

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 **MICHAEL LEWIS ARCHITECT - RESPONSES - 3.20.23**

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) **MLA - re- submitted**
- Survey prepared by Summit Land Surveying P.C., dated 2/1/2023, Not Signed **MLA - signed re- submitted**
- Plans and Details, prepared by Community Designs Engineering, D.P.C., dated 2/2/2023;
MLA - drawings revised 3.20.23

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. **MLA - Engineer calc's submitted**
3. A water quality unit must be installed upstream of the infiltration practice. **MLA - Engineer submitted**

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. **MLA - Engineer will include**
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.

**MLA - Architect will include on Proposed Site Plan.
Proposed retaining walls are 4' or less**

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.