

MEMORANDUM (2)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: October 3, 2022

RE: Site Plan Review
72 Colonial Avenue
Village of Dobbs Ferry

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

- Landscaping site plan, prepared by NcCstudio, last dated 9/9/2022

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

Project Description: Landscaping of property including, stone retaining walls, pervious paving, deer fencing, planting, stormwater management, fountain.

Our comments are as follows:

1. It is noted that additional plan sheets have been submitted; these sheets must be incorporated with the entire plan set for approval.
2. A Concrete washout detail in conformance with NYSDEC standards should be added to the plan.

3. Remove reference to “Westchester County Department of Health” from the Stormwater Retention System Notes.
4. The plan shows a retaining wall over 4 feet which will require engineered plans to be submitted and approved prior to building permit issuance.
5. The infiltration system design, while not required under code, assumes percolation rates in lieu of field testing. Any approval must be conditional upon demonstration and field testing to verify the assumed percolation rates. Percolation tests must be performed at a depth of 6” below the bottom of each proposed infiltration practice and test pits also performed to demonstrate sufficient separation from ledge rock or ground water if present. All in conformance with NYSDEC guidelines.

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