

## 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  
21 Hollywood Drive  
Village of Dobbs Ferry, New York

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

- Plan set for the Wallace House, Prepared by Thread Collective last dated 2/17/2023
- Site plan prepared by Ralph Mastromonaco, P.E., P.C. Consulting Engineers, Last dated 4/4/2023
- Survey prepared by Ward Carpenter Engineers Inc., dated 1/25/2022, Not signed.
- Various Planning Board Documents.

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

Project Description: Construction of a new single-family residence and accessory garage, which will replace an existing single residence proposed to be demolished.

Our preliminary comments are as follows:

- 1) The survey must be signed by a NYS licensed surveyor.
- 2) A separate road opening permit will be required for the proposed work within the Village ROW.

- 3) Stormwater calculations demonstrating detention of at least the 25 year storm event considering extreme precipitation depths must be provided, it appears only the 1.5" storm event was considered.
- 4) The rain garden overflow and underdrain discharge locations must be shown on the site plan. Proposed grading must be noted around the rain garden.
- 5) Percolation tests and deep test pits must be provided wherever infiltration practices are proposed. Test pits must be performed to confirm soil type and to determine the elevation of ledge rock and groundwater conditions (minimum 3 feet below infiltration practices).
- 6) Provide the pipe sizes and elevations for the rim, invert and sump of all drainage structures including the rain garden.
- 7) A concrete washout location and detail must be specified on the plan.
- 8) All proposed retaining walls must show top and bottom wall elevations at any change in elevation. Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.
- 9) The limit of disturbance line should be revised to include any proposed grading and sediment and erosion controls.
- 10) Tree protection details and fencing must be depicted on 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