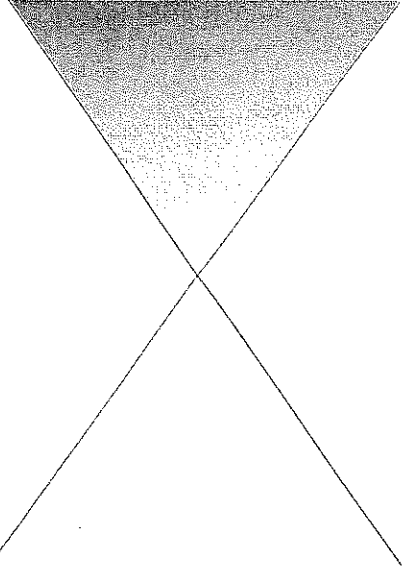


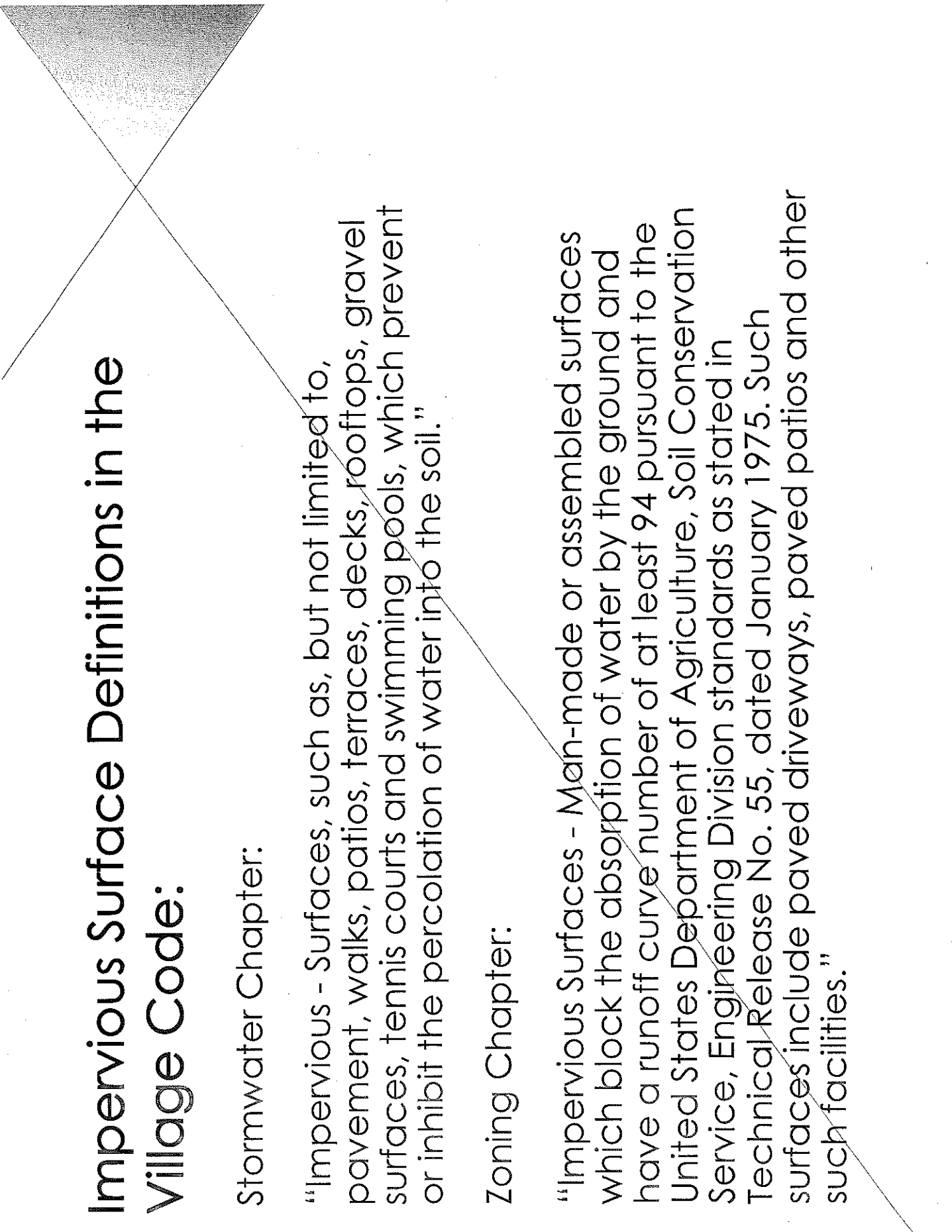
# IMPERVIOUS SURFACE STUDY

Prepared for the

Village of Scarsdale Planning Board

March 16, 2015 Workshop





# Impervious Surface Definitions in the Village Code:

## Stormwater Chapter:

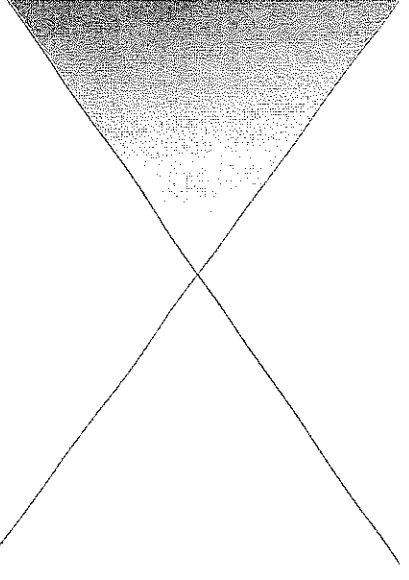
"Impervious - Surfaces, such as, but not limited to, pavement, walks, patios, terraces, decks, rooftops, gravel surfaces, tennis courts and swimming pools, which prevent or inhibit the percolation of water into the soil."

## Zoning Chapter:

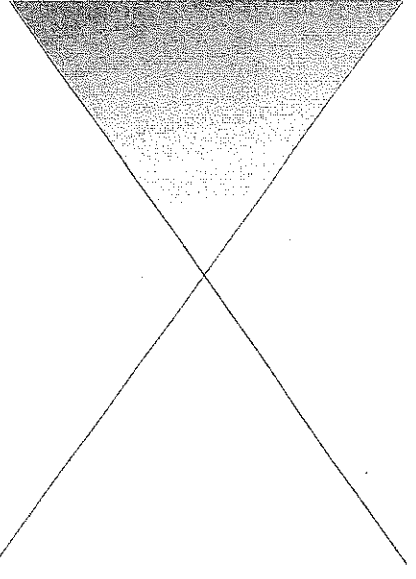
"Impervious Surfaces - Man-made or assembled surfaces which block the absorption of water by the ground and have a runoff curve number of at least 94 pursuant to the United States Department of Agriculture, Soil Conservation Service, Engineering Division standards as stated in Technical Release No. 55, dated January 1975. Such surfaces include paved driveways, paved patios and other such facilities."

A review of the two definitions and how each is utilized in the review of applications reveals two issues:

- The inconsistency and conflicting nature of the two definitions.
- The numerical standard included in the definition in the zoning chapter.

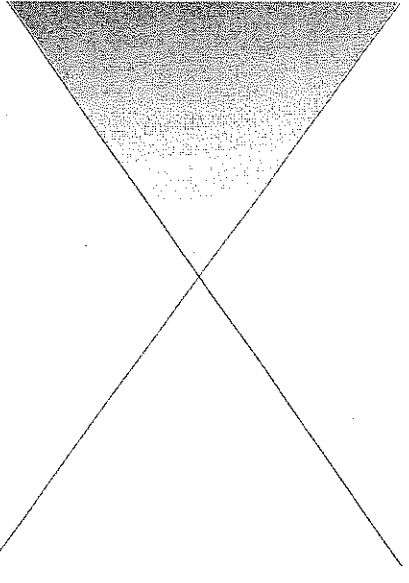


The inconsistency and conflicting nature of the two definitions create two standards of regulation for impervious cover that are confusing to applicants.



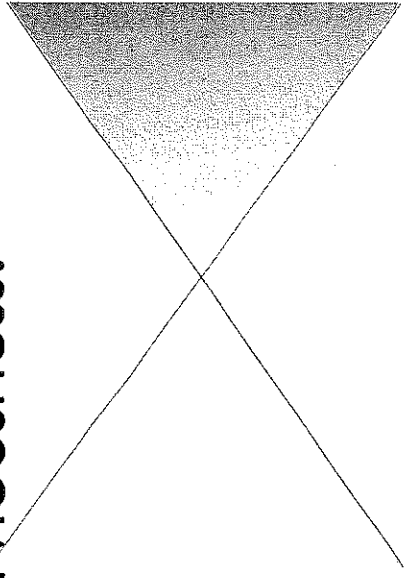
## The numerical standard in the zoning chapter definition:

- Does not definitely indicate the point at which a surface covering over soil can be considered effectively pervious.
- Places gravel paving into the category of a pervious surface.
- Has an unintended consequence, with respect to the proliferation of gravel driveways on residential lots.



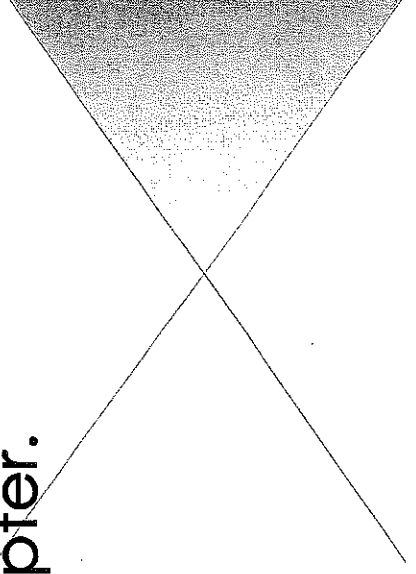
A review of the impervious cover definitions of other municipalities reveals:

- Most use some variation of the NYSDEC Stormwater Management Design Manual definition, and are consistent with the Design Manual definition.
- The definitions included in all but one of the codes reviewed do not use numerical standards for imperviousness.



## Recommendations to consider:

- Eliminate the numerical standard for imperviousness in the zoning chapter.
- Adopt a definition of impervious in the zoning chapter that is consistent with the definition of impervious cover in the stormwater chapter.





## Analysis of Impervious Surface Coverage and Recent SWEC Applications in the Village

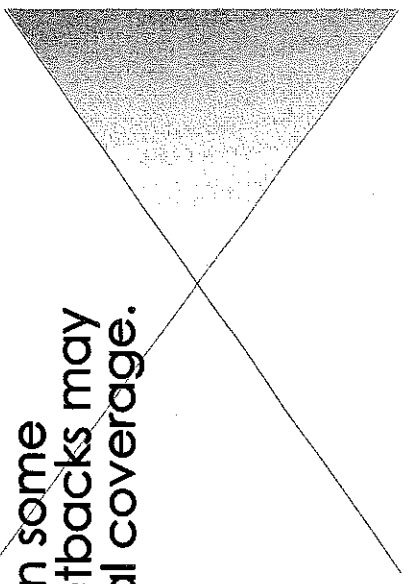
Inventory of 5,026 residential building parcels and analysis of 2013/2014 SWEC applications reveals:

- 10% or 504 of residential parcels currently have gravel paving, all or in part.
- 24.4% of residential applications approved in 2013 and 2014 proposed gravel surfaces or utilized existing gravel surfaces.
- New-home applications and applications for additions and/or site work proposed gravel surfaces.



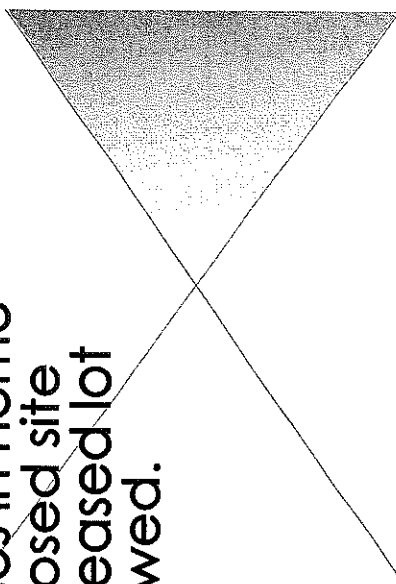
## Conclusions regarding gravel surfaces and impervious coverage:

- New new-home applications, and addition and site-work applications will continue to increase the percentage of properties with gravel surfaces over time.
- Gravel paving is being utilized to allow total impervious coverage on lots that is greater than the maximum allowable coverage.
- Increases in the sizes of homes, and the desire on the part of residents for large-area site amenities appears to create the need for increased lot coverage.
- Lot-area exclusions related to wetlands on some properties, and the depth of front yard setbacks may also play a part in the desire for additional coverage.



## Considerations for the Planning Board regarding existing gravel surfaces and residential impervious coverage:

- Gravel surfaces create maintenance issues for the Village that will increase as the number of lots with gravel paving increases.
- For approximately 24.4% of recent residential applications, total impervious coverage proposed is greater than the maximum allowable coverage.
- Though new homes and additions comply with maximum building coverage, increases in home size and the size and number of proposed site amenities appear to account for increased lot coverage beyond the maximum allowed.



# Questions and Discussion

