

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 27, 2023

RE: Site Plan Review
111 Bellair Drive
Village of Dobbs Ferry, New York

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

- Perc Test Results prepared by Soil Testing, Inc , dated 1/27/2023
- Response letter from NcC Studio to Planning Board dated 2/13/2023
- Site Plans and details prepared by NcCStudio, S100 and S101 only, last dated 2/13/2023

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

Project Description: Addition and Alteration to owners' single family home including landscaping and retaining walls.

Remaining comments are as follows:

1. All drainage structures must be provided with a minimum of a 2' sump.
2. The site plan must show top and bottom wall elevations; this should be in addition to plan details.
3. Engineered plans must be submitted and approved for the proposed retaining walls prior to building permit issuance including engineering calculations and certification of the design of the wall and the underlying existing wall. A geotechnical/structural engineering analysis will be required to establish the adequacy of the final design.
4. Drainage behind the rear wall and discharge point must be shown on the site plan.

5. The new wall must be set back at least 4' from the existing lower wall, otherwise a zoning variance may be required.
6. RIM, Invert and Sump Elevations must be provided for all proposed drainage structures on the plan in addition to the details.
7. Storm filter post construction maintenance notes must be included on the plan.

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions as well as a complete plan set for review. We will be happy to continue our review once responses are provided.

Thank you