

MEMORANDUM (2)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: February 1, 2023

RE: Site Plan Review
143 Ashford Avenue
Village of Dobbs Ferry, New York

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

- Plan Sheets entitled “Addition and Interior Alterations, Fishov Residence,” prepared by RFA & Associates, LLC., last dated 1/19/2023

Project Description: Addition and expansion of 2nd floor into attic space to incorporate home office, bedroom, and bathroom.

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

Our comments are as follows:

1. The “Streetscape” rendering on sheet T-1 does not depict the new roofline as currently proposed.
2. As previously noted, the “Drainage Statement” on the title sheet notes that there is no proposed increase in impervious surfaces. This statement conflicts with the impervious coverage calculations table on SP-1 which shows an increase. Increase in coverage less than or equal to 400 square feet can utilize the Village standards for “Retention System Requirements for Small Additions”. The applicant will be required to satisfy this prior to building permit.
3. Erosion and sediment control practices provided in the details must also be shown on the proposed site plan.

We will be happy to continue our review once responses are provided.

Thank You