

MEMORANDUM (2)

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
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:

- Response Memo to AI Engineers, not dated or signed
- Survey prepared by Summit Land Surveying P.C., dated 2/1/2023,
- Stormwater Engineer response memo, prepared by Adamo Maiorano, AIA
- Response Memo prepared by Community Designs Engineering, D.P.C., dated 3/17/2023;

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 remaining comments are as follows:

1. Percolation volume calculations are incorrect; only sidewalk percolation area should be considered and only around the perimeter of the system, possibly requiring more drywells. Calculations must be in accordance with NYSDEC or Westchester Best Management Practices and should be signed and sealed by the professional engineer.

2. Note a minimum separation of 10' from the proposed cultec system to the property line and structures.

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.