

MEMORANDUM (2)

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: December 9, 2021

**RE: Site Plan Review
156 Palisade Street
Village of Dobbs Ferry**

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

- Plans entitled: "Residential Building at 156 Palisade Street", prepared by Christina Griffin Architect PC. & Consulting, P.C., last dated 11/22/2021
- Plans entitled: "Proposed Multi-Family Dwelling, 156 Palisade Avenue", prepared by Hudson Engineering & Consulting, PC, dated 9/29/2021

Our remaining comments are as follows:

1. The site plan does not depict the proposed sewer and water services; sewer service connection details are not included.
2. As noted previously, minimum mechanical ventilation requirements for the enclosed parking garage must be met, and noted on the plans, subject to Building Department review.
3. As noted previously, interior garage drains must be routed to the sanitary sewer, an oil/grit separator is recommended, plan notes could not be located.
4. Adequate access to the building by Fire Department apparatus should be reviewed by the Fire Department.
5. As noted previously, the architectural streetscape depicts a flat area on the streetscape across the front entry and driveway which does not exist. Finer grading is required.

Thank you