

HARRISON ENGINEERING DEPARTMENT

Town/Village of Harrison
Alfred F. Sulla, Jr. Municipal Building
1 Heineman Place
Harrison, New York 10528

Michael J. Amodeo, P.E., CFM
Town Engineer



April 3, 2024

Supervisor Richard Dionisio and
Members of the Town Board
Town of Harrison
1 Heineman Place
Harrison, New York 10528

E-7

Re: 87-89 Crystal Street, Block 0423, Lot 1.1
Proposed 2-Family Residence w/n Special Flood Hazard Area

Dear Supervisor Dionisio and Members of the Town Board:

The above referenced sites are located within FEMA designated Flood Plains. Harrison Town Code Section 235-32-B states:

"All plans for buildings built in flood areas as defined above shall be transmitted to the Town Engineer for a recommendation as to the minimum floor level of the building and the final grading of the property. Such recommendation must be confirmed by a resolution of the Town Board prior to the issuance of a building permit conforming to the recommendations".

Pursuant to Town Code, our remarks and recommendations for the development of this property are as follows:

1. The existing FEMA Flood Plain Elevation at this property is 65.0 feet (NGVD 1988), as shown on the FEMA Flood Insurance Study dated September 28, 2007
2. The proposed First Floor Elevation shall be 71.5 feet as shown on site plans dated October 26, 2023, prepared by Community Designs Engineering D.P.C.
3. The proposed Garage Floor Elevation shall be 62.5 feet as shown on site plans dated October 26, 2023, prepared by Community Designs Engineering D.P.C.
4. As reflected in the above mentioned plan, there shall be no substantial grade change permitted on this property.
5. An as-built survey from a New York State Licensed Surveyor will be required. The as-built shall include the flood plain elevation, and all floor elevations. As-built must also show compliance with Town building height regulations, as well as surface information verifying no grade change. This survey must be submitted to and approved by this department prior to issuance of a Certificate of Occupancy.
6. In order to verify the structure and all utilities have been built safely above the Base Flood Elevation, an Elevation Certificate must be submitted and approved by the Engineering Department prior to issuance of a Certificate of Occupancy.
7. Flood resistant materials must be used within all areas permitted below the Base Flood Elevation. All building materials below this level must be certified by the design professional upon completion of construction.
8. All building utilities (electrical, mechanical, sewer vents, etc.) must be at least 2 feet above the Base Flood Elevation and must be certified by the design professional upon completion of construction.
9. The design professional shall submit written certification to the Engineering Department of the installation of the flood vents as well as the flood vent certificates prior to the issuance of a Certificate of Occupancy.
10. Enclosed areas within a Floodplain are designed to be flooded, and can be used only for parking vehicles, storage, or access to the elevated living area. A Non Conversion agreement must be submitted and signed by the property owner prior to issuance of a Certificate of Occupancy.
11. A deed restriction prohibiting construction of any structures or obstructions to surface water flows in the Regulatory Floodway shall be prepared in a form found to be acceptable by the Town Attorney and recorded in the Office of the County Clerk, Division of Land Records.
12. A drainage easement shall be prepared in a form found acceptable by the Town Attorney and/or the other applicable government agency, if required, and recorded in the Office of the County Clerk, Division of Land Records.

Respectfully submitted,



Michael J. Amodeo, P.E., CFM
Town/Village Engineer
MJA/jla /avc