

## 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  
6 Moulton 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, "Apostolopoulos Residence," prepared by Mastrogiacomo Engineering, P.C., dated 9/18/2023
- Response letter from Mastrogiacomo P.C. to Anthony Oliveri, PE. Dated 9/18/2023

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

Project Description: Regrading rear yard to protect from future potential flooding.

Our comments are as follows:

1. The overall drainage map appears to confirm that flow will be redirected and concentrated on adjoining properties as a result of the proposed work. The purpose of the "proposed drainage contribution area" on the adjoining property is not clear.
2. A cross section depicting the elevation of the proposed culverts and the proposed perforated pipe along the west wall should be included. Culvert sizing does not seem to account for any offsite storm runoff intercepted by this pipe.

3. The proposed elevations at the rear face of 6 Moulton Avenue shows an increase from 146' to over 149'. The proposed grading would seem to create an issue for egress from the basement door which is elevation 147.3.
4. As noted previously, the existing drain inlet at the neighboring property should be investigated and it's connection /piping identified.
5. The existing drain inlet must be protected during construction with appropriate sediment control practice and a detail must be provided for review.
6. The proposed retaining wall detail must note distance from property lines.

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