

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
2 Osceola 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 “The O’Connor Residence”, prepared by Nicholas L. Faustini Architect PC, last dated 12/2/2022
- Dobbs Ferry Architectural & Historical Review Board application, not signed, dated 12/12/2022
- Land Use Approval Application not signed or dated, Site development Checklist, Short Environmental Assessment form not signed, dated 12/12/2022, LWRP Coastal Assessment Form not signed or dated.

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

Project Description: Interior Alterations with a 120SF addition to building footprint, new deck, 198 sf addition to the existing cobblestone driveway, future pool and pool deck proposed.

Our preliminary comments are as follows:

1. Provide an existing conditions survey.

2. The proposed application and increase in impervious area require a stormwater management plan and design calculations in conformance with the New York State Standards and Specifications for Erosions and Sediment Control, NYSDEC's most current version, or its successor. The plan must include all applicable details for sediment and erosion control.
3. As proposed the plan includes a future pool and pool deck as part of this application, the stormwater management plan must include adequate capacity for this future development.

We will be happy to continue our review once responses are provided.

Thank you