

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
242 Clinton Avenue
Village of Dobbs Ferry, NY 10522

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

- Stormwater Management plan, developed by Hudson Engineering & Consulting, P.C. developed 10/14/2021
- Architectural Drawings created by Gregory Sharp RA, dated 10/13/2021
- Topographical Survey at 242 Clinton Avenue, developed by Summit Land Surveying P.C., Inc., Not Stamped or dated.
- Various Documents – Site Plan Application, Plan submittal Form, Escrow Account Check, Coastal Assessment Form (CAF), Short Form EAF, Site Plan Checklist- blank, not dated

Description of work: Addition of a front parking area, garage, deck, and second story addition to an existing single-family dwelling.

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

Our comments are as follows:

1. The proposed plan includes a 2-car paved parking area within the front yard of the parcel. The Building Department should verify if this is in conformance with the Zoning Code in terms of location and required parking. This area extends into the Village ROW including a stone wall extending outside the property line. Parking space areas should be contained fully within the property lines.
2. In accordance with § 265-1 of the town code, a road opening permit is required for proposed two-car asphalt parking area and proposed curb cut in Clinton Avenue.
3. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan.
4. Include cut and fill calculations and note on the plans.
5. All proposed retaining walls must note top and bottom wall elevations at any change in elevation. Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.
6. At least one inspection port per row of infiltrators should be provided on the proposed infiltration system.
7. The locations of the storm drain cleanouts provided in the details must be called out on the stormwater management plan.
8. A concrete washout location and detail must be specified on the stormwater management 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