

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

From : George E. Pommer, P.E.
Vice President

Dated : May 11, 2021

Subject : Site Plan Review
Owner/Applicant – Lamendola
3 Crescent Lane
Tax ID: 3.100-97-51

**Drawings
Reviewed** : “Site Plan”, Dated 4/15/21, Sheet A-1.

**Documents
Reviewed** : Land Use Application, Dated 4/15/21.
Coastal Assessment Form (CAF), Dated 4/15/21.
Short Environmental Assessment Form (EAF), Dated 4/15/21.
Cover Letter from Paddy Steinschneider, Dated 4/15/21.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review. The applicant proposes the construction of a patio and retaining wall on 0.20 acres in the OF-4 zoning district. The improvements also include a stormwater infiltration system and a hot tub.

Pursuant to our review, the following items should be addressed by the applicant.

1. A plan should be provided showing the existing conditions and labeled as “Existing Conditions”. Any items to be demolished or removed should be noted.
2. The proposed site is being modified, therefore topographic contours should be provided with contours at intervals of two (2') feet or less.
3. The proposed location, direction, power and time of operation of any proposed outdoor lighting should be shown. Details should be provided. Lighting shall conform to Village Code §300-41 “Exterior Lighting”.

**Dobbs Ferry Planning Board
Site Plan Review
3 Crescent Lane (Lamendola)
May 11, 2021
Page 2**

4. A planting schedule should be provided. It should include plant names, species, sizes and quantities.
5. Top and bottom wall elevations should be shown at all changes in elevation of the proposed retaining wall.
6. The proposed wall detail includes a layer of "compacted impervious materials" under the wall. The purpose of this layer and the material being proposed should be clarified. Additionally, the wall detail should be fully dimensioned.
7. It appears the proposed retaining wall and window well may affect the existing roof leader, sewer lateral, and sewer vent. These should be shown on the site plan and addressed.
8. The "limits of construction" should be delineated and the square-footage noted.
9. A construction sequence should be shown on the plans.
10. General construction notes should be added to the plans.
11. Site details should be provided for the proposed bluestone patio, deer fence, and curb.
12. The location of all existing roof leaders and downspouts should be provided.
13. Drainage calculations signed and sealed by a NYS Licensed Engineer or Registered Architect should be provided.
14. The catch basin detail is difficult to read. This should be addressed.
15. The infiltration system must not be connected until construction is complete and the contributing area is stabilized. A note, stating as much, should be added to the plans.
16. The area of the proposed infiltration system should be protected from over-compaction during construction. The area should be fenced off during construction or the area should be de-compacted prior to installation of the infiltration units.
17. An inspection port should be shown for the infiltration system and a detail should be provided. It should be located as recommended by the manufacturer.
18. Rim and invert elevations should be provided for the proposed drainage system.
19. A minimum pipe diameter of 8 inches should be used between drainage structure.

20. Post-construction maintenance notes should be shown for the proposed stormwater system.
21. A stabilized construction entrance detail and location should be provided.
22. Protected trees (trees with a diameter of eight inches or more measured 4.5-feet above the base of the tree and/or species designated by the Tree Commission) should be shown on the plans. It should be noted if trees are to be protected or removed.
23. The location of all existing utilities should be shown (i.e. water, gas, electric, storm, sewer, cable, etc.) or the design professional should verify that no utilities will be disturbed. If so, a note should be added to the plan that indicates no utilities will be disturbed by the proposed work.
24. The name(s) and address (or lot, block and section numbers) of each adjacent property should be shown.
25. Pool design, including hot tubs, shall conform to the requirements of Section R326 of the 2020 Residential Code of New York State. This should be noted on the plans.
26. The following note should be shown on the plans:

“Pool cover must be capable of supporting a minimum dead weight of 200 pounds when fastened or locked in place over a swimming pool.”

“The pool cover must fully cover hot tub when not in use and during the period of November 1 through March 31.”
27. If the hot tub is connected to the water supply, then a backflow prevention device should be provided. It should satisfy the Westchester County Department of Health and water utility requirements.
27. A fence or barrier must be installed to completely enclose the hot tub pool or the yard in which such pool is located. The fence must be a minimum height of 4 feet. All entrances to the pool through the fence, or other barrier, shall have a self-closing and self-locking gate which should be indicated on the plans. All doors with access to the pool shall be alarmed.
28. Exposed electrical wires shall not be nearer than 5 feet to the edge of the swimming pool and shall not be less than 10 feet above ground level at the edge of the swimming pool. This should be noted on the plans.

29. The quantity of cut/fill material to be imported/exported should be stated on the plans.
30. The following notes should be shown on the plans:

“The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.”

““As-Built” drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.”

“Infiltration system access ports shall be shown on the “As-Built”.”

“Fill imported to the Site shall be certified in writing by a New York Licensed Professional Engineer as clean, non-contaminated fill suitable for the intended use.”

“Should rock blasting be required, a permit application in accordance with Chapter 125 – Blasting of the Dobbs Ferry Village Code must be submitted to the Village by the applicant for review/approval.”

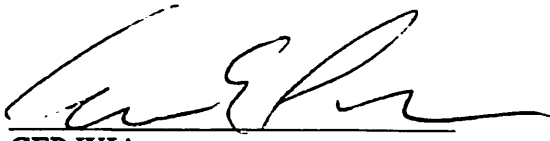
“The restoration for work performed within the Village Right-of-Way shall be performed to the satisfaction of the Village Engineer and Department of Public Works.”

“Before the Site Plans are signed by the Chairman of the Planning board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer in a form satisfactory to the Village Attorney.”

31. The provided “Land Use Application” does not appear to be Village document. The Village’s Site Plan Application should be completed and submitted.
32. The Coastal Assessment Form (CAF) submitted does not appear to be a Village document. The Village’s CAF should be completed and submitted.
33. The Village’s Site Plan Check List should be completed and submitted.
34. A copy of the topographic survey listed in the cover letter should be provided.

Dobbs Ferry Planning Board
Site Plan Review
3 Crescent Lane (Lamendola)
May 11, 2021
Page 5

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

A handwritten signature in black ink, appearing to be 'GEP:WJA:ay', written over a horizontal line.

GEP:WJA:ay