

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
60 Washington 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 Merritt's Land Surveyors, P.C., not signed, last dated 7/2/2013
- Site Plans, details prepared by Laura Wakefield, Architect, dated 12/15/2022
- Letter to Building Department, prepared by Gotham Design, dated 12/18/2022
- Various PB application documents -Land Use Approval Application not signed or dated, Site Development Plan Review Checklist, Short Environmental Assessment Form not signed or dated, LWRP Coastal Assessment Form dated 11/9/2022

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

Project Description: Multiple additions in various locations to an existing single-family home, and a new two car garage, and related site work.

Our preliminary comments on the submitted materials are as follows:

1. The existing conditions survey must be signed by a licensed surveyor.
2. A stormwater management plan must be submitted for review. It was noted in the Gotham Design letter that this is forthcoming.

3. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan and show a breakdown of the existing and proposed impervious surfaces.
4. 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 utilities, (Gas, Water, Sewer) if applicable.
5. A cut and fill analysis must be provided along with any estimated rock removal quantities.
6. Clarification should be provided with regard to the removal of the driveway access to the adjoining property at 86 Belden Avenue which seems to be served by another driveway.

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