

MEMORANDUM

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: April 28, 2023

RE: Site Plan Review
197 Clinton Avenue
Village of Dobbs Ferry, New York

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

- Various Planning board application documents and site photos.
- Plan Set Prepared by Robert D. Schhweitzer (RLA) dated 3/8/2023. Plans not signed or stamped
- Survey prepared by Summit Land Surveying P.C., dated 4/1/2022
- Stormwater Design prepared and stamped by Anthony S. Pissarri, P.E. stamped, not dated

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

Project Description: Installation of in-ground swimming pool w/ masonry decking, masonry garden wall, plantings, fencing and drainage improvements.

Our preliminary comments are as follows:

- 1) Note location of test pit and elevation on the site plan.
- 2) Calculations assume 2' stone around the drywell unit, however details show 12".

- 3) Stormwater design calculations should follow Westchester Best Management or NYSDEC methodology. Drywell calculation seems undersized; bottom area of the drywell should not be considered in sizing calculations, only side area.
- 4) Overflow pipe discharge will create point discharge of stormwater toward neighboring property, this should be avoided.
- 5) A concrete washout location and detail must be specified on the plan if applicable.

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