

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 3, 2023

RE: Site Plan Review
86 Maple Street
Village of Dobbs Ferry, New York

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

- Memo to Planning Board of Appeals prepared by Community Designs Engineering D.P.C., dated 3/22/2023
- Plans and Details, prepared by Community Designs Engineering, D.P.C., last dated 3/21/2023;

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

Project Description: Proposed 2 Lot subdivision, and new 2- family dwelling.

Our remaining comments are as follows:

1. Percolation volume calculations are incorrect; only sidewall 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. The elevations of the cultec units in the rear of the house show only a 12" gravel base but the calculations are using 18" of gravel.

3. Minimum separation of 10' is not possible for the proposed cultec system in the rear from the property line and structure. A cross section of the proposed system and justification as to proximity to the house and property line must be submitted.

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.