

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 28, 2022

RE: Site Plan Review
555 Broadway-Mercy College
Village of Dobbs Ferry

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

- Various documents including a letter to board members from McGullough, Goldberg & Staudt, LLP., stie plan application, Site Plan Checklist, Coastal Assessment Form (CAF), Short Environmental Assessment Form, Escrow App & Check, signed deposit form & check, L-Z Zoning Plan-Final, Notice Mailing Affidavit & Receipts.
- Site Plan entitled "Parking Lot "R" Improvements," prepared by FoitAlbert Associates, last dated 4/5/2022.
- Site Plan entitled "Mercy College Grove Pavilion", prepared by Alloy Design Studio PLLC, last dated 4/15/2022

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

Project Description: Construction of a new 44'x90' pavilion, reconstruction of the "R-Parking lot" and associated site improvements.

Our preliminary comments are as follows:

1. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan.
2. A Stormwater Pollution Prevention Plan with supporting stormwater calculations must be provided for the increase in impervious area from the pavilion, walkways, and any other increase in impervious area.
3. The area of disturbance must be quantified and clearly shown/stated on the plan. The area of disturbance must encompass all proposed work including areas of demolition and excavation as well as construction staging areas and access. Disturbance over 1 acre requires coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activities. Disturbance area associated with the noted improvements within the NYSDOT RTE 9 ROW should be included under this coverage.
4. Erosion and Sediment control plans are incomplete and should include all details and location of proposed BMP's for each plan set including construction staging areas.
5. In general, inlet protection at existing drain inlets adjacent to the construction areas should be shown to be protected.
6. Construction entranceway(s) must be indicated on each plan and a detail provided.
7. A concrete washout must be included on the plans and a detail provided.
8. The applicant should verify if an existing maintenance agreement exists with regard to the stormwater retention system noted at the lower parking lot. This agreement should be revised or a new one prepared including the proposed pond for the pavilion. Notes requiring inspection and cleaning of the existing retention system and maintenance guidelines for this and the proposed pond should be included on the plan as well.

9. Tree protection delineation should be shown to the drip line of the protested trees. The proposed improvements including grading are shown within the dripline and tree protection outline depicted on the plans. The effect of the proposed improvements to existing trees to be protected should be evaluated by a assessed by a certified arborist.
10. The applicant should obtain a determination from adjoining property owner, MTA with regard to permitting.

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.