

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

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

Dated : June 30, 2021

Subject : Site Plan Review
Owner/Applicant – The Masters School
49 Clinton Avenue
Tax ID: 3.90-66-1

Drawings Reviewed : “Title Sheet”, Revised 6/17/21, Sheet T-000.
“Sheet Index-Site Plan App”, Revised 6/17/21, Sheet G-001V.
“Building Site Survey”, Dated 1/27/21, Sheet 1 of 2.
“Building Site Survey”, Dated 1/27/21, Sheet 2 of 2.
“Zoning Map, Tax Map, Plot Plan & Flood Map”, Revised 6/17/21,
Sheet Z-100.
“Notes”, Revised 6/17/21, Sheet C-101.
“Demolition & Site Clearing Plan”, Revised 6/17/21, Sheet C-300.
“Soil Erosion & Sediment Control Plan”, Revised 6/17/21, Sheet C-400.
“Overall Site Plan”, Revised 6/17/21, Sheet C-500.
“Construction Access Plan”, Revised 6/17/21, Sheet C-502.
“Proposed Grading & Drainage Plan”, Revised 6/17/21, Sheet C-600.
“Utility Plan”, Revised 6/17/21, Sheet C-700.
“Utility Relocation Plan”, Revised 6/17/21, Sheet C-701.
“Construction Details”, Revised 6/17/21, Sheet C-900.
“Construction Details”, Revised 6/17/21, Sheet C-901.
“General Notes”, Revised 6/17/21, Sheet L-001.
“Layout Plan”, Revised 6/17/21, Sheet L-100.
“Materials Plan”, Revised 6/17/21, Sheet L-200.
“Tree Planting Plan”, Revised 6/17/21, Sheet L-400.
“Site Sections I”, Revised 6/17/21, Sheet L-600.
“Site Sections II”, Revised 6/17/21, Sheet L-610.
“Site Plan”, Revised 6/17/21, Sheet L-620.
“Typical Details I”, Revised 6/17/21, Sheet L-700.
“Typical Details II”, Revised 6/17/21, Sheet L-710.
“Basement Floor Plan”, Revised 6/17/21, Sheet A-100.
“First Floor Plan”, Revised 6/17/21, Sheet A-101.

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
S T U D I E S • R E P O R T S • D E S I G N

“Second Floor Plan”, Revised 6/17/21, Sheet A-102.
“Third Floor Plan”, Revised 6/17/21, Sheet A-103.
“Roof Plan”, Revised 6/17/21, Sheet A-104.
“Building Elevations”, Revised 6/17/21, Sheet A-300.
“Building Elevations”, Revised 6/17/21, Sheet A-301.
“Building Sections”, Revised 6/17/21, Sheet A-320.
“Building Sections”, Revised 6/17/21, Sheet A-321.
“Typical Details”, Revised 6/17/21, Sheet S-501.
“Landscape Lighting Plan”, Revised 6/17/21, Sheet LC-010.
“Landscape Lighting Photometric Plan”, Revised 6/17/21, Sheet LC-011.

Documents

Reviewed : Site Plan Application, Dated 6/16/21.
Coastal Assessment Form (CAF), Undated.
Full Environmental Assessment Form (EAF), Dated 6/16/21.
Site Plan Checklist
Cover Letter from Zarin & Steinmetz, Dated 6/17/21.
Engineering Response Memo with S-501SK from Jennifer Olson,
Dated 6/17/21.
Planning Response Memo from Jennifer Olson, Dated 6/17/21.
Stormwater Memorandum, Dated 6/15/21.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated May 20, 2021. The applicant proposes the construction of an education building on the Masters School Campus in the EI zoning district. The improvements also include utility relocation, stormwater management, walkways, and landscaping.

The amount of disturbance for the project is proposed to be greater than 1 acre. Therefore, the project must obtain coverage under SPDES GP-0-20-001. A Notice of Intent (NOI) must be filed with New York State Department of Environmental Conservation (NYSDEC) and a Stormwater Pollution Prevention Plan (SWPPP) that incorporates post-construction practices prepared. Easements and maintenance agreements between the Village and the property owner are required which must be filed with the Village and Westchester County. When the project is completed, pursuant to §103-10.A.(2) of the Town Code, “As-Built” plans must be prepared and the applicant must file a Notice of Termination (NOT) with NYSDEC.

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

1. The proposed project type is listed in Table 2 of Appendix B of the NYSDEC SPDES GP-0-20-001. As a result, a SWPPP that includes post-construction stormwater practices shall be prepared. It shall include the various items listed in GP-0-20-001, Part III, including drainage and water quality volume calculations, per the NYSDEC Stormwater Management Design Manual.
2. The applicant has indicated that they will confirm with Westchester County Department of Health (WCDOH) the need for a backflow prevention device approval. The confirmation should be provided to the Village.
3. The applicant should confirm with WCDOH if any approvals are needed for the water and sewer relocations.
4. The plans should clearly show the limits of the Village right-of-way along Cochrane Avenue.
5. Sheet L-700 includes structures that were designed by a Landscape Architect, including “bioswale boardwalk” and “concrete stair”. In accordance with NY EDN Law §7321, any drawings or calculations that include the design of structures must be signed and sealed by a NYS licensed architect or engineer.
6. A sequence of construction should be provided.
7. Soil testing information should be provided.
8. A draft New York State Department of Environmental Conservation (NYSDEC) Notice of Intent (NOI) should be submitted.
9. Inspection ports should be shown for the Stormtech units and a detail should be provided. They should be located as recommended by the manufacturer.
10. Invert and rim elevations and pipes sizes and materials should be shown for all structures part of the proposed stormwater drainage system.
11. The drain inlet detail should depict a two-foot minimum sump to catch debris and sediment, thereby providing additional pre-treatment.
12. Tributary area maps should be included in the SWPPP.
13. A detail for the outlet control structure, Storm MH-2, should be provided.
14. The HydroCAD analysis should include all nodes and routing diagrams.

15. Post-construction maintenance notes should be provided for the stormwater management practices.
16. Pursuant to Part III.A.6 of the General Permit, the owner must identify the “trained contractor” for each contractor that will be responsible for the erosion and sediment control and post-construction stormwater management practices. A draft Contractor Certification which contains the statement and information required by the General Permit should be submitted for review.
17. Documentation supporting the determination of permit eligibility with regard to Part I.F.8.a of the General Permit (Historic Places or Archeological Resources) must be provided.
18. Pursuant to Part III.B.1.c of the General Permit, a description of the site soils, including identification of the hydrologic soil group (HSG), must be provided.
19. Per Part I.B.1.b of the General Permit, in areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. This should be noted in the SWPPP and on the plans.
20. The SWPPP must specify the frequency and inspection responsibilities to be performed by the “Trained Contractor” in accordance with Part III.A.6 of the General Permit and by the “Qualified Inspector” in accordance with Part IV.C of the General Permit.
21. Per Part IV.B.1 of the General Permit, the Trained Contractor must inspect erosion and sediment control practices in active work areas daily. This should be noted in the SWPPP and on the plans.
22. Per Part III.B.1.j of the General Permit, a description of pollution prevention measures used to control litter, construction debris, chemicals, spills, etc. should be provided in the SWPPP.
23. The SWPPP should include information to demonstrate compliance with Table 5.3 Soil Restoration Requirements of the NYSDEC Stormwater Management Design Manual or change by one level the post construction hydrologic soil group (HSG) to a less permeable group than the original condition.
24. Draft stormwater easements and maintenance agreements pursuant to Village Code §262-9 should be submitted for review.
25. The applicant is proposing a construction access route directly off of Clinton Avenue. The existing sidewalk and curb will likely be disturbed. Safe and accessible pedestrian routing

across the temporary entrance should be provided. Additionally, the sidewalk, curb, and right-of-way shall be restored to the satisfaction of the Village Highway Department.

26. After construction is completed, the area of asphalt millings and base course should be completely removed and the area de-compacted and restored to original conditions. This should be noted on the plans.
27. Existing and proposed water line materials should be labelled.
28. Sanitary manhole inverts should be provided.
29. For the proposed sewer pipe, ductile iron pipe (DIP) should be considered in lieu of cast-iron pipe (CIP).
30. The utility trench detail should include detectable warning tape.
31. If a footing drain is proposed, then the footing drain discharge location should be shown. It should not connect to the stormwater management system.

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.


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