

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

From : George E. Pommer, P.E.
Vice President

Dated : December 31, 2020

Subject : Site Plan Review
Owner/Applicant – Amy Jo Neill
21 Riverside Place
Tax ID: 3.80-36-22

Drawings Reviewed : “Outline Specifications, Site Plan, Zoning Data, Notes & Legend”,
Revised 12/11/20, Sheet A-0.
“Exiting Floor Plans and Elevations”, Revised 12/11/20, Sheet A-1.
“Proposed Basement and First Floor Plans”, Revised 12/11/20, Sheet A-2.
“Proposed Elevations”, Revised 12/11/20, Sheet A-3.
“Proposed Section, Schedules, and Details”, Revised 12/11/20, Sheet A-4.

Documents Reviewed : Letter from Steven Secon, Dated 12/10/20.

The referenced plans and documents have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated November 25, 2020. The applicant proposes the construction of a larger deck and driveway on 0.16 acres in the MDR-1 zoning district. The applicant also proposes to change the use of the property from single-family to two-family.


Pursuant to our review, the following items should be addressed by the applicant.

1. Per Village Code §300-42 B., in residential districts, walls in the front yard shall not exceed four feet. The proposed wall exceeds four feet and is located in the front yard; therefore, a variance is required. Also, front and rear setbacks require a variance as noted on the plans. The applicant is aware of this.
2. Railing material and height should be provided in the retaining wall detail.

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3. The existing drainage pipe should be protected during construction and should be noted on the plans.
4. The project includes sump pumps for handling domestic sewage. Therefore, backup power is recommended to prevent overflows during a power outage.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.


GEP:WJA:ay