

## 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**  
**63 Livingston Avenue**  
**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 Link Surveyors
- Stormwater Management Plan, prepared by Hudson Engineering & Consulting, P.C., dated 10/05/2022
- Stormwater Management Plan and Drainage analysis, prepared by Hudson Engineering & Consulting, P.C., dated 10/5/2022.
- Various Documents (PB application, tree evaluation report, floor plans, elevations, escrow notice, signage, neighbors list, mailings, deed, EIN confirmation, Etc.)

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

Project Description: Renovate entire interior and exterior of existing multifamily residence including modifications to building footprint, all finishes, mechanical systems, and site features.

Our preliminary comments are as follows:

1. The survey must be signed and sealed by a licensed surveyor.

2. Test hole numbers shown on the plan and the Test Hole Data on the Stormwater management plan are mislabeled.
3. Existing and proposed Landscaping plan L-1.0 was not submitted for review.
4. All proposed retaining walls must show top and bottom wall elevations at any change in elevation. Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance. The site plan indicates at least 1 location where walls are 8'+ in height.
5. Details must be provided for the proposed retaining walls. A curb and railing/guardrail should be considered at the higher retaining wall.
6. Curbing should be clearly called out along the south property line along the paved parking area.
7. All proposed parking spaces should be dimensioned as well as driveway widths, curb cuts etc. as well as distance to property lines and structures.
8. Details must be provided for the proposed permeable paver driveway.
9. The net increase/decrease in impervious area must be quantified and shown on the plans.
10. The proposed drain inlets should be lowered slightly below grade to better catch runoff.
11. Drainage piping entering the infiltrators should enter first into the proposed "isolator row".

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