



M E M O R A N D U M

To : Village of Dobbs Ferry Planning Board

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

Dwight Douglas
Village Consulting Planner

Dated : September 28, 2020

Subject : Site Plan Review
Owner/Applicant – Daniel Fossner
7 Fairlawn Avenue

Drawings Reviewed : “Support of Excavation Plan”, Dated 8/21/20, Sheet SOE-1.
“Support of Excavation Profile”, Dated 8/21/20, Sheet SOE-2.
“Support of Excavation Section, Details and Notes”, Dated 8/21/20, Sheet SOE-3.

Documents Reviewed : Site Plan Application, Dated 9/23/20.
Coastal Assessment Form (CAF), Dated 9/23/20.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review. The applicant proposes the construction of a timber lagging retaining wall on 0.62 acres in the DF-6 zoning district.

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

1. Per Section 300-42 B. of the Dobbs Ferry Village Code, 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 may be required.
2. It is unclear if the proposed wall is temporary to facilitate construction of the pool or a permanent replacement for the existing block retaining wall. This should be clarified. If the proposed wall is permanent, then materials other than wood should be considered due to the limited life of wood.

3. It appears the pool location and pool size have changed from the previously approved application. This should be addressed.
4. The plan shows work and staging within the street. All work should be contained within the limits of the property.
5. It should be confirmed whether or not the limits of patio as approved in the previous application has changed. An increase in patio area would affect coverage calculations and stormwater management sizing.
6. A complete site plan showing all proposed work, building envelope/setbacks, property lines, and zoning table should be provided.
7. A landscaping plan should be provided.
8. The proposed wall is equal to or greater than 4 feet high. Wall design calculations signed and sealed by New York State Professional Engineer should be provided. The construction of the wall must not adversely impact the adjacent street.
9. Any proposed wall drain discharge locations should be shown.
10. A detail for the proposed fence should be provided.
11. The items proposed to be demolished or removed should be shown on the plans.
12. A construction sequence should be shown on the plans.
13. A separate plan should be provided for erosion control in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, and should include, but not be limited, to the following: location of construction limits, silt fence, soil stockpiles, and anti-tracking pad. Details for the proposed erosion and sediment controls should be provided.
14. The location of all existing utilities should be shown (i.e. water, gas, electric, storm, sewer, cable, etc.) or the design professional should verify that no utilities will be disturbed. If so, a note should be added to the plan that indicates no utilities will be disturbed by the proposed work.
15. Full size professional's seal should be included on the drawings.

16. The property lot, block and section number of the subject parcel and adjacent properties should be shown.
17. Dobbs Ferry is a village, references in the notes to the "City" and "Town" of Dobbs Ferry should be corrected.
18. The quantity of cut/fill material to be imported/exported should be stated on the plans.
19. The following notes should be shown on the plans:

"The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils."

"“As-Built” drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.”"

"Should rock blasting be required, a permit application in accordance with Chapter 125 – Blasting of the Dobbs Ferry Village Code must be submitted to the Village by the applicant for review/approval."

"The restoration for work performed within the Village Right-of-Way shall be performed to the satisfaction of the Village Engineer and Department of Public Works."

"Before the Site Plans are signed by the Chairman of the Planning board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer in a form satisfactory to the Village Attorney."

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