

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 29, 2022

RE: Site Plan Review
34 Clinton 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 Summit Land Surveying P.C., signed and dated 9/3/2022
- Plans and details prepared by CGA Studio Architects, last dated 12/13/2022
- Letter to Planning Board, prepared by CGA Studio Architects, dated 12/13/2022
- Various PB application documents -Plan Submittal Form, Land Use Approval Application not signed or dated, Site Development Plan Review Checklist, Short Environmental Assessment Form signed and dated 12/9/2022, LWRP Coastal Assessment Form dated 12/8/2022

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

Project Description: Construction of an 11-unit multi-family development consisting of a 3-story addition to the existing dwelling.

Our preliminary comments on the submitted materials are as follows:

1. It was noted in the CGA studio letter to the planning board that a Stormwater Management Plan, civil, and stormwater drawings are forthcoming. Once these documents have been provided, we will continue our review of this application.

2. Water usage and projected sewage flow rates should be provided, a Westchester County Department of Health permit may be required based on the number of bedrooms proposed. Adequacy of the existing sewer main should be investigated.
3. The site plan must include at a minimum.
 - a. Clear delineation and area of the limit of disturbance.
 - b. All soil erosion and sediment control practices.
 - c. Stabilized construction entrance. 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."
 - d. A concrete washout location and details must be specified on the plan if applicable.
 - e. All existing and proposed utilities, (Gas, Water, Sewer).

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

Thank you