

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
480 Broadway
Village of Dobbs Ferry, New York

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

- Architectural Plan Set, prepared by Arthur Chabon Architects, dated 10/7/2022
- Various Documents (LWRP Consistency Review Coastal Assessment, Site plan Development checklist, Land Use Approval Application, Architectural & Historical Review Board Application, Board lawn sign, Etc.)

Project Description: New deck with spiral staircase on southeast corner of residence, and new brick paced terrace.

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

Our preliminary comments are as follows:

- 1) A site plan with stormwater management and best management practices must be provided. Attached is a memo by Hahn Engineering for "Retention Systems Requirements for Small Additions" in Dobbs Ferry. It appears from the plans that this project would qualify to use this streamlined process for stormwater design.

We will be happy to continue our review once additional information is provided.

Thank You