

MEMORANDUM

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: April 4, 2023

RE: Site Plan Review
11 Fairlawn Avenue
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 Link Land Surveyors P.C. dated 7/21/2021, Not Signed
- Slope analysis and Stormwater Management plan, prepared by Hudson Engineering and Consulting, P.C. dated 3/16/2023
- Various Documents (LWRP Consistency Review Coastal Assessment, Site plan Development checklist, Land Use Approval Application, Architectural & Historical Review Board Application, Short Environmental Assessment Form, Etc.)

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

Project Description: New residential single-family home.

Our preliminary comments are as follows:

1. Survey must be signed by NYS licensed surveyor.
2. Multiple easements are noted on the survey. Clarification with regard to whether any restrictions will effect the proposed construction should be addressed. A conservation easement is also called out within the steep area to the west, it is unclear if this is existing or proposed.

3. The site is dominated by steep slopes; in addition it has been reported that soil conditions in this area have been found to be unstable. We recommend a geotechnical investigation be prepared to ascertain any limiting factors in the development of this site. In furtherance of this, the survey indicates a 20' wide easement as shown on "Soil-Nail As-Built" and "engineering plan by Robert B. Simpson P.E." – a geotechnical engineer; more information with regard to this condition should be supplied.
4. Percolation tests must be performed to establish the infiltration rates used in the stormwater model (**or calculations**). Test logs must be submitted for review demonstrating conformance with methodology used. The locations of the percolation tests must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice.
5. Wherever infiltration practices are proposed test pits must be performed to confirm soil type and to determine the elevation of ledge rock and groundwater conditions (minimum 3 feet below infiltration practices). Test pit locations must be shown on the plan. If the minimum 3-foot separation is not possible, alternative methods to infiltration must be considered. Notification must be made to the Village Engineering Department or this office for inspection.
6. Stormwater design calculations must be provided for review.
7. The proposed retaining walls will require engineered plans to be submitted and approved prior to building permit issuance. Cross sections indicate close proximity to the house foundations and possible structural interaction.
8. Any drainage associated with the retaining wall design including the discharge location must be shown on the plan.
9. A concrete washout location and detail must be specified on the plan.
10. A water quality unit directly upstream from any infiltration practices is recommended.
11. Show the locations of any proposed downspouts or drainage units in the rear of the house and terrace.
12. Multiple locations on C-2 show conflicting elevations especially in driveway and in front of the proposed dwelling. A clearer proposed grading plan should be provided.
13. A detail must be provided for any proposed curbing or drop curb.
14. Any existing features that will be removed during demolition should be removed or sufficiently shaded on the stormwater management plan for clarity (existing walls, spot elevations and existing topo lines, etc.).

15. The floor elevation on the architectural plans conflict with the stormwater management plan and must be coordinated.

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 responses are provided.

Thank You