

MEMORANDUM (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: December 8, 2021

**RE: Site Plan Review
167 Judson 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, Site Plan Application, Short Form EAF, Site Plan Checklist, Subdivision/Site Plan review, Yard signs
- Site Plan, developed by Mitchell Koch RA, 11/16/2021
- General Notes, developed by Mitchell Koch RA, 11/16/2021

Description of work: Workout Room Addition

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

Our comments are as follows:

1. Percolation test data including locations, Hydraulic Soil group information, and Test Pit data used for the calculations including locations must be provided to support the infiltration rates used in the stormwater model.
2. A concrete washout location and detail must be specified on the plan.
3. The area of disturbance must be quantified and clearly noted and delineated on the plan.
4. The existing driveway may be used as the stabilized construction entranceway. Add the following note to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove any excess dirt, mud or rock tracked offsite."
5. At least one inspection port per row of infiltrators should be provided on the proposed infiltration system, or if existing note the location.
6. The notification and inspection schedule shown on the plan is required for all steps outlined, not just step 5.
7. All associated piping and connections to the existing infiltration systems including invert elevations must be indicated on the 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