

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
7 Bramley Lane
Village of Dobbs Ferry, New York

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

- Photo of Existing wall, and Simulated photo of proposed retaining wall not dated;
- Plans and Details, prepared by Civil Design Professionals dated 11/8/2022;
- Retaining wall full application package, (Various documents)

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

Project Description: Replace existing deteriorated railroad tie retaining wall with a prefabricated modular block retaining wall system in accordance with Civil Design Professional Plans and Specifications.

Our preliminary comments are as follows:

1. Site plan must include all soil erosion and sediment controls, including but not limited to silt fence, construction fence, any temporary shoring, tree protection, etc.
2. Site access must be noted on the plan. A letter of acknowledgement and access approval from the owner of lot 23 will be required if construction requires access and use of the neighboring property.
3. The proposed 4" perforated drainpipe behind the retaining wall shows 3 options for a discharge outlet including onsite drainage. The proposed drainage must be shown on the

- site plan, including all outlet pipes. If option 2 or 3 are proposed, adequate distance must be provided between the outlet pipes and the neighboring property.
4. Prior to building permit issuance, engineering calculations and geotechnical considerations for the wall structural design must be submitted and approved.
 5. The property line location should be noted on the detailed wall section.

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.