

Mayim™: 25 Parkview Condo in Bronxville, NY



MAYIM
MODULAR FLOOD BARRIER

Introduction

Nestled in proximity to the Bronx River, the picturesque neighborhood of Bronxville, NY, has experienced many flood events over the past 20 years.

25 Parkview Avenue, a 6 story residential condominium complex in the Village of Bronxville, NY is vulnerable to flooding due to parking garages and entrances located at the low point of a sloped road. With a history of devastating effects due to flooding, including the loss of nearly all cars in the underground garage during Hurricane Ida, the need for a robust flood management solution was critical. After thorough consideration by the Board of Directors and a review of marketplace options, the Mayim™ Flood Barrier, manufactured by Garrison Systems, was chosen for protection of the property.

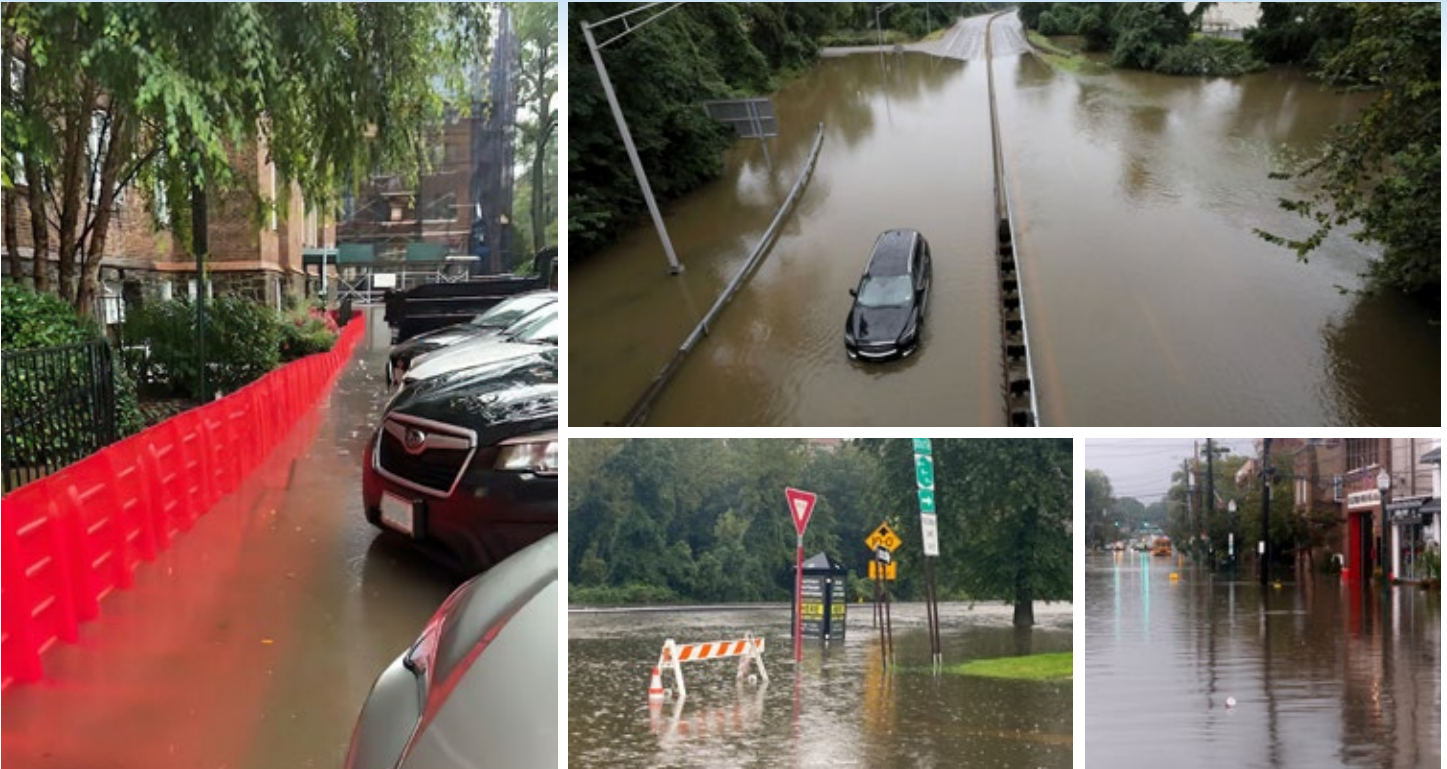
Situation Analysis

Statistics indicate that 488 properties in the small neighborhood of Bronxville face a greater than 26% chance of severe flooding over the next three decades, accounting for 30% of all properties in the village. Adding to this is the Midland Valley Drainage Basin, which, despite being only slightly elevated above the Bronx River, collects a significant amount of stormwater, exacerbating the flooding risk. This means that Bronxville has experienced many flood events over the past several decades. Recent microburst storm activity, dropping ever heavier rain amounts has resulted in a greater frequency of flood events.

The Challenge

The Board of Directors at 25 Parkview faced a daunting task: to find a flood management solution that was not only effective but also portable, easy to store, and deployable by a limited maintenance crew. They needed an economical system that would be effective in stopping floodwaters from entering the underground garage and ground flood areas of the building.

After thorough consideration and a review of marketplace options, the Mayim™ Flood Barrier, manufactured by Garrison Systems, was chosen for protection of the property.



Implementation

The Mayim™ barrier, known for its interlocking design, rigid ABS plastic panels and efficient neoprene seals between and underneath panels, was strategically placed across the front of the building to protect the two garage ramps and ground floor entry doors.

Mayim's unique L-shaped design leverages the weight of the water itself for additional stability. The installation at 25 Parkview included Turn Pieces for navigating obstacles, such as planting beds in front of the property and End Gable pieces, to ensure a tight seal against fixed walls. Additionally, the board placed sump pumps behind the barriers as a precautionary measure to capture any water that leaked past the barriers.

Storm Event Response and Outcome

The real test came in September 2023, when a relentless downpour resulted in nearly 8 inches of rain, after weeks of rain, leading to massive flooding in the New York area. The Mayim™ barriers at 25 Parkview performed perfectly, holding back nearly 2 feet of water and preventing water from damaging the building and flooding the underground garage. These Mayim™ barriers saved residents' cars and shielded the building's infrastructure and utilities from damage.

Conclusion

The success of the Mayim™ Flood Barrier system in this critical situation validated the Board's decision. It not only proved its worth as an effective flood management tool but also served as a testament to the board's proactive and thoughtful planning.

GARRISON
FLOOD CONTROL