

Dolph Rotfeld Engineering, P.C.

M E M O

TO: Paul S. Rosenberg, Mayor, and the
Village of Rye Brook Board of Trustees

FROM: Anthony Oliveri, P.E.

**SUBJECT: 900 King Street Redevelopment
PUD Concept Plan and Preliminary Site Plan**

DATE: January 10, 2018

With regard to the above mentioned project, this office has received and reviewed the following:

1. Draft DEIS Scoping Outline, dated 12/21/17;

Our comments are as follows:

1. Under § 6.4, include an analysis and comparison of existing and proposed conditions incorporating upstream tributary watersheds as well as existing downstream drainage infrastructure to determine current infrastructure capacity and conditions and overall adequacy of the Village system.
2. Under § 6.4, include soil testing to determine infiltration characteristics, groundwater elevations and presence of ledge rock for determination of types of stormwater practices that are feasible as per current NYSDEC Design Manual.
3. Under § 10.2.5, include discussion of fire apparatus building access in compliance with IBC and IFC.
4. Under § 11.2.3, include use of actual fire flow test results to determine available capacities of existing water supply and an analysis of the capacity available at the proposed project site while fire fighting is occurring in the vicinity.
5. Under § 11.3.3, include performance of sanitary sewer flow monitoring, CCTV inspection and smoke testing as required to determine capacity and condition of municipal sewer system.

6. Under § 11.3.3, include "willingness to serve" letter from WCDEF.
7. Under § 11.3.4, include discussion regarding Inflow and Infiltration (I&I) mitigation at the ratio of 3:1 per Westchester County Planning. Areas of mitigation to be identified by sanitary sewer investigation (flow monitoring, CCTV inspection, smoke testing) by the applicant or through use of existing information provided by the Village. Actual I&I removal by the applicant or the placement of funds into an account to be determined by the Village would be acceptable.
8. Under § 16.2, include a detailed phasing and construction sequence and discussion of impacts from the disturbance of 13+ acres in one phase. Discussion with regard to limiting open disturbance should be included and needed Best Management Practices at each phase of construction.

We will be happy to continue our review once additional information is received,

Thank You

C: M. Nowak
C. Bradbury
J. Gray

M. Mohamed
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