

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

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

Dated : May 27, 2021

Subject : Site Plan Review
Owner/Applicant – Meyer & Newport
35 Hillside Road
Tax ID: 3.120-112-6

Drawings Reviewed : “Site Plan, Pool and Landscaping”, Revised 5/14/21, Sheet S100.
“General Notes, Schedules”, Revised 4/8/21, Sheet SP100.
“Spa, Landscaping, Planting Plan and Details”, Revised 5/14/21,
Sheet L100.

Documents Reviewed : Letter from Niall Cain, AIA, Dated 5/4/21.
Photo of existing site wall.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated May 11, 2021. The applicant proposes the construction of spa and landscaping on 0.25 acres in the OF-5 zoning district. The site is adjacent to the Old Croton Aqueduct State Park and is within 500 feet of US Route 9.

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

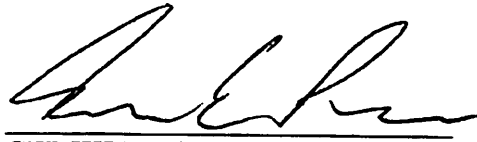
1. The proposed pavers should not be located over the French drain.
2. A note should be added to the plans stating that infiltration testing shall be performed prior to construction to confirm drainage design.
3. The names and addresses of all owners of record should be shown on the site plan.
4. It should be confirmed that the existing trees stabilizing the slope will not be adversely impacted by the proposed excavation.

E N V I R O N M E N T A L A N D C I V I L E N G I N E E R I N G
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The applicant has submitted to this office revised Sheets S100 and L100 addressing the above comments. We have no objection to approval of this project subject to the revised plans being submitted to the Village.

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 read "Andrew J. Wajsbort", written over a horizontal line.

GEP:WJA:ay/cg

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