

## MEMORANDUM (1)

**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 28, 2022**

**RE: Site Plan Review**  
**120 Southlawn Avenue**  
**Village of Dobbs Ferry, New York**

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

- Plan Sheet entitled "Direct Replacement of Existing Timber Retaining Wall," prepared by Fred Geremia, last dated 12/7/2022
- Land Use Approval Application, Short Environmental Assessment Form, LWRP Coastal Assessment Form all dated 11/16/2022

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

Project Description: Direct replacement of existing timber retaining wall along sloping driveway from street level up to parking level on property.

Our preliminary comments are as follows:

1. An existing conditions survey must be provided.
2. A site plan must be provided that contains all soil erosion and sediment controls practices. The height and locations of the proposed retaining walls are unclear and need to be highlighted and the extents noted on the plan.

3. The plan must show top and bottom wall elevations at any change in height. The details provided show locations where the proposed retaining wall will be over 4 feet tall which will require engineered plans to be submitted and approved prior to building permit issuance.
4. The existing driveway may be used as the stabilized construction entranceway. If applicable, the following note must be added to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."
5. The outlet of the drainpipe shown in the retaining wall detail must be shown on the site plan.

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 responses are provided.

Thank you