

## MEMORANDUM (2)

**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  
21 Hollywood Drive  
Village of Dobbs Ferry, New York

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

- Response Memo to comments from Nelson Pope Voorhis, prepared by Thread Collective, not dated
- Response Memo to board from Ralph Mastromonaco, P.E., P.C., dated 5/16/2023
- Site plan prepared by Ralph Mastromonaco, P.E., P.C. Consulting Engineers, Last dated 5/10/2023

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

Project Description: Construction of a new single-family residence and accessory garage, which will replace an existing single residence proposed to be demolished.

Our remaining comments are as follows:

- 1) As noted in the response memo, soil testing will be done prior to construction, this should be a condition of approval.
- 2) As previously noted, all proposed retaining walls must show top and bottom wall elevations at any change in elevation, this office did not receive revised plans as noted.

Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.

- 3) The site plan must show which trees will be protected; tree protection should extend to the dripline of the tree where possible.

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