

MEMO (1)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Richard Leins, Interim Village Administrator
Ed Manley, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: October 28, 2021

RE: Site Plan Review
54 Clinton Avenue
Village of Dobbs Ferry, NY 10522

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

- Existing Conditions survey prepared by Richard Domato on July 25, 2021
- Architectural Drawings Created by Michael Lewis Architects PC dated 10/14/2021, updated 10/28/2021
- Various Documents -Plan submission Form, Coastal Assessment Form, Short Form EAF, Site Plan application, Transmittal

Description of work: Restoration of a 3.5 Story Clinton Avenue mansion including conversion to a multi-family dwelling containing (1) three-bedroom apartment, (2) two-bedroom apartments and finishing of cellar to include mechanical & storage, Addition of new single-story four stall garage to serve the residential building, (8) parking spaces are being provided (6 are required)

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

Our comments are as follows:

1. The architectural plan shows an increase in impervious area of 3,606.7 SF. A stormwater management and erosion and sediment control plan and details, and calculations must be provided.
2. The plan notes the following existing non-conforming features, side yard setback, height of main building, and number of stories.
3. The plan notes a two proposed non-complaint features, building coverage and impervious surface coverage.
4. Parking aisle widths and dimensions of the driveway should be noted on the site plan.
5. Sanitary sewer and water service connections should be noted on the site 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 responses are provided.

Thank you