

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 8, 2021

RE: Site Plan Review
54 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 & Drainage Analysis, developed by Hudson Engineering & Consulting, P.C., developed 11/18/2021
- Memorandum to Chair and Members of the Village of Dobbs Ferry Planning Board, created 11/2/2021
- Corrected Architectural Drawings Created by Michael Lewis Architects PC dated 11/23/2021
- Stormwater Management Plan developed by Hudson Engineering & Consulting, dated 11/18/2021
- Letter to Planning board and Planning Chair, dated 11/18/2021
- Various Documents – Lighting Specs-11/17/2021, Transmittal 11/23/2021,

Description of work: Restoration of a 3.5 Story Clinton Avenue mansion including conversion to a multi-family dwelling containing (1) three-bedroom apartment, (2) two-bedroom apartments and finishing of cellar to include mechanical & storage, Addition of new single-story four stall garage to serve the residential building, (8) parking spaces are being provided (6 are required)

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

Our remaining comments are as follows:

1. Sanitary sewer and water service connections should be noted on the site plan. The response noted the connections are showed on drawing A.001.03 which was not included in this submission.
2. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan.
3. The plan must show the location of the storm drain cleanouts that are provided in the details.
4. A concrete washout location and detail must be specified on the plan.
5. The proposed 18"x18" precast drain inlet in the driveway is shown and detailed with a 1' sump. Consider increasing the depth of the sump to 18" for improved water quality.

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