

MEMORANDUM (3)

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
21 Hollywood Drive
Village of Dobbs Ferry, New York

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

- Response memo to engineer prepared by Thread Collective, not dated
- Detailed Stormwater Analysis prepared by Ralph G. Mastromonaco, P.E., P.C., dated 6/9/2023
- Foundation plan and details prepared by the Thread Collective, dated 6/8/2023
- Site plan prepared by Ralph Mastromonaco, P.E., P.C. Consulting Engineers, dated 6/13/2023

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

Project Description: Construction of a new single-family residence and accessory garage, which will replace an existing single residence proposed to be demolished.

Our remaining comments are as follows:

- 1) Weep holes or other means of drainage should be provided for the engineered retaining wall detail #5 on A-401.

- 2) The stormwater analysis demonstrates reductions in peak flow rates and volumes up to the 100 year storm event, overflow to be routed to the proposed drainage swale directing flows to the south.
 - a. Additional detail should be provided for the gravel weir on the plan.
 - b. A detail and dimensions must be provided for the proposed drainage swale.
 - c. The HydroCAD analysis assumes a percolation rate of 10" per hour, which has not yet been field verified. Percolation testing must be performed to verify soil conditions prior to installation. The percolation test should be witnessed by the Village. If the rate is not 10" or greater, an alternative stormwater plan must be submitted and approved.

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