

MEMORANDUM (3)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: December 27, 2022

RE: Site Plan Review
0 North Mountain Drive (Subdivided from 79 North Mountain Drive)
Village of Dobbs Ferry, New York

With regard to the above-mentioned project, this office has reviewed the following plans and submittals:

- Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, P.C., last dated 12/14/2022
- Construction Sequence Notes.
- Perc Test and Deep test pit log, prepared by HEC, Dated 11/9/2022
- Excavation and Mechanical Rock Removal plan, prepared by Gotham Design, Dated 12/15/2022
- Letter to Engineer, prepared by Gotham Design, dated 12/17/22,
- Plan entitled "Landscape Plan," prepared by Aspect 120 Landscape Architecture, dated 11/30/2022,
- Traffic, Parking, and Driveway Analysis, prepared by Gotham Design date 12/15/2022,

This plan has not been reviewed by this office for compliance with the zoning code.

Project Description: Construction of Single-family residence with an attached three car garage on a building lot created by subdivision.

Our comments are as follows:

1. A survey must be provided that is signed by a licensed surveyor.
2. The Traffic, Parking, and Driveway Analysis, prepared by Gotham Design must be signed and sealed by the design professional.
3. NYSDEC Design Manual does not allow for infiltration practices within areas of natural slopes exceeding 15% as is proposed on this site. Additional information supporting this methodology should be submitted. As previously noted, any storm system design should be supported by a geotechnical engineering analysis regarding feasibility.
4. Impervious surface area noted in the Drainage Analysis must be coordinated with the impervious surface areas as noted on the site plan.
5. Proposed infiltration practices must be at least 10' from the house foundation and property lines.
6. Infiltrator elevations on the plan do not agree with the Drainage Analysis; plan also shows a trench drain rim lower than the infiltration system elevation. Elevation of the infiltration practice must maintain 3' separation from ledge rock.
7. A cross section through the house/infiltration system/wall should be included.
8. Tree protection overlaps with the proposed temporary sediment trap; in addition, much of the site will not be tributary to this best management practice, this should be examined.
9. Water quality pre-treatment to the proposed infiltration practice should be provided.
10. The proposed pervious paver system notes "full infiltration", this should be substantiated by appropriate test pits demonstrating 3' separation to ledge rock. If not achievable an underdrain may be needed.
11. All work within the ROW will require a street opening permit.
12. As noted previously retaining wall details have been submitted at 10' maximum height. Full engineering design calculations and design details will be required prior to any building permit issuance.
13. Additional top / bottom wall elevations for the proposed wall at the front of the lot should be provided.
14. The Excavation and Mechanical Rock Removal plan prepared by Gotham Design must be signed and sealed by the design professional. The notes should be included on the site plan; it is anticipated that 5 days of soil removal and 15 days of rock removal including trucking from the site is needed. This is based on assumptions of rock/soil ratios, as discussed, a geotechnical analysis would need to be undertaken for more certainty on the rock/soil numbers.

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions. We will be happy to continue our review once additional information is provided.