



MEMORANDUM

To : Village of Dobbs Ferry Planning Board

From : George E. Pommer, P.E.
Vice President

Dated : March 11, 2021

Subject : Site Plan Review
Owner/Applicant – 156 Palisade Street LLC
156 Palisade Street
Tax ID: 3.50-040-32

Drawings Reviewed : “Cover Sheet”, Revised 2/17/21, Sheet CS.
“Site Plan”, Revised 2/17/21, Sheet SP-1.
“Floor Plans and Sections”, Revised 2/17/21, Sheet SP-2.
“Elevations”, Revised 2/17/21, Sheet SP-3.
“West Elevation”, Revised 2/17/21, Sheet SP-4.
“Streetscape, Elevation, Context Area Site Plan”, Revised 2/17/21
Sheet SS.

Documents Reviewed : Letter from Paddy Steinschneider, Dated 2/18/21.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated September 28, 2020. The applicant proposes the construction of a multifamily building on 0.2 acres in the MDR-2 zoning district. The site is located within 500 feet of the Old Croton Aqueduct Trailway.

The proposed project has been in public hearing with the Village and several revised building schemes have been submitted by the applicant. The predominant discussion over the past several months has dealt with building bulk and massing in the context of the buildings fronting on this section of Palisade Street. New design guidelines for this section of Palisade Street were developed to assist in the review of the project. The latest plan submission seeks to address, in part, these proposed guidelines and concerns raised by the public.

Pursuant to our technical review, we have provided the following updated comments from our memorandum dated September 28, 2020 which should be addressed by the applicant. It should be noted that issues regarding variances should be addressed first and may impact technical comments. It should be further noted, that responses to the comments in our previous memorandum were not provided by the applicant.

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1. Building coverage and impervious surface may exceed the allowable. Variances may be required. It should be determined by the Planning Board how to count green roofs when calculating building and impervious coverage values.
2. Per Village Code §300-54 A. (7) (b), in MDR zoning districts a garage may provide storage for one vehicle for every 1,500 sf of lot area up to a maximum of four vehicles. The proposed garage exceeds this and a variance is required for the garage.
3. It appears at least one on-street parking space will be removed. This should be addressed.
4. The amount of impervious surface has been increased from the existing to the proposed conditions, therefore stormwater detention facilities and drainage calculations are required.
5. The proposed development will increase sewage flows into the exiting sewer system. The applicant should identify mitigation measures that will offset the increase in flow through the reduction of inflow and infiltration (I/I) at a ratio of three for one.
6. A plan should be provided showing the existing conditions and labeled as "Existing Conditions".
7. Accessible parking spaces should be considered and should conform to Americans with Disabilities Act (ADA) requirements.
8. The use and design of the rear and side yards is unclear; a landscaping plan should be provided. The design should not create spaces or areas that would be inaccessible for maintenance, such as above retaining walls.
9. Plans should show Village Right-of-Way improvements, including sidewalk repair and an ADA-compliant pedestrian ramp at the existing crosswalk.
10. The location, height and details for all proposed walls should be shown. Top and bottom wall elevations should be shown at all changes in elevation of the retaining wall.
11. It should be explained how the proposed wall will be constructed without adversely impacting the existing walls or entering onto neighboring property.
12. A portion of the proposed wall is equal to or greater than 4 feet high. Wall design plans and calculations signed and sealed by NYS PE or RA should be provided. Additionally, a fence or barrier should be considered.
13. Any proposed wall drain and foundation footing drain discharge locations should be shown.

14. A driveway profile and sight distances should be provided.
15. Column locations in the garage should be shown and demonstrate they will not impact vehicle maneuvering.
16. Snow pile areas should be indicated on the plan.
17. The items proposed to be demolished or removed, including tree removal, should be shown on a demolition plan.
18. General construction notes and a construction sequence should be added to the plans.
19. Site details should be provided; including right-of-way improvements.
20. A detailed description of the existing drainage system should be provided. Any existing stormwater facilities should be shown on the existing conditions plan.
21. The location of all proposed roof leaders and downspouts should be provided.
22. A separate plan should be provided for erosion control in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, and should include, but not be limited, to the following: location of construction limits, silt fence, soil stockpiles, anti-tracking pad, staging areas, etc. Details should be provided.
23. The location of all existing and proposed utilities should be shown (i.e. water, gas, electric, storm, sewer, cable, etc.).
24. On March 15, 2019, Con Edison issued a moratorium on new gas connections and limited expansion of existing services. It should be confirmed that Con Edison is able to provide the proposed increase in service, otherwise alternate means of heating, etc. should be identified. An approval waiver from Con Edison should be provided.
25. Boundaries of the property to be developed should be shown. (All lengths shall be in feet and decimals of a foot, and all angles shall be given to the nearest 10 seconds.)
26. The quantity of cut/fill material to be imported/exported should be stated on the plans.
27. The following notes should be shown on the plans:


“The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.”

““As-Built” drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.”

“The restoration for work performed within the Village Right-of-Way shall be performed to the satisfaction of the Village Engineer and Department of Public Works.”

“Before the Site Plans are signed by the Chairman of the Planning board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer in a form satisfactory to the Village Attorney.”

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.



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