

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS

VILLAGE OF DOBBS FERRY

May 14, 2023

Planning Board

Village Hall
112 Main Street
Dobbs Ferry, NY 10522

SITE IMPROVEMENT LEVEL REAR YARD

Attention: Mr. Stephen Hunter, Chairman Planning Board

Re: Michael & Julie Civale, 25 Osceola Avenue, Dobbs Ferry, NY

Revised Application "SITE IMPROVEMENT LEVEL REAR YARD".

Dear Mr. Hunter and Planning Board:

I represent Michael and Julie Civale ("the Applicants") the owner of property located at 25 Osceola Avenue. The Applicants have submitted plans entitled "SITE IMPROVEMENT LEVEL REAR YARD".

I am the Engineer of Record for the application and Michael and Julie Civale have retained a Landscape Architect Daniel Sherman to address landscape issues and plantings.

We are submitting a revised plan.

The Applicants would like to fill part of the side and rear yard. There is a drop off in grade at one location in the side-rear yard that falls away abruptly which represents a safety issue. There is an abrupt change in grade of ten feet in this area, and there are visible ledge rock outcrops – see attached photo and a portion of the plan marked steep drop off. There are two walls proposed Wall-1 and Wall-2. Wall-1 is a curved wall with a radius of thirty feet (30') and Wall-2 being essentially the same side yard wall shown on the initial submission, a segmental (MSE) wall system, segmental retaining walls are commonly referred to as architectural block walls. The walls as proposed will be integrated into a landscape plan with a garden area below a portion of Wall-2. Above and below Wall-2 certain rock-outcrops will remain. There will be a walkway down to the lower garden area.

The retaining wall system will require a variance from Section 300-42 Fences and walls, Section B (2). Residential districts. In the residential districts, fences and walls shall not exceed a height of four feet in front yards and six feet in the side and rear yards. Any fence installed in the front yard shall be of no greater than sixty-percent opacity (that is, it shall obscure no more than 60% of the view into the land).

Wall-1 is a reinforced concrete wall with a stone veneer facing.

Wall-2 starting in the side yard at Station 0+00 meets the existing grade and at station 0+75 the height of the Wall-2 is 8.83 feet (8'-10"). From Station 0+75 the existing grade at the base of the wall rises and the wall height at Station 1+10 is 5.50. From this station Wall-2 there is a short curved section of the wall system that dies into the grade at elevation 200.33. From Station 0+00 to Station 0+75 the average height of the Wall-2 is 4.17 feet (4'-2"). From Station 0+75 to Station 1+10 the average height of the Wall-2 is 7.17 (7'-2"). Please take note that Wall-2 as originally proposed is hardly visible and will be screened by large evergreen trees - see Landscape Architects Plan.

We previously submitted the following items:

1. Land Use Approval Application
2. Site development Plan Review checklist
3. Coastal Assessment Form
4. A Short Form EAF.
5. Project plans entitled "SITE IMPROVEMENT PLAN LEVEL REAR YARD".

Sheet 01/06 SITE PLAN RETAINING WALLS

Sheet 02/06 PLAN VIEW RETAINING WALLS

Sheet 03/06 PROFILE & SECTIONS WALL-1

Sheet 04/06 PROFILE & SECTIONS WALL-2

Sheet 05/06 NOTES, SECTIONS & DETAILS

Sheet 06/06 TENSAR MSE WALL NOTES, SECTIONS & DETAILS

6. Daniel Sherman Landscape Architect plans
 - P-1 Planting Plan
 - P-2 View Renderings of Proposed Walls and Plantings

The land to be leveled is steep and the existing slope varies from the side yard at 20% to 27% in the rear yard, so when constructed the leveling will greatly reduce the rate of stormwater runoff by 98% from the steeply sloped sections. The plans show existing house roof leaders and the existing driveway and parking area to be paved connected to a stormwater management practice.

The revised application before is my best effort to design an efficient wall system to level the rear yard. Since there are visible ledge rock outcrops, constructing Wall-1 with a radius of thirty feet (30') as a segmental (MSE) wall system instead of a reinforced concrete wall with stone veneer facing should be considered.

We responded to the April 2023 Village Engineer and Village Planning Consultant – see attached.

We made an application to the Zoning Board of Appeals (ZBA) to seek variances for retaining walls over six feet in the side and rear yard and we would like to move the application back to the ZBA. We appreciate the opportunity to appear before the Planning Board

Sincerely,



Paul J. Petretti, P.E., L.S.

cc: Y:\My Documents\VOD_Projects\25 Osceola.doc

MEMORANDUM

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. **[APPLICANT RESPONSES ARE IN RED BELOW]**

DATE: April 28, 2023

RE: Site Plan Review
25 Osceola Avenue
Village of Dobbs Ferry, New York

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

Planning Board Application and various documents, prepared by Paul Petretti, dated 3/16/2023
Site plan and Retaining Wall Plan, prepared by Paul Petretti, last dated 12/22/2022 Landscape plans prepared by Daniel Sherman, last dated 2/28/2023

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

Project Description: Level side and rear yards of single-family lot and constructing tiered retaining walls.

Our preliminary comments are as follows:

- 1) It appears that zoning variances may be required for wall heights proposed. In addition, calculations quantifying steep slopes and lot coverage will need to be provided for building department review.

Response: Applicant is before the ZBA for any variances required for the height of the walls. This is a site work application leveling portions of the side and rear yard – does this really apply? The lot has steep slopes, portions of the side yard are at 20% and rear yard at 27%. The existing house, pool, patio and related features have certificates of occupancy, and the metrics related to building and impervious area will not increase as a result of this action. Although the driveway will be paved, the existing hard packed gravel driveway has no stormwater management. When paved, the driveway will have stormwater management.

- 2) Approximately 2,120 CY of fill is proposed along with retaining walls of varying height up to 10'+/-, and tiered. Consideration and provisions regarding truck access and staging at the site should be incorporated into the plan.

Response: To clarify, the walls shown on the prior submission did not exceed 10 feet throughout, the high point (above 10 feet, 10 Inch) was at one corner. In any event, the prior submission has been revised. The height for Wall 1 never exceeds six feet. Wall 2 at its maximum height is 10'-10". From Station 0+00 to Station 0+75, Wall 2 has an average height of 4'-2". From Station 0+75 to Station 1+10, Wall 2 has an average height of 7'-2". Total fill has been reduced from 2,120 CY to approximately 1,000 CY.

- 3) Tree protection is not shown for all trees in close proximity to disturbance areas and overlaps in some cases.

Response: See updated plans submitted.

- 4) The plan should clearly note limits of asphalt overlay at the driveway. Trench drains and additional grading should be indicated to ensure that driveway runoff will not enter the roadway.

Response: I am not enthusiastic about the installation of trench drains, and we are providing stormwater management. There are curb stone aprons at the two entrances and the installation of trench drains will not capture much for the cost and maintenance of the trench drains. The look of the curb stone aprons is compromised if trench drains are installed.

- 5) Stormwater design, calculations, and all sizing information need to be submitted for review.

Response: Provided, for one-half of the roof area and the paved circular driveway 1,784 cubic-feet of storage is required to store and infiltrate the 25-year event. Two stormwater practices are proposed, one in the side yard and the drain line in front is designed with a perforated section that will allow for pipe trench soil adsorption to a limited extent. The new plan is to level the side yard and a terrace area in the rear yard. This action will reduce the rate of stormwater runoff from 4,000 square feet of steep slope lawn area by 863 cubic-feet.

With all taken together, the two practices and the leveling of the rear yard there is a substantial decrease in the rate and volume of stormwater runoff.

- 6) 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: The soils in this area are compact glacial tills with limited percolation rates. My experience in the area is a rate of 3.00 cubic-feet/ square foot / day is to be expected. I have an excel spread sheet I use to determine how much storage and infiltration can be expected with the Hancor Perforated Pipe management practice – see attached.

- 7) Cross sections for retaining wall 2 should depict the retention system location so as to ensure no interference with the wall system design.

Response: See updated plans submitted.

- 8) A concrete washout location and detail must be specified on the plan if applicable.

Response: See updated plans submitted.

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions. **Response:** See responses above

We will be happy to continue our review once responses are provided.

Thank You.



MEMORANDUM

TO: Stephen Hunter, Chair and Members of the Village of Dobbs Ferry Planning Board

APPLICANT RESPONSES ARE IN RED BELOW

FROM: Valerie Monastra, AICP
Sam Justiniano, Planning Analyst

CC: Dan Roemer, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Village Attorney

DATE: April 28, 2023

RE: 25 Osceola Ave

Michael and Julie Civale (the “Applicants” and “Owners”) are seeking Site Plan approval to level the side and rear yards of a single-family lot and construct tiered retaining walls to provide an area for family use. The property is located at 25 Osceola Ave, Section Block and Lot 3.50-12-2.10 (“Project Site”) and is located in the OF-2, One Family Residential 2, zoning district. The applicant went before the Zoning Board of Appeals on April 12, 2023, and was deferred to the Planning Board/AHRB to make a decision regarding the site plan application before receiving variances.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as an Unlisted action under SEQR.

Response: OK

2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for Site Plan approval.

Response: OK

3. **Zoning.** As currently proposed, this application requires variances from the Zoning Board of Appeals. The Applicant went before the ZBA at their April 12, 2023, meeting for the following:
 - a. **Height of Retaining Wall.** The applicant is proposing retaining walls that are over the maximum 6 feet allowed by the Village. The maximum height proposed for the site is 10.67 feet, which requires a variance of 4.67 feet.

Response: Only a portion of Wall 2 has a height in excess of six feet (at its Max, Wall 2 is 8.83 feet (8'-10")). From Station 0+00 to Station 0+75, the

average height of Wall 2 is 4.17 feet (4'-2"). From Station 0+75 to Station 1+10, the average height of Wall 2 is 7.17 feet (7'-2"). Applicant is before the ZBA for whatever variances may be required.

The ZBA found that the mitigation necessary to allow for the variance was dependent on the review of the Planning Board/AHRB. Neighbors (**One Neighbor**) have concerns regarding the visual impact of the proposed walls and therefore the façade and visual review of the Planning Board/AHRB is necessary before the ZBA will make a decision regarding the variance.

Response: Response: We held a pre-conference meeting with the Planning Board/AHRB on May 4th – members of the board expressed acceptance of both the mesa segmented block wall and the stone faced concrete. Wall 1 has been reconfigured to significantly reduce its size and footprint – it is now one tier, max height of 6 feet, and semi-circular in design with a radius of thirty feet (30'). Only one neighbor (at 155 Sherman) has expressed concern – that neighbor is 150+ feet from the proposed wall and the wall is hardly visible and will be screened by large trees (15+ feet) being moved from the front of the property to this side of the house right in front of the wall. All other neighbors are fully supportive of the project (and the two other most directly impacted neighbors, The Ardsley Country Club and 164 Washington Avenue, have submitted letters of support). This item can be further discussed at the next Planning Board meeting.

4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines found in Appendix G of the Zoning and Land Use chapter. **Response: Understood**

- a. **Materials.** The Applicant should provide samples of the materials that are proposed for the façade of the retaining walls, as this was an area of concern by the public and Zoning Board of Appeals.

Response: Pictures of each wall were provided during the 5/4 pre-conference meeting with the AHRB/Planning Board, in which the board members expressed acceptance of each material proposed. Sampling of the materials will be available at the upcoming meeting. The revised application is my best efforts to design an efficient wall system to level the rear yard. Since there are visible ledge rock outcrops, constructing Wall 1 with a radius of thirty feet (30') as a segmental (MSE) wall system instead of a reinforced concrete wall with stone veneer facing should be considered and further discussed.

5. **Local Waterfront Revitalization Consistency.** The Planning Board will need to make a consistency determination with the Village's LWRP per §300-52 (D) as part of its final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

Response: Understood; we respectfully request the Planning Board to make such determination.

6. **Floodplain.** North Brook runs through the rear portion of the project site, creating a flood area. However, this area does not meet the definition of a special flood hazard area and therefore does not require a floodplain development permit.

Response: Agreed

7. **Bald Eagles.** The EAF Mapper has identified Bald Eagles as being on or adjacent to the proposed project site. The project does not appear to involve the removal of trees, so we do not believe referral to NYSDEC is necessary.

Response: Agreed

SITE PLAN COMMENTS

8. **Lighting.** It appears that lighting is proposed for the site. If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.

Response: At this time, lighting is not proposed for the site. It is understood that any lighting must comply with the zoning rules.

9. **Trees.** Will tree removal be required for the project? The proposed project seems to be located where there are currently trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. 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. The applicant should confirm that no trees will be removed. Please also refer to general comment 7 above.

Response: This information has been provided in the planting plan submitted.

10. **Landscaping.** The Applicant has provided a landscaping plan per §300-44 of the Zoning chapter.

Response: An updated landscaping plan has been submitted to the Planning Board/AHRB.

11. **Stormwater Management Plan.** The Applicant has not yet provided a Stormwater Management Plan but has provided details for a silt fence and the retaining wall. 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: See response to Village Engineer April review.

Erosion and Sediment Control. The Applicant has provided soil erosion and sediment control notes. The Village Engineer will review and provide comments on this information.

Response: See response to Village Engineer April review

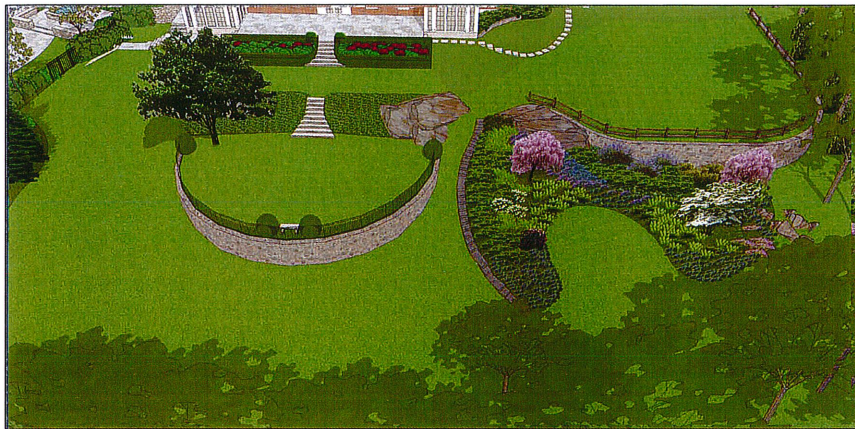
12. **Fill.** Will any fill be brought onto the site and if so, how much?

Response: 1,000 cubic yards

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Letter from Paul J. Petretti dated March 16, 2023
- Land Use Approval Application prepared by Michael Civale, dated March 16, 2023
- AHRB Application dated March 16, 2023
- Coastal Assessment Form prepared by Paul J. Petretti, dated March 16, 2023
- Short EAF form Part 1, prepared by Paul J. Petretti, dated March 15, 2023
- Civil Engineering Plans by Paul J. Petretti, dated December 22, 2022 including the following:
 - 01/09 Site Plan Retaining Wall
 - 02/09 Plan View of Retaining Wall
 - 03/09 Garden Walkway and Wall
 - 04/09 Profile of Wall 1
 - 05/09 Profile Wall 2
 - 06-07/09 Retaining Wall Sections
 - 08/09 Notes, Sections and Details
 - 09/09 Tensar Mesa, MSE Wall, Notes, Sections and Details.
- Landscaping Plans by Daniel Sherman, dated January 20, 2023 including the following:
 - P 1 Planting Plan
 - P-2 View Renderings of Proposed Lawn Terrace Walls



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A CHECKLIST OF THIS DRAWING: REVISION: 02/28/23 BY: GM UNDER THE DIRECTION OF THE LICENSED LANDSCAPE ARCHITECT. PREPARED BY: DAN SHERMAN LANDSCAPE ARCHITECT, INC.

REVISION	DATE
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REV. 1 ADJUSTED PLANTINGS	02/28/23
REV. 2 WALL & PLANTING	05/16/23

CIVALE
RESIDENCE

25 OSCEOLA AVE
DOBBS FERRY, NY 10522

VIEW RENDERINGS OF
PROPOSED LAWN
TERRACE WALLS

DANIEL SHERMAN
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DATE:	SCALE:
JAN. 20, 2023	1" = 10' - 0"

DRAWN BY: GM; AL	DRAWING # P - 2
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