

MEMORANDUM (3)

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
0 North Mountain Drive (Subdivided from 79 North Mountain Drive)
Village of Dobbs Ferry, New York

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

- Survey created by the Munson Company signed and dated 8/3/2018;
- Survey created by Summit Land Surveying signed and dated 7/22/2017;
- Plan Set entitled "Giglio Residence," prepared by Integral Engineering Services / Gotham Design, dated 1/19/2023;
- Plan Set entitled "Proposed Single Family Dwelling," prepared by Hudson Engineering & Consulting, P.C., last dated 1/18/2023;
- Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, P.C., last dated 1/18/2022;
- Memorandum prepared by Sirus Miandoabi, President of Integral Engineering Services, PLLC., certifying both the Excavation and Mechanical Rock Removal -Mitigation Plan prepared by Gotham Design, dated December 15, 2022, and the Traffic, Parking, and Driveway Analysis prepared by Gotham Design, dated December 15, 2022;
- Plan entitled "Landscape Plan," prepared by Aspect 120 Landscape Architecture, dated 11/30/2022;
- Letter to Engineer, prepared by Gotham Design, dated 1/15/23;
- Letter to Engineer, prepared by Hudson Engineering & Consulting, P.C., dated 1/18/23;

This plan has not been reviewed by this office for compliance with the zoning code. *It is our understanding that the zoning table must be updated and the degree of required zoning variances confirmed.*

Project Description: Construction of Single-family residence with an attached three car garage on a building lot created by subdivision.

Our remaining comments are as follows:

1. It appears the proposed driveway slope will be at about 12%, a profile should be submitted; review by the Fire Department for sufficient access is recommended.
2. It is noted that the proposed infiltration practice size prohibits a 10' separation from all property lines. The proposed location has been adjusted to at least 10' from the foundation and front property lines, however the system is only 8.5' from the neighboring parcel due to the size.
3. Provide the RIM, invert and sump elevations for the water quality unit upstream from the infiltration system.
4. It is noted that the temporary basin will not capture the entire site during construction. Additional means of sediment and erosion control along the front property line should be explored due to the steep slopes existing.
5. The applicant's responses note underdrains for the proposed pervious paver system, this must be located and detailed on the utility plans. Since the proposed pervious paver system does not have sufficient separation to ledge rock it will act more as a detention basin; this may also affect zoning coverage calculations with regard to pervious/impervious areas to be determined by the Building Inspector.
6. As previously noted, the Excavation and Mechanical Rock Removal plan is based on assumptions of rock/soil ratios, as discussed, a geotechnical analysis would need to be undertaken for more certainty on the rock/soil numbers. The applicant wishes to forego that investigation at this time.

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 additional information is provided.

Thank you.