

MEMORANDUM (2)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: May 3, 2022

RE: Site Plan Review
39 Riverside Place
Village of Dobbs Ferry

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

- Stormwater Management Plan & Drainage Analysis, created by Hudson Engineering & Consulting, P.C., last dated 4/28/2022
- Demo/Existing Conditions/ S&E Plan, Stormwater Management Plan, and Details, created by Hudson Engineering & Consulting, P.C. last dated 4/28/2022

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

Project Description: Replacement of existing single-family house with new single-family house in same location.

Our comments are as follows:

1. As noted previously, any sanitary sewer, gas or water service connections to the existing or proposed dwelling must be noted on the site plan.

2. The plan must show the location of any proposed roof leaders and connections to the storm drain.
3. Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance, no retaining wall details have been submitted.
4. A temporary construction easement and/or permission may be required from the adjacent property for the proposed retaining wall construction.
5. Any work within the Village ROW will require a road opening permit, including the proposed asphalt driveway and curb.
6. Details should be provided for the asphalt driveway and curb.
7. Conflicting information between the test pit/perc hole data in the Stormwater management narrative and the plan set should be corrected.

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