

MEMORANDUM (4)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: July 5, 2023

RE: Site Plan Review
0 (87) Lefurgy Avenue
Village of Dobbs Ferry, New York

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

- Site plan and details prepared by Paul Gdanaki, PE, LLC, last dated 6/12/2023
- Tree removal plan, prepared by Yost Design Landscape Architecture, dated 4/24/2023
- Tree inventory, dated 6/9/2023

This plan has not been reviewed by this office for compliance with the zoning code.

Project Description: New residence.

Our remaining comments are as follows:

1. The plan is still very difficult to read with multiple overlaps.
2. Percolation and deep hole test data logs must be submitted to verify the stormwater calculations. It is our understanding that this is being performed.
3. The proposed driveway slope of 14% max is greater the Village of Dobbs Ferry standard which is 12% max.

4. Invert elevations of the proposed sewer lateral and slope of the pipe should be indicated on the plan. Sheet 2/5 shows a 141 LF of 4" PVC @ 2% but it is not pointing to anything, unclear if that is the proposed sewer. Cleanout locations should be identified, a pipe profile should be included due to the slope and grading changes.
5. As noted previously, it appears that retaining walls are proposed within the Village ROW, approval of the Village Board of Trustees may be required and/or a licensing/maintenance agreement. Provide details and clarify TW/BW elevations for all walls shown on a separate plan so the information is visible to review without overlaps.
6. As noted previously, the plan must include, cross sections (ie. at the proposed drywells / retaining wall), and any other required supporting details.

The applicant **should provide annotated responses** to each of the comments outlined herein with any subsequent submissions. We will be happy to continue our review once responses are provided.

Thank You