

MEMORANDUM (3)

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: May 30, 2023

RE: Site Plan Review
0 (87) Lefurgy Avenue
Village of Dobbs Ferry, New York

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

- Plot Plan and details, prepared by Paul Gdanaki, PE, LLC, last dated 5/3/2023
- Subdivision survey, prepared by Summit Land Surveying, P.C., last dated 7/3/2023
- Property survey, prepared by Summit Land Surveying, P.C., Signed, not dated
- Average grade calculation sheet, prepared by LR Lerner Architecture PC, not dated

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

Project Description: New residence.

Our comments are as follows:

1. The plan is still very difficult to read with multiple overlaps and should be clarified.
2. Verify or correct the invert elevations of the trench drains, the plan shows 2' which does agree with the detail provided. Pipe sizes should also be called out.
3. Provide details and clarify TW/BW elevations shown in the driveway; walls as shown up to 9' in height will require engineering design calculations to be submitted and approved prior to building permit issuance.

4. It appears that retaining walls are proposed within the Village ROW, approval of the Village Board of Trustees may be required and/or a licensing/maintenance agreement.
5. An analysis confirming sufficient site distance at the driveway entrance should be provided.
6. Plan must include, construction entranceway location indicated on the plan, driveway profiles, cross sections (ie. at the proposed drywells / retaining wall), and any other required supporting details.
7. Percolation hole test data logs and deep test pit data logs must be submitted for review. The tests must show 3' separation between the bottom of the infiltration practice and groundwater or bedrock. If 3' cannot be achieved, alternative locations or methods must be considered.
8. Invert elevation of the proposed sewer lateral and slope of the pipe should be indicated 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