

MEMORANDUM (1)

TO: Stephen Hunter, Planning Board Chairman

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

FROM: Anthony Oliveri, P.E.

DATE: February 2, 2022

RE: Site Plan Review
417 Broadway – Sacred Heart Church
Village of Dobbs Ferry

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

- Plan Submittal Form, Site Plan Application, Short Environmental Assessment Form, Site plan checklist, Coastal Assessment Form, prepared by Vernon Hill Land Development Corporation, Dated 1/20/2022
- Letter to the Planning board created by Nelson Pope Voorhis, Dated 2/1/2022
- Affidavit of Notice to Neighbors, created by Vernon Hills Land Development Corporation dated 9/23/2022
- Escrow Account Verification Email, created by Ed Manley, not dated
- Site Plan and Planting Plan For Parking Lot Improvements, created by AZ Associates LTD., Stamped by Antonio Zaino dated 9/15/2021

Description of work: Renovations and additions to an existing one-family residence, with new porch and patio.

Our comments are as follows:

1. Provide dimensions for all parking spaces and aisle widths.

2. An erosion and sediment control plan and details must be provided.
3. Calculations verify the sizing of cultec units must be provided for the increased impervious areas proposed. Clarification with regard to an overflow or outlet to the detention system must be detailed as the design states infiltration is not being considered.
4. Test pits must be performed to confirm soil type and to determine the elevation of ledge rock and groundwater prior to construction.
5. Provide a minimum of an 18" sump at the proposed drain inlet for water quality.
6. Indicate existing and proposed topography to confirm positive pitch to the proposed drain inlet.
7. The existing driveway may be used as a construction entrance. Add the following note to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."
8. Details for the proposed cultec system should include:
 - a. Actual configuration of system.
 - b. Include at least one inspection port per row of cultecs and include in the details.
 - c. Provide all rims, inverts and sump elevations for any proposed piping and the proposed detention system.
 - d. Provide manufacturers details required for installation in paved areas.

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