all requirements of Chapter 165 of the Village Code. For instance, per Chapter 165 of the Village Code, the Applicant shall provide cleanouts on house connections if they are over 75 feet long. The locations shall be filed with the Building Department before filing for a certificate of occupancy.
13. The Applicant shall provide a table of the cut/fill volumes for this project on the plans.
14. The Applicant shall include a note on the plans for Dig Safety NY 811 which states the following: *"Prior to Construction, Contractor shall locate all buried utilities to ensure that no interference exists during construction activities"*.
15. The Applicant shall include a note on the plans which states: *"Any imported soil shall comply with all federal, state, and local requirements for quality and use"*.
16. The Applicant shall include a note on the plans which states: *"Off-site disposal of excess cut shall be in accordance with all federal, state, and local requirements,"* if applicable.
17. The Applicant shall provide the existing survey as noted on Sheet C-1 of the plans.
18. The Applicant shall provide a detail of the proposed deck.
19. The Applicant shall clarify if outdoor lighting is proposed.

Please feel free to contact our office with any questions or concerns, thank you.