

MEMORANDUM (2)

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
111 Bellair Drive
Village of Dobbs Ferry, New York

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

- Copy of email from Rachel Leibson, dated December 9, 2022
- Response letter from NcC Studio to Anthony Oliveri, dated 12/14/2022
- Site Plans and details prepared by NcCStudio, S100 and S101 only, last dated 11/29/2022
- Cultec Stormfilter Spec sheet

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

Project Description: Addition and Alteration to owners' single family home including landscaping and retaining walls.

Remaining comments from the previous memo are as follows:

1. The applicant has requested that percolation tests be completed at the start of construction and final design of the drywells be conditional. However as stated previously, the drywell design must account for all existing and proposed impervious surfaces that are tributary to the system. The 4 proposed drywells seem to serve the entire structure, however calculations seem to be for the added impervious areas only, as such this may be undersized. The responses also indicate that additional infiltrators were provided, however the plan still indicates 4 cultec units as before. Adequate design of the detention system should be completed at this time due to the limitations of the site.

2. In addition to the proposed filtering unit, catch basins and drainage structures must be provided with a minimum of a 2' sump.
3. The site plan must show top and bottom wall elevations; this should be in addition to plan details.
4. As noted previously, engineered plans must be submitted and approved for the proposed retaining walls prior to building permit issuance including engineering calculations and certification of the design of the wall and the underlying existing wall. A geotechnical/structural engineering analysis will be required to establish the adequacy of the final design.
5. Drainage provisions behind the rear wall and discharge point must be included on the site plan.
6. RIM, Invert and Sump Elevations must be provided for all proposed drainage structures.

Additional Comments

7. Storm filter post construction maintenance notes must be included on the plan.
8. Response comment #5 notes that S200 and A202 were revised, these sheets were not included in the submission materials received.
9. Response comment #5 and #6 notes the existing geotextile retaining wall will now be relocated. The site plan and cross section seem to still show this wall in the original position.

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions as well as a complete plan set for review. We will be happy to continue our review once responses are provided.

Thank you