

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
39 Riverside Place
Village of Dobbs Ferry

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

- Plan Set for the Sharp Residence created by GSA and Case development Inc, last dated 12-10-2021
- Site Plan Application, Dated 2/2/2022
- Site plan survey, non-topographical, created by Summit Land Surveying P.C., last dated 6/3/2021
- Site Plan and Construction Details, created by Westover Landscape design last dated 2/8/2022

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

Project Description: Replacement of existing single-family house with new single-family house in same location.

Our comments are as follows:

1. Noted on plan sheet A-001.00 all drainage system and site work to be shown on civil drawings by Hudson Engineering and will be submitted in a separate document. The

- civil drawings were not included in this submission, thus engineering review could not be completed.
2. Topography must be included on the existing conditions survey to properly evaluate impacts especially with respect to the proposed retaining wall along the west property line and proposed infiltration system in the rear yard. Topography should extend at least 10' beyond the property lines.
 3. Location of sewer and water services should be indicated on the plan.
 4. A proposed grading plan, sediment & erosion control plan and more detail regarding the proposed retaining walls must be submitted.

We will be happy to continue our review once the required documents are provided.

Thank you