



## MEMORANDUM

**To** : Village of Dobbs Ferry Planning Board

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

**Dated** : March 30, 2021

**Subject** : Site Plan Review  
Owner/Applicant – Sarah Smith and Edward Schwartz  
30 Heather Way  
Tax ID: 3.60-27-15

**Drawings Reviewed** : “Outline Specifications, Site Plan, Zoning Data, Notes, & Legend”,  
Revised 2/15/21, Sheet A-0.  
“Enlarged Site Plan with Landscaping and Zoning Data”, Revised 2/15/21,  
Sheet A-0.1.  
“Existing Floor Plans and Elevations”, Revised 2/15/21, Sheet A-1.  
“Proposed Basement Floor Plan”, Revised 2/15/21, Sheet A-2.  
“Proposed First Floor Plan”, Revised 2/15/21, Sheet A-3.  
“Proposed North and West Elevations”, Revised 2/15/21, Sheet A-4.  
“Proposed South and East Elevations”, Revised 2/15/21, Sheet A-5.  
“Proposed Section”, Revised 2/15/21, Sheet A-6.  
“Schedules & Details”, Revised 2/15/21, Sheet A-7.  
“Proposed Electrical Floor Plans”, Revised 2/15/21, Sheet A-8.

**Documents Reviewed** : Site Plan Application, Dated 2/16/21.  
Coastal Assessment Form (CAF), Dated 2/16/21.  
Short Environmental Assessment Form (EAF), Dated 2/16/21.

---

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 garage and interior renovations to a single-family residence on 0.37 acres in the OF-6 Zoning District. The improvements also include an expanded driveway and a stormwater mitigation system.

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

1. The site plan should be clarified to clearly show the location of the proposed retaining wall and grading of the expanded driveway. Top and bottom wall elevations should be provided and the driveway should not exceed 5%.
2. Due to the presence of surface rock on the site, soil testing should be performed prior to acceptance in case design revisions are required. There should be a minimum of 2 feet of separation between the bottom of the infiltration system and groundwater or ledge rock. Infiltration units should be installed parallel to contours, to minimize depth and slope disturbance.
3. Access to neighboring properties for construction of the retaining wall should not be permitted without prior written agreement. This should be noted on the plans.
4. The proposed location, direction, power and time of operation of the proposed outdoor lighting should be shown. Details should be provided.
5. The discharge location of any proposed footing drains should be shown.
6. A concrete washout detail and locations should be shown on the plans.
7. A set of proposed deck stairs is shown on Sheet A-5. The location of these stairs should be shown on the site plan.
8. Minimum 8 inch diameter pipe should be used between drainage structures. Additionally, two feet of cover should be provided when under pavement.
9. Elevation information should be provided for the proposed drain inlet and infiltration system.
10. Silt fence should be revised to be located only downslope of the proposed soil disturbance activities.
11. The quantity of cut/fill material to be imported/exported should be stated on the plans.

**Dobbs Ferry Planning Board**  
**Site Plan Review**  
**30 Heather Way**  
**March 30, 2021**  
**Page 3**

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.

  
GEP:WJA:ay