

MEMORANDUM

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: March 31, 2022

RE: Site Plan Review
21 Bellair Drive
Village of Dobbs Ferry

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

- Proposed and Existing site plan, and Survey entitled Hill Residence, 21 Bellair Drive, created by Daniel Contelmo Architects, last dated 3/15/2022
- Various documents (Plan Submittal form, Escrow account, Lawn signs 1& 2, PB submission, Affidavit of Notice, Neighbor Letter, mailing list, various photos)- various dates

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

Project Description: Enclosure of existing porch, new deck and wood retaining walls.

Our comments are as follows:

1. Plans should note the construction type of the deck and that the surface beneath will be maintained as an impervious surface and include details for both.
2. Indicate the type of construction for the stairs next to the retaining walls.

3. 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.
4. Include cut and fill calculations and note on the plans.
5. All imported construction fill and aggregates shall be clean and conform with the soil constituent concentrations for unrestricted use as specified by the NYSDEC DER-10 Part 375 Standards.

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