

MEMORANDUM

To: Stephen Hunter, Planning Board Chairman

C: Planning Board Members
Richard Leins, Interim Village Administrator
Ed Manley, Building Inspector
Dan Pozin, Planning Board Attorney,
Valerie Monastra, Village Planner

From: Anthony Oliveri, P.E.

Date: June 29, 2021

Re: Site Plan
11 Myrtle Avenue
Village of Dobbs Ferry

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

- Plans entitled: “The Munits Residence”, prepared by Gregory Sharp Architect, PC, dated 1/14/2021;
- Plans entitled: “Proposed Single Family Dwelling, 11 Myrtle Avenue”, prepared by Hudson Engineering & Consulting, PC, dated 4/1/2021;
- Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, PC, dated 3/29/2021;

Our comments are as follows:

1. It is noted that the subject parcel shares a driveway with two adjoining parcels.
2. The detail for the proposed cultec system is not complete.
3. A detail for the proposed “pebble floor permeable surface” should be included.
4. The attenuation gallery plan notes a 6” orifice, while the piping indicated is 4”.
5. The hydrocad report provided lists two orifices discharging from the attenuation gallery, 3” and 6”. The plan and report must be coordinated.
6. The proposed level spreader detail should indicate overall dimensions both in section and plan view and indicate crushed stone as noted on the site plan.
7. The proposed level spreader should be moved further from the existing driveway so as to prevent icing.
8. The plan does not indicate the location of the “NDS mini channel”.
9. A minimum distance of 10’ should be provided between the cultec chambers and both the side property line and the existing swimming pool.

Thank you