

## MEMORANDUM (1)

**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 28, 2023

**RE:** Site Plan Review  
164 Palisade Street  
Village of Dobbs Ferry, New York

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

- Application Package, (Various Documents)
- Survey prepared by Summit Land Surveying P.C., dated 2/1/2023, Not Signed
- Plans and Details, prepared by Community Designs Engineering, D.P.C., dated 2/2/2023;

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

Project Description: Proposed 2.5 story addition for 164 Palisades Street with new stairs, windows, roofing and siding. 87 Cedar Street proposed removal of front porch, new windows, siding, and roof.

Our preliminary comments are as follows:

1. The survey must be signed by a licensed professional.
2. The stormwater design calculations must include percolation volume calculations in accordance with NYSDEC or Westchester Best Management Practices.
3. A water quality unit must be installed upstream of the infiltration practice.



4. Stormwater management plan must show the location of all best management practices including but not limited to; silt fences, construction access, concrete washout if applicable, tree protection, limit of disturbance, etc.
5. All proposed retaining walls and steps must show top and bottom elevations at any change in elevation. Any proposed retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.

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.