

MEMORANDUM (1)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Richard Leins, Interim Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: December 30, 2021

RE: Site Plan Review
107 Judson Avenue
Village of Dobbs Ferry

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

- Plans entitled: "Proposed Pool and Pool House," 107 Judson Avenue, Dobbs Ferry, NY, prepared by Haynes Architecture PC, dated, 10-4-2021;
- Survey prepared by Summit Land Surveying P.C. dated 8-23-2021;
- Plan submittal Form, Site Plan Application, Short Environmental Assessment Form, Coastal Assessment Form, Site plan Checklist;
- Plan entitled: "Custom Pool Plan", prepared by 4G Engineering LLC, not dated;

Our comments are as follows:

1. This office has not reviewed the proposed pool and pool house with respect to conformance with the zoning code.
2. Survey must be signed and sealed.
3. Percolation tests must be performed to establish infiltration rates and suitability of the existing soils for the proposed stormwater system. Test logs must be submitted for review demonstrating conformance with methodology used. The locations of the percolation tests must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice.

4. Wherever infiltration practices are proposed test pits must be performed to confirm soil type and to determine the elevation of ledge rock and groundwater conditions (minimum 3 feet below infiltration practices). Test pit locations must be shown on the plan. If the minimum 3-foot separation is not possible, alternative methods to infiltration must be considered.
5. Site plan indicates a pool deck slope of $\frac{1}{4}":1'-0"$ however a constant elevation of 386' is shown around the pool.
6. At least one inspection port per row of infiltrators should be provided on the proposed infiltration system.
7. Specific details for the proposed cultec system must be provided showing gravel surround and filter fabric, test ports etc.
8. A concrete washout location and detail must be specified on the plan.
9. Any sanitary sewer, gas or water service connections to the proposed pool house and equipment must be noted on the site plan.
10. A consideration for water quality must be provided immediately upstream of any piped connection to an infiltration practice. At a minimum the water quality practice must include a sump and a hooded outlet. Details must be provided.
11. A sediment and erosion control plan must be provided showing location of silt fence, soil stockpiles, construction entrance and trees to be protected per the detail provided. All details must meet NYSDEC standard, for example, silt fence embedment must be 6" minimum.
12. Invert elevations must be provided for the proposed infiltration system.
13. Provide rims/inverts/sizes for all catch basins and proposed piping.
14. Provide information on the draining, drawdown, and winterizing of the swimming pool as well as filter backwash if required. Pool structural details must be signed and sealed by the design professional.
15. Landscape plan must be signed and sealed by the design professional and contain a listing/count for all proposed plants as well as details.

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

