

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
51 Beechdale Road
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 Rowan Land Surveying, PLLC, dated 4/6/2021
- Site Plan (Proposed Drainage) and Details prepared by James J. Hahn Engineering, P.C., Not dated, Not Stamped
- Proposed House Lift plans, prepared by Mingolello & Associates Architects, LLC. Dated 11/17/2021
- Demolition Floor plans, prepared by Mingolello & Associates Architects, LLC. Dated 11/18/2021.
- Various Documents – Site Plan Application, Abutter Notice Letter, Affidavit Mailing List, Coastal Assessment Form for Planning Board, Lawn Signs, Notarized Affidavit for Notice Letter to Abutters

Description of work: Raise the existing dwelling 4' and install drainage. Site will be filled to made new elevation to match existing.

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

Our comments are as follows:

1. Supporting calculations must be provided to verify the stormwater system proposed on the site plan provided by James J. Hahn Engineering P.C.
2. The entire run of the proposed storm drain within the ROW must be shown, a street opening permit will be required as well as a maintenance agreement. The RIM, Invert, pipe capacity demonstrating capacity of the proposed pipe will be required. Pump sizing calculations should be submitted for review as well.
3. All proposed retaining walls must show 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.
4. Percolation tests must be performed to establish the infiltration rates used in sizing the stormwater system. Test logs must be submitted for review demonstrating conformance with methodology used. The locations of the percolation tests must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice.
5. Wherever infiltration practices are proposed test pits must be performed to confirm soil type and to determine the elevation of ledge rock and groundwater conditions (minimum 3 feet below infiltration practices). Test pit locations must be shown on the plan. If the minimum 3-foot separation is not possible, alternative methods to infiltration must be considered.
6. A concrete washout location, drain inlet protection, and corresponding details must be specified on the plan.
7. The net increase/decrease of impervious coverage and the area of disturbance must be clearly noted and delineated on the plan.
8. Include cut and fill calculations and note on the plans.
9. A construction entrance must be indicated on the plan. The existing driveway may be specified for this purpose.

10. The plan must show the location, size, rims and inverts of all piping, infiltration system, roof leader connections etc..
11. At least one inspection port per row of infiltrators should be provided on the proposed infiltration system.
12. A construction sequence and inspection schedule must be included on the plan.
13. Discharge pipe that terminates in the west of the 18 Cultec unit system needs Rip Rap dissipation or approved equal.

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