

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 31, 2023

RE: Site Plan Review
327 Ashford Avenue
Village of Dobbs Ferry, New York

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

- Plans entitled, "Ruescher -Enkeboll Garage & Accessory Dwelling Unit" prepared by Irafrazin architect, last dated 8.1.2023
- Stormwater Management Plan, prepared by Hudson Engineering & Consulting, P.C., last dated 10.12.2023
- AHRB and planning board application submittals, dated 10.12.2023

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

Project Description: Removal of inground pool, equipment and hardscaping. Proposed new accessory 2 car garage with 800 sqft dwelling unit above. One Bedroom ADU designed with rain-screen exterior & geothermal heat/cooling. Site work includes 1,000 sqft reduction in impervious coverage.

Our comments are as follows:

1. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan. A table should be used that includes all reductions, all additions, and the total impervious for this project. Provide documentation for proposed "pervious" pavers that corroborate the stated porous value.

2. The proposed cultec system is modeled at an elevation of 118.5 +/- . The test pit data indicates ledge rock at an elevation of 118+/- . The system elevation should be adjusted to provide adequate separation of 3' between the infiltration units and bedrock.
3. The footing drains should not be connected to the same drywell as the surface water infiltration system. Clarify if the footing drains will be connected to a separate drywell. Downspout locations should also be indicated on the plan.
4. A stabilized construction entranceway must be added to the plan. The existing driveway may be used as the stabilized construction entranceway. The following note must be added to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."

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