

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
25 Osceola Avenue
Village of Dobbs Ferry, New York

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

- Planning Board Application and various documents, prepared by Paul Petretti, dated 3/16/2023
- Site plan and Retaining Wall Plan, prepared by Paul Petretti, last dated 12/22/2022
- Landscape plans prepared by Daniel Sherman, last dated 2/28/2023

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

Project Description: Level side and rear yards of single-family lot and constructing tiered retaining walls.

Our preliminary comments are as follows:

- 1) It appears that zoning variances may be required for wall heights proposed. In addition, calculations quantifying steep slopes and lot coverage will need to be provided for building department review.
- 2) Approximately 2,120 CY of fill is proposed along with retaining walls of varying height up to 10'+/-, and tiered. Consideration and provisions regarding truck access and staging at the site should be incorporated into the plan.

- 3) Tree protection is not shown for all trees in close proximity to disturbance areas and overlaps in some cases.
- 4) The plan should clearly note limits of asphalt overlay at the driveway. Trench drains and additional grading should be indicated to ensure that driveway runoff will not enter the roadway.
- 5) Stormwater design, calculations, and all sizing information need to be submitted for review.
- 6) 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).
- 7) Cross sections for retaining wall 2 should depict the retention system location so as to ensure no interference with the wall system design.
- 8) 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