

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: April 5, 2022

RE: Site Plan Review
86 Main Street
Village of Dobbs Ferry

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

- Plan Set entitled "Rear yard Permit Set 2021_12_07(2)(1).pdf" including, Site plan, and Drainage Engineering Plans, created by De La Garza Architecture LLC, last dated 16/6/2021
- Various documents (ARB PB hearing, Yard permit set, Affidavit, Letter & mailing, Escrow check, Coastal Assessment form, Planning board submittal documents)- Various dates

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

Project Description: Rear yard retaining walls, terraces and fencing.

Our comments are as follows:

1. Provide stormwater sizing calculations in accordance with an approved design methodology or demonstrating a zero increase in discharge from the site from the pre to post development condition, for the 25-year return probability.

2. Percolation tests must be performed to establish the infiltration rates used in sizing the proposed infiltration practices. Test logs must be submitted for review demonstrating conformance with methodology used. The locations of the percolation tests must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice.
3. Wherever infiltration practices are proposed test pits must be performed to confirm feasibility of infiltration. Soil type, elevation of ledge rock and groundwater conditions, must be determined (minimum 3 feet below infiltration practices). Test pit locations must be shown on the plan. Notification must be made to the Village Building Department or this office for inspection.
4. A copy of the USDA Soil Survey Map for the proposed site must be submitted verifying hydrological soil type.
5. The area of disturbance must be quantified and stated on the plan. The area of disturbance must encompass all proposed work including areas of demolition and excavation.
6. A construction entrance and equipment access must be indicated on the plan. Access from the OCA trail will need approval by New York State Parks Department.
7. 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. The step from terrace 1 to terrace 2 is currently proposed at approximately 5' 2".
8. The direct inlet connection to the proposed Cultec system should be reconsidered. A separate inlet with a sump connected to the chamber would provide a means for water quality; an inspection port for maintenance, however must be included.
9. Invert and RIM elevations must be provided for the proposed infiltration system, drainage structures and include the size of any associated piping.

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.