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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**
143 Ashford Avenue
Village of Dobbs Ferry, New York

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

- Survey, prepared by TC Merritts Land Surveyors, signed, last dated 2/21/2020
- Plan Sheets entitled "Addition and Interior Alterations, Fishov Residence," prepared by RFA & Associates, LLC., last dated 12/7/2022
- Land Use Approval Application signed and dated 12/10/2022, Site Development Plan Review Checklist, Short Environmental Assessment Form signed and dated 9/19/2022, LWRP Coastal Assessment Form signed and dated 12/10/2022, PB Plan Submittal Form.

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

Project Description: Addition and expansion of 2nd floor into attic space to incorporate home office, bedroom, and bathroom.

Our preliminary comments are as follows:

1. The plan notes that there is no increase to impervious surfaces, however the impervious coverage calculations indicate an increase in impervious cover. In addition there appears to be a minor increase to impervious cover at the rear driveway/asphalt area, this should be clarified on the plan. Increase in coverage less

than or equal to 400 square feet can utilize the attached memo for “Retention System Requirements for Small Additions”.

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

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MEMORANDUM

To : Edmond Manley
Building Inspector

From : George E. Pommer, P.E.
Vice President

Date : December 8, 2017 (Updated from July 29, 2013)

Subject : Retention System Requirements for Small Additions
Village of Dobbs Ferry

As requested, we are providing recommendations for retention system design of new impervious areas less than or equal to 400 square feet or disturbance of existing impervious area of 400 square feet or less.

The design recommended is proposed to eliminate the requirement of deep test pits and percolation tests for small projects. The goal is to relieve the residents of burdensome testing, while maintaining adequate drainage for the Village. These recommendations are for small projects only, where the addition of impervious surface is less than or equal to 400 square feet. The Village Code, the NYS Stormwater Design Manual, and Westchester County Best Management Practice Manual should continue to be followed for all other projects.

Based on our knowledge and experience, please accept the following design as the minimum design required for applicants with small projects as described above.

1. The entire runoff volume should be calculated as shown below. The volume should be stored below the emergency overflow elevation.

   Additions up to 400 sf

   Runoff depth, d = 0.358 feet (4.3 inches)[1]

   Area, A = entire area that drains to retention system (cubic feet)

[1] Runoff depth derived from TR-55 method. Values used are shown below:
100 year storm event (7.5 inches)
CN(Pre) – 60 (2.96 inches) [B Soil, grass cover >75%]
CN(Post)- 98 (7.26 inches) [Impervious]
Depth = 7.26-2.96 = 4.30 inches

Required Storage Volume, V = A x d

Additions/Renovation With No Additional Impervious Area

Runoff depth, d = 0.358 feet (4.3 inches)[1]

Area, A = entire area that drains to retention system (cubic feet)

Required Storage Volume, V = 0.50 x A x d

2. An emergency overflow must be provided.

3. The following typical details should be provided:

   a. A section(s) of the retention system(s) which includes the unit(s) material, ¾ inch stone, geotextile fabric, and emergency overflow. The emergency overflow may be an overflow outlet, surge pipe with splash block, etc.
   b. Access manhole(s) with an opening a minimum of 24 inches.
   c. Pretreatment system.
   d. Cleanout port(s).

If, during the installation of the retention system, groundwater or rock is encountered, the Village must be contacted immediately.

If you have any questions or concerns, please contact me at your earliest convenience.

GEP:ay

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