

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
29 Osceola Avenue
Village of Dobbs Ferry, New York

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

- Plan set for the Wallach Residence, prepared by Matthew Cordone Architect PLLC, last dated 3/16/2023
- Survey prepared by Gabriel E. Senior, P.C. dated 11/5/2020, Not signed.
- 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.)
- Percolation Test Results, prepared by Laurel C. Gaffney, P.E. letter dated 3/14/2023

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

Project Description: New pool, bluestone paver patio, hot tub sap, retaining wall, pool equipment, emergency generator and buried propane tank.

Our preliminary comments are as follows:

- 1) Survey must be signed by licensed NYS licensed surveyor.
- 2) At least one inspection port per row of infiltrators should be provided on the proposed infiltration system.

- 3) A cross section of the proposed pool and details of the proposed culvert drywells should be included. It should be demonstrated that the close proximity of the culvert units to the pool will not have any detrimental effects.
- 4) Provide the pipe sizes and elevations for the rim, invert and sump of all drainage structures.
- 5) All proposed retaining walls must show top and bottom wall 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 drainage associated with the retaining wall design including the discharge location must be shown on the plan.
- 7) A water quality unit directly upstream from any infiltration practices is recommended.
- 8) All stormwater best management practices must be shown on the plan and detailed, including but not limited to: Concrete washout, construction entrance, silt fencing, construction fencing, inlet protection, and all other applicable controls.
- 9) Provide information on the draining, drawdown, and winterizing of the swimming pool as well as filter backwash if required.

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