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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**
         231 Clinton Avenue
         Village of Dobbs Ferry, New York

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

- Site Plans, details prepared by DeMasi Architects P.C. dated 11/18/2022
- Various PB application documents (Land Use Approval Application, Site Development Plan Review Checklist, Short Environmental Assessment Form, LWRP Coastal Assessment Form), Various Dates

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

Project Description: Addition to exterior and interior renovation of an existing single-family dwelling.

Our preliminary comments are as follows:

1.   An existing conditions survey must be provided.

2.   The net increase/decrease of impervious coverage must be <u>clearly</u> noted and delineated on the plan and show a breakdown of the proposed impervious surfaces.

3.	Plan note states, "Stormwater will discharge to existing system." Please provide information on the existing system.

4.	A stormwater management plan must be submitted for review.

5.	A site plan with all soil erosion and sediment control practices shown must be submitted for review.

6.	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."

7.	A concrete washout location and details must be specified on the plan if applicable.

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