



MEMORANDUM

To : Village of Dobbs Ferry Planning Board

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

Dated : March 30, 2021

Subject : Site Plan Review
167 Judson Avenue
Tax ID: 3.170-151-7

Drawings Reviewed : “Stormwater Management Plan”, Revised 3/18/21, Sheet C-1.
“Details”, Revised 3/18/21, Sheet C-2.
“Steep Slopes Analysis”, Dated 11/13/20, Sheet SA-1.

Documents Reviewed : Site Plan Application, Undated.
Coastal Assessment Form (CAF), Undated.
Short Environmental Assessment Form (EAF), Dated 3/18/21.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review. The applicant proposes the construction of a swimming pool for a single family residence on 0.53 acres in the OF-3 zoning district. The improvements also include a retaining wall, grading, and a stormwater management system.

Pursuant to our review, the following items should be addressed by the applicant.

1. Steep slopes are present on the site which, per Village Code §300-14, are considered environmentally sensitive features. Per Village Code §300-46.C., building in areas with more than 25% slope should be avoided. It should be explained if alternative layouts which do not affect steep slopes were considered.
2. The proposed development has the potential to impact visibility from an established viewing platform (#85). A view analysis per Village Code §300-46.D. should be provided.

3. Screening of the pool should be provided. A landscaping plan which identifies species, sizes, and quantities should be prepared.
4. A construction sequence should be shown on the plans.
5. Details for the proposed retaining wall, patio, and fence should be provided.
6. Drainage calculations for the proposed infiltration system should be provided. It should include soils information and tributary area maps.
7. Minimum 8" diameter pipe should be used between drainage structures.
8. The infiltration system must not be connected until construction is complete and the contributing area is stabilized. A note, stating as much, should be added to the plans.
9. The area of the proposed infiltration system should be protected from over-compaction during construction. The area should be fenced off during construction or the area should be de-compacted prior to installation of the infiltration units.
10. The drain inlet detail should depict a two-foot minimum sump.
11. The proposed drainage pipe has less than 12" inches of cover; this should be addressed.
12. A drainage structure should be provided at all pipe bends and intersections.
13. Post-construction maintenance notes should be provided for the stormwater management practices.
14. A concrete washout detail and location should be provided.
15. It appears the proposed pool, retaining wall and grading may adversely impact existing trees. It should be noted if trees are to remain to be protected. A tree protection detail should be provided.
16. The names and addresses of all owners of record should be shown.
17. The name(s) and address (or lot, block and section numbers) of each adjacent property should be shown.
18. Pool design shall conform to the requirements of Section R326 of the 2020 Residential Code of New York State; this should be noted on the plans.

19. The following note should be shown on the plans:

“Pool cover must be capable of supporting a minimum dead weight of 200 pounds when fastened or locked in place over a swimming pool.”

“The pool cover must fully cover pool when not in use and during the period of November 1 through March 31.”

20. All vertical elevations should be shown or a pool section should be provided.
21. Details and/or information should be provided for the swimming pool, fence, water supply system, drainage systems, water disposal systems and all appurtenances.
22. All entrances to the pool through the fence, or other barrier, shall have a self-closing and self-locking gate which should be indicated on the plans.
23. The building wall acts as part of the pool barrier. As a result, alarms are to be provided on all doors that have access to the pool.
24. A temporary barrier shall completely surround the swimming pool during construction until a permanent barrier is provided. The temporary barrier shall be a minimum of 48 inches in height. This should be noted on the plans.
25. The plans should indicate where and how the swimming pool will be drained.
26. Exposed electrical wires shall not be nearer than 5 feet to the edge of the swimming pool. This should be noted on the plans.
27. Exposed electrical wires shall not be less than 10 feet above ground level at the edge of the swimming pool which should be noted on the plans.
28. The following notes should be shown on the plans:
- “Infiltration system access ports shall be shown on the “As-Built”.”
- “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.”

Dobbs Ferry Planning Board
Site Plan Review
167 Judson Avenue
March 30, 2021
Page 4

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.

A handwritten signature in dark ink, appearing to read 'GEP:WJA:cg', is written over a horizontal line.

/GEP:WJA:cg