

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
24 Eldredge Place
Village of Dobbs Ferry

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

- Stormwater Management Plan, Narrative, and details, created by Hudson Engineering & Consulting, P.C., last dated 3/17/2022
- Site Plan, entitled Private Residence 24 Eldredge Place, Created by Michael Lewis Architects PC. last dated 3/16/2022
- Various documents (PB Board yard sign deposit, Escrow App & Check, PB submission, Coastal Assessment, Affidavit, Neighbor Letter and Mailing List.)- various dates
- Various documents in 3.17.2022 PB #2 submission (Abutters Report, Lawn form, Spreadsheet, Mail Receipts, Neighbors Notification, Trans 3.16.22, Abutters Map, PB Cover Ltr.22.03.17, Board lawn sign, affidavit of notice)- various dates

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

Project Description: Renovation of existing 1 story wood framed building. 1st floor addition and new 2nd floor added proposed stormwater management system, site improvement, open car port.

Our comments are as follows:

1. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan and show a breakdown of the proposed impervious surfaces.
2. 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. Proposed grading at the west side carport seems to be lacking, stairs depicted on the elevation are not shown.
3. A cross section through the 8 proposed culverts depicting existing and proposed grades and proximity to property line should be included. Infiltration practices should not be utilized in slopes greater than 15%.
4. An overflow connection to the existing drainage manhole within the ROW from the proposed infiltration system should be considered.
5. Any curb cut, excavation, or opening in or under any street, sidewalk or public space will require a street opening permit. This includes the two driveways and associated curbs being installed in the ROW.
6. A concrete washout location and detail must be specified on the plan, if applicable.
7. Location of the sanitary sewer, gas or water service connections to the existing or proposed dwelling must be noted on the site plan.

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