

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
34 Clinton Avenue
Village of Dobbs Ferry, New York

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

- Letter to Planning Board, prepared by CGA Studio Architects, dated 1/19/2023
- Plans and details prepared by CGA Studio Architects, last dated 1/19/2023
- Plan Submittal Form- not dated
- Stormwater Management Plan & Drainage analysis, created by Hudson Engineering & Consulting, P.C., dated 1/19/2023
- Unilock Permeable Paver Technical Guide

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

Project Description: Construction of an 11-unit multi-family development consisting of a 3-story addition to the existing dwelling.

Our comments on the submitted materials are as follows:

1. Consideration for water quality must be provided immediately upstream of any piped connection to an infiltration practice. At a minimum the water quality practice must include a sump and a hooded outlet. Details must be provided.

2. Supporting design calculations are required for any wall 4' high or greater in retained soil height prior to building permit issuance.
3. Consideration should be given to the installation of a temporary sedimentation basin during construction due to the steep slopes on this parcel. Additional measures such as a double row of silt fencing should also be considered along the western property line.
4. As previously noted in memo 1, water usage and projected sewage flow rates should be provided, a Westchester County Department of Health permit may be required based on the number of bedrooms proposed. The adequacy of the existing sewer main should be investigated.
5. As previously noted, the site plan must include at a minimum.
 - a. Clear delineation and area of the limit of disturbance.
 - b. A concrete washout location and details must be specified on the plan.
 - c. All existing and proposed utilities, (Gas, Water, Sewer).

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

Thank you