

MEMORANDUM

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: May 31, 2022

RE: Site Plan Review
45 Northfield Avenue
Village of Dobbs Ferry

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

- Plan Set entitled: "Julka Residence", created by Gotham Design and Community Development LTD, last dated 4/14/2022
- Survey (Not Topographical), created by Gerald T. O' Buckley, last dated January 18, 2022
- Various documents (Short Environmental Assessment, Site Plan Application, Zoning Worksheet, Letter to Building Inspector, Affidavit, Letter, & Mailing, Escrow Application and Check, Lawn Sign Deposit Form & Check, PB Submission_ 45 Northfield, Yard Signs).

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

Project Description: Construction of a 596 SF terrace (Impervious area increase of 60 sf).

Our comments are as follows:

1. It is noted on the plan that the stormwater runoff from the proposed paved terrace will be collected and retained on site in a subsurface storm drainage system. Sediment and erosion control details have been included in the plan. Submission

and review of the noted stormwater information is required prior to building permit issuance.

2. The stabilized construction entranceway detailed on the plan does not appear to be accurate given the existing asphalt driveway in this location. The existing driveway may be used as the stabilized construction entranceway. The following note must be added to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."

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.