

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
2 Osceola Avenue
Village of Dobbs Ferry, New York

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

- Plan Sheet entitled “The O’Connor Residence”, prepared by Nicholas L. Faustini Architect PC, last dated 1/19/2023
- Landscape Plan, created by Daniel Sherman, last dated 8/13/2022
- Survey signed and stamped, created by Richard J Spinelli, last dated 12/8/2022

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

Project Description: Interior Alterations with a 120 SF addition to building footprint, new deck, 198 SF addition to the existing cobblestone driveway.

Our comments are as follows:

1. The amended plan shows a total increase in impervious area of 397 SF which is considered a “Small System”. The applicant requests a direct runoff pipe into the existing on-site pond in lieu of stormwater detention. The application must demonstrate that there adequate storage capacity in the pond, i.e.. there will be a negligible effect on the overall function. If a cultec infiltrator is to be utilized it should be sized per the Village’s guidelines for small additions <400 SF.

2. Cultec location depicted on the plan is too close to the front property line, should be at least 10' separation.
3. It is our understanding that the applicant is confirming NYSDEC jurisdiction with regard to the need for a NYSDEC permit with respect to the stream classification.

Thank you