

## MEMORANDUM (2)

**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 28, 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 10/20/2022

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.

The following comments are remaining:

1. The site plan must be 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. 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.

4. Provide the pipe sizes and the elevations for all drainage structures and associated piping. All proposed piping must be shown on the plan. Plan notes "TBD".
5. 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. Plan notes "TBD".
6. The proposed parking arrangement may promote parking within the ROW and will require backing out.
7. The current plan proposes post lighting with EV charger within the Village 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