

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
185-191 Ashford Avenue
Village of Dobbs Ferry

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

- Plans entitled: “Mixed Use Building at 185-191 Ashford Avenue”, prepared by Christina Griffin Architect, PC, dated 6/17/2021;
- Plans entitled: “Proposed Building, 191 Ashford Avenue”, prepared by Hudson Engineering & Consulting, PC, dated 6/15/2021;
- Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, PC, dated 6/15/2021;

Our comments are as follows:

1. It is noted that the site plan now indicates five parking spaces within the Ashford Avenue ROW. At least one space is located directly in front of an existing fire hydrant. In order to evaluate the addition of new on street parking, the survey and site plan should be updated with the full width of the roadway indicating dimension along the frontage and to the center line of Ashford Avenue. The proposed parking spaces should be reviewed by Village Administration, Police and Fire Departments for further consideration.
2. The existing sewer service size and capacity must be verified prior to reuse by the engineer. The pipe must be TV inspected and the integrity verified. Any defects should be corrected prior to reuse to the satisfaction of the Village Engineer.
3. Proposed porous paver areas should be better delineated on the site plan.

4. It is not advisable to connect the area drain proposed at the new bicycle ramp to the footing drains. The discharge of the proposed footing drains must also be identified.
5. More detail regarding the apparent retaining walls at the bicycle ramp must be provided.
6. The invert of the proposed 6" overflow pipe from the cultec system is incorrect.

Thank you