

Stephan Hunter, Chairman
Members: Village of Dobbs Ferry Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY 10522

May 16, 2023

Via: Hand Deliver and Email

Re: 21 Hollywood Drive
Dobbs Ferry, NY

Dear Mr. Chairman and Members:

Enclosed please find four (4) copies of the following materials:

1. Letter from Mark Mancuso, RA for 21 Hollywood Drive,
2. Sheet S – 100, Site Plan, Proposed Residence prepared for William and Emily Wallace dated February 4, 2023 revised May 10, 2023.

We received comments from Anthony Oliveri, PE, Consulting Village Engineer dated April 28, 2023 and the Valerie Monastra, AICP dated April 28, 2023 and offer the following information:

Comments from Anthony Oliveri, PE, Consulting Village Engineer dated April 28, 2023:

1) The survey must be signed by a NYS licensed surveyor.

Response: The signed and sealed survey has already been submitted by the architect.

2) A separate road opening permit will be required for the proposed work within the Village ROW.

Response: The permit will be obtained prior to construction by the contractor.

3) Stormwater calculations demonstrating detention of at least the 25 year storm event considering extreme precipitation depths must be provided, it appears only the 1.5" storm event was considered.

Response: The Stormwater Plan and Computations have been submitted directly to the Village Engineer.

4) The rain garden overflow and underdrain discharge locations must be shown on the site plan. Proposed grading must be noted around the rain garden.

Response: Grading is shown around the Rain Garden on the revised plan. The underdrains are optional and will not be used.

5) 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).

Response: Soil testing will be done prior to construction as approved by the Village engineer.

6) Provide the pipe sizes and elevations for the rim, invert and sump of all drainage structures including the rain garden.

Response: There are no drainage structures needed, however pipe inverts have been added.

7) A concrete washout location and detail must be specified on the plan.

Response: The revised plan notes concrete washout is prohibited.

8) All proposed retaining walls must show top and bottom wall elevations at any change in elevation. Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.

Response: The top and bottom elevations of the retaining walls are shown on the construction plan 2 / A-100. Structural foundation and retaining wall details will be provided on A-401 with the final department of building approval set, prior to building permit issuance.

9) The limit of disturbance line should be revised to include any proposed grading and sediment and erosion controls.

Response: The revised plan shows the erosion control measures within the Limits of Disturbance.

10) Tree protection details and fencing must be depicted on the plan.

Response: The revised plan shows Tree Protection Details.

Comments of Valerie Monastra, AICP dated April 28, 2023:

1. Bulk requirements. The Applicant has provided a table of zoning calculations showing the bulk requirements of the OF-6 zoning district as applied to this proposed action. It appears that the proposed action is compliant with all bulk requirements and will not require a variance. We note the value of the prevailing front yard and proposed front yard should be provided in the table. It may also benefit the Applicant to provide the current bulk calculations for the site given there is currently a one-family building on the project site.

Response: See letter from Mark Mancuso, RA.

2. Grading Plan. A grading plan should be provided.

Response: The revised plan shows grading.

3. Lighting. It appears exterior lighting is proposed for the site as shown on the landscape plan. The Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.

Response: Lighting is shown on the Architectural plans. See letter from Mark Mancuso, RA.

4. Trees. There appears to be tree removal for the proposed project. Please identify if any tree removal is required and submit a planting plan that meets §300-51(i), Tree Valuation, by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees proposed to be planted.

Response: The architect is providing the tree removal information. See letter from Mark Mancuso, RA.

5. Landscaping. The Applicant has provided a landscaping plan which appears to be compliant with §300-44 of the Zoning chapter.

Response: Comment noted, no response necessary.

6. Stormwater Management Plan. The Applicant has not yet provided a Stormwater Management Plan. As per §262-4E of the Village Code, a stormwater management and erosion and sediment control permit must be obtained for any development or land-disturbing activity. Once provided, the Village Engineer will review the plan and comment on this information.

Response: Stormwater Management is being reviewed directly by the Village Engineer.


7. Erosion and Sediment Control. The Applicant has not provided soil erosion and sediment control notes. Once provided, we defer to the Village Engineer to review and provide comments on this information.

Response: Erosion and Sediment Control are shown on the plan.

The above materials are being submitted for the June 1, 2023 meeting of the Planning Board. The required digital copy will be emailed.

Please call or email if you need anything else.

Sincerely,



Ralph G. Mastromonaco, PE

Cc: Anthony Oliveri, PE
Valerie Monastra, AICP
Mark Mancuso, RA