

## MEMORANDUM (1)

**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  
76 Ogden Place West  
Village of Dobbs Ferry, New York

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

- Plan set, prepared by Elizabeth Van Der Zandt Architect, last dated 9/15/2022
- Topographical Survey, prepared by Summit Land Surveying P.C., dated January 14, 2022.
- Coastal Assessment form, dated 9/15/2022
- Short Environmental Assessment Form, dated 8/18/2022, Not Signed
- Site Plan Application and Checklist, Not Dated, Not Signed

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

Project Description: Building addition on North end of house for primary bedroom, bathroom and partial basement. Curb cut and additional permeable parking area for one car.

Our preliminary comments are as follows:

1. The site plan must be stamped and signed by the licensed design professional.

2. Stormwater calculations should be performed in conformance with “*Stormwater Management, Westchester County, NY, Best Management Practices Manual Series*”, or other accepted method.
3. Confirm the number of proposed drywells units. The site plan indicates 3 units, and the stormwater calculations appear to indicate 4 units.
4. Test pits must be performed in the area of the proposed drywells to confirm percolation and a 3’ separation between rock or groundwater and the bottom of the proposed units.
5. At least one inspection port per row of infiltrators should be provided on the proposed infiltration system.
6. Provide the pipe sizes and the elevations for the RIM and inverts for all drainage structures and associated piping. All proposed piping must be shown on the plan.
7. The area of disturbance and the increase in impervious area must be quantified and stated on the plan. The area of disturbance must encompass all proposed work including areas of demolition and excavation.
8. A concrete washout location and detail must be specified on the plan as well as a stabilized construction entrance.
9. The proposed driveway will seem to interfere with an existing utility pole and is not of sufficient depth, resulting in the car extending out into the Village ROW. In addition, the configuration will require backing out into the roadway. The proposed curb cut will require a separate road opening permit approved prior to construction. Details for the drop curb and a driveway apron should be included.
10. The existing sewer manhole within the ROW should be investigated to determine if it is a public sewer.
11. The building department should review the arrangement of the proposed sewer service (2 connections proposed) for conformance under the code as well as the new water supply to the addition. It would be preferential to combine the 2 sewer services within the subject parcel and one connection made to the Village sewer system.

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