

**M E M O R A N D U M**

**To** : Village of Dobbs Ferry Planning Board

**From** : George E. Pommer, P.E.  
Vice President

**Dated** : May 3, 2021

**Subject** : Site Plan Review  
167 Judson Avenue  
Tax ID: 3.170-151-7

**Drawings Reviewed** : “Stormwater Management Plan”, Revised 4/28/21, Sheet C-1.  
“Details”, Revised 4/28/21, Sheet C-2.  
“Details” Revised 4/28/21, Sheet C-3.  
“Plumbing Schematic”, Dated 8/24/20, Sheet P-1.  
“Swimming Pool Details”, Dated 8/24/20, Sheet S-1.

**Documents Reviewed** : Letter from Ubadah Abdullah, Dated 4/28/21.  
Stormwater Management Plan & Drainage Analysis, Revised 4/28/21.  
Pool Plantings, Undated.  
Various Pool Manuals and Information.

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The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated March 30, 2021. The applicant proposes the construction of a swimming pool for a single-family residence on 0.53 acres in the OF-3 zoning district. The improvements also include a retaining wall, grading, and a stormwater management system.

Pursuant to our review, the following items should be addressed by the applicant.

1. As previously mentioned, the proposed development has the potential to impact visibility from an established viewing platform (#85). A view analysis per Village Code §300-46.D. should be provided.

2. The planting plan should be revised to include species, sizes, and quantities. It is unclear which plantings are existing and which are proposed. The rendering also shows paths and walks not included on the site plan, this should be revised to match. The planting plan should include the preparer's name and information.
3. A detail for the channel drain should be provided.
4. It appears the pool is connected to the water supply. As a result, per Village Code §204-66 E., a backflow preventer should be provided on the water supply connection.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

  
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