

MEMORANDUM (2)

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: November 23, 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:

- Letter to Building Inspector, prepared by Gotham Design, dated 11/14/22,
- Plan entitled "Permeable Paving Plan," prepared by Integral Engineering Services / Gotham Design, dated 11/14/2022,
- Plan entitled "Tree Removal Plan," prepared by Integral Engineering Services / Gotham Design, dated 11/14/2022,
- Plan entitled "Cross Sections," prepared by Integral Engineering Services / Gotham Design, dated 10/13/2022,

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.

The following previous comments are outstanding:

1. The survey must be signed by a licensed surveyor.
2. Plans previously submitted as well as the "Cross Sections" plan are not signed and sealed by the design professional.

3. A Stormwater management design must be provided, it is noted that Hudson Engineering has been engaged. As previously noted, any storm 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. 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. A landscaping plan is required.
6. A trench drain should be provided at the driveway to prevent runoff from entering the Village ROW.
7. Utility service connections must be located and shown/detailed on the plan.

Additional comments:

8. Retaining wall details have been submitted, depicting an on-grade dry boulder wall, typical detail at 10' maximum height. Retaining wall type and appropriateness of design must be substantiated during site plan development now by a geotechnical engineer's analysis due to the steep slopes and rock at this site. Full engineering design calculations and design details will be required prior to any building permit issuance.
9. An analysis demonstrating appropriate site distance at the driveway exit should be provided.
10. This office did not receive the response letter to our comments as was noted in the letter to Mr. Roemer.

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.