

## MEMORANDUM

**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:** October 2, 2023

**RE:** Site Plan Review  
11 Lyman Place  
Village of Dobbs Ferry, New York

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

- Site Plan and Stormwater Management Plan, prepared by Hudson Engineering & Consulting, P.C. last dated 6/15/2023.
- Planning board plan set prepared by Christina Griffin Architect, last dated 9/14/2023.
- Architectural plan set prepared by Signature Building Systems, last dated 5/11/2023.
- Various Planning Board submission documents

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

Project Description: Subdivision of existing lot for the construction of two new single-family homes.

Our preliminary comments are as follows:

1. Provide a signed and sealed topographic survey of the property.
2. Existing and proposed utility services (sewer, water, gas, electric) should be shown on the plan.

3. Stormwater management plan with supporting design calculations must be provided for review.
4. Ledge rock is noted to be varying between 60"-72". Test pit #2 shows ledge 60" below the surface at approximately elevation 313. This does not allow for sufficient separation between the drywell units and ledge rock.
5. The current design would allow all stormwater from the driveway of the proposed dwelling on the left to discharge into Village ROW. Similar provisions to prevent stormwater from entering the Village ROW should be taken for both dwellings.
6. Water quality units should be provided directly upstream from any proposed infiltration practices.
7. A concrete washout location should be provided.

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