

MEMORANDUM (3)

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
18 Fairlawn Avenue
Village of Dobbs Ferry

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

- Site Plan Submittal form, not dated, not stamped
- Response letter from Hudson Engineering & Consulting, P.C. to AI Engineers, Dolph Rotfeld Engineering Division dated 11/17/2021
- Stormwater Management Plan and details entitled: "Proposed Pool & Patio", prepared by Hudson Engineering & Consulting P.C. dated 6/16/2021, last revised 11/17/2021
- Stormwater Management Plan & Drainage Analysis report, prepared by Hudson Engineering & Consulting, PC, dated 6/16/2021, revised 11/17/2021
- Survey of Lot #7 created by Gabriel E. Senior, P.C. dated November 20, 2012, last revised 10/28/2021

Project Description: Construction of a pool, spa, and patio in the rear yard.

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

Our remaining comments are as follows:

1. Identify on the plan the 3 piped connections to the existing manhole in the yard that will now accept the overflow from the proposed storm system. If the pipe network connects to the municipal system this should be shown.

2. Verify the proposed grading of the yard. The RIM of the existing manhole is shown as 85.1' and the proposed patio adjacent to this location shows a proposed elevation of 84.1' in this location.
3. A minimum distance of 10' should be provided between the infiltration system, house and property lines. The footprint of the proposed Stromtank should be adjusted to achieve this and coordinated with the HydroCAD model dimensions.

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