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**
23 Seneca Street
Village of Dobbs Ferry, New York

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

- Survey prepared by Link Surveyors, dated 9/29/2021
- PB Cover Letter, prepared by Radoslav Opacic AIA, RA Architect, dated 4/13/2023.
- Title Sheet and details for Winiarski Residence, prepared by Opacic Architects, dated 3/10/2023
- Various Planning Board Documents.

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

Project Description: Modify retaining wall layout to provide for one dedicated parking spot on site. Provide new curb cut as part of drive/parking spot installation. Replace concrete sidewalk a needed.

Our preliminary comments are as follows:

1) A separate road opening permit will be required for the proposed work within the Village ROW.

2) As stated in the submission, the proposed increase in impervious coverage will be offset by a storm water management plan that is still being prepared and will be included in the next submission.
3) Drainage provisions such as a trench drain must be added to prevent runoff from entering the ROW.
4) The extent of the proposed retaining wall along the south should be made clearer on the plan and top/bottom wall elevations provided.
5) Proposed topography should be indicated on the plan.
6) Curb cut and parking area dimensions must be added.

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