

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
86 Maple Street
Village of Dobbs Ferry, New York

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

- Survey prepared by Richard J Domato, dated 6/11/2022;
- Plans and Details, prepared by Community Designs Engineering, D.P.C., dated 2/2/2023;
- Application Package, (Various Documents)

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

Project Description: Proposed 2 Lot subdivision, and new 2- family dwelling.

Our preliminary comments are as follows:

1. The stormwater design calculations on SP.1 appear to be incorrect and need revision, requiring additional drywells as calculated. Percolation volume calculations in accordance with NYSDEC or Westchester Best Management Practices must be included.
2. Show the distance from the proposed drainage system and both the property line and the rear of the proposed dwelling. A minimum of 10' separation is required for any overflow and a neighboring property/ ROW.
3. Percolation testing must be performed to verify the feasibility of the proposed drywell system.
4. The site plan must Include the rim, invert and sump elevations of all drainage structures.

5. All proposed retaining walls and steps must show top and bottom elevations at any change in elevation. Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.
6. Any existing drainage for Lot 1 must be included in the site plan.
7. A separate road opening permit will be required for the proposed curb cut on Devoe Street.

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.