

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 27, 2022

RE: Site Plan Review
0 North Mountain Drive (Subdivided from 79 North Mountain Drive)
Village of Dobbs Ferry, New York

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

- Topographic Survey prepared by The Munson Company, Dated 8/2/2018,
- Plans entitled "Giglio Residence", prepared by Integral Engineering Services / Gotham Design, dated 10/13/2022,
- Various Documents (Subdivision maps, site plan application, Coastal assessment, Letter to Building Department, establishment of escrow, etc.)

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

Project Description: Construction of Single-family residence with an attached three car garage on a building lot created by subdivision.

Our preliminary comments are as follows:

1. The survey must be signed by a licensed surveyor.
2. The plans must be signed and sealed by the design professional.
3. The plan notes installation of a "large stormwater retention/detention system", however no details are presented. Due to the presence of rock, steep slopes and the

apparent absence of any stormwater infrastructure in the ROW in close proximity, this system design is critical and must be submitted for review. Any system design should be supported by a geotechnical engineering analysis of the slope stability. Deep test pits and infiltration testing must be performed as appropriate to demonstrate the feasibility of the stormwater design.

4. The plan notes “significant rock removal and regrading”. A cut and fill analysis including anticipated rock removal method and quantity and complete sediment and erosion control plan must be submitted for review.
5. Additional cross sections through the entire property depicting the grade changes / steep slopes and walls should be included.
6. Retaining wall details must be included.
7. A landscape plan must be submitted.
8. A trench drain should be provided at the driveway to prevent runoff from entering the Village ROW.
9. Utility service connections must be located and shown/detailed on the plan.

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 additional information is provided.