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TOWN AND VILLAGE OF HARRISON ENGINEERING DEPARTMENT



Alfred F. Sulla, Jr. Municipal Building
1 Heineman Place
Harrison, New York 10528

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

Frank Balbi, P.E., CFM
Assistant Engineer

July 9, 2013

Supervisor Ron Belmont and
Members of the Town Board
Town of Harrison
1 Heineman Place
Harrison, New York 10528

Re: 107-109 Congress Street
Block 388, Lot 34
Building Permit Application

Dear Supervisor Belmont 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 recommendations for the development of this property are as follows:

1. The existing FEMA Flood Plain Elevation at this property is 63.75 feet (NGVD 1988), as shown on the FEMA Flood Insurance Study dated September 28, 2007
2. The proposed First Floor Elevation shall be 70.5 feet as shown on site plans revised May 24, 2013, prepared by Stephen Marchesani, Architect.
3. The proposed Garage Floor Elevation shall be 61.5 feet as shown on site plans revised May 24, 2013, prepared by Stephen Marchesani, Architect.
4. As reflected in the above mentioned plan, there shall be no 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 CO.
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 and utilities below this level must be certified by the design professional upon completion of construction.
8. 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.
9. Curbs and sidewalks along the entire frontage of the property are to be replaced as per the Engineering Department.

Respectfully submitted

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

MJA/fmb