

December 14, 2022

To: Anthony Oliveri PE
AI Engineers
570 Taxter Road
Elmsford, NY

Cc: Stephen Hunter, Planning Board Chairman
Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

Re: 111 Bellair Site Plan Review Comments

Following are responses to your review comments dated October 06, 2022

1. Perc results are currently based on observed soil conditions. We request that perc tests be completed at the proper depth, assessed, and submitted at the start of the construction process. Any modification required by the tests will be re-submitted to the building department prior to installation. Design and installation are to be in compliance with NYSDEC guidelines
2. Net increase of impervious coverage is indicated accurately on S100. Note that S101 now shows additional infiltrators to accept stormwater from both existing and proposed impervious surfaces.
3. T80 Cultec pretreatment tank is added to site plan. See attached spec sheet.
4. All T.O.W and B.O.W elevations are indicated. Engineered wall details are included on sheet 4 and 7 on S200. Also details 1,2 and 3 indicated the existing geotextile retaining wall to now be relocated.
5. Revised drawings S100, S101 and S200 and A202 are submitted showing the existing block, geotextile fabric retaining wall to be relocated back from the existing stone retaining wall. See the attached letter of support for this revision from the neighbor to the west, Rachel Liebson.
6. Cross section of stormwater system/ retaining wall is now provided– see 2/S101 which also indicates the proposed relocated block retaining wall.
7. Invert elevations are indicated. Addition invert elevations are added.
8. Inspection port at infiltrators is indicated on detail 6/S200. Note added on S100 Site Plan
9. Pipe sizes indicated as 8" typ. on S101
10. Sediment control and staging areas are now indicated on separate plan S101, attached.
11. As indicated on S100 we propose allocating 1,192 SF of 15-25% steep slope deduction for the legalization of the block retaining wall and fill. Note that the average slope of the property from the base of being to the existing stone wall is 14%

Please contact me with any questions or comments



Niall Cain AIA LEED

