MEMORANDUM (2)

TO: **Stephen Hunter, Planning Board Chairman**

CC: **Planning Board Members**
             Dan Roemer, Building Inspector
             Dan Pozin, Planning Board Attorney
             Valerie Monastra, Village Planner

FROM: **Anthony Oliveri, P.E.**

DATE: **May 1, 2023**

RE: **Site Plan Review**
             0 (87) Lefurgy Avenue
             Village of Dobbs Ferry, New York

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

- Plot Plan and details, prepared by Paul Gdanaki, PE, LLC, dated 3/27/2023

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

Project Description: New residence.

Our comments are as follows:

1. As previously noted, the applicant must provide all required site plan and engineering information including but not limited to a signed survey, site plan showing all required improvements and associated details, stormwater management plan, drainage design calculations, driveway profiles, cross sections, etc. and any other required supporting documentation.
2. The plan is extremely difficult to read, the Plot Plan, sheet 1of 2 as submitted has multiple overlaps and is not legible or reviewable. Separate plans for grading. layout, sediment and erosion control, utilities, landscaping, tree removals/protection, etc. must be submitted.
3. It is noted on the plot plan that a 15' utility easement is required for this project.
4. Percolation hole test data logs and deep test pit data logs must be submitted for review.

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5. The sanitary sewer connection detailed is not appropriate for this situation. A flexible saddle type connection should be specified. Elevation of the sewer and slope of the pipe should be indicated.
6. Some provision for collecting stormwater from the proposed driveway before it enters the Village ROW must be incorporated into the plan.

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.

Thank You