

MEMORANDUM (2)

TO: Stephen Hunter, Planning Board Chairman

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

FROM: Anthony Oliveri, P.E.

DATE: June 30, 2022

RE: Site Plan Review
24 Eldredge Place
Village of Dobbs Ferry

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

- Site Plan Existing + Proposed, Created by Michael Lewis Architects PC. last dated 6/15/2022
- "Planning Board All Paperwork," various dates shown on the Letter of Transmittal

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

Project Description: Renovation of existing 1 story wood framed building. 1 story bedroom and bath addition, new retaining walls and parking area located in the front yard.

1. It is noted that a stormwater management plan and narrative was submitted for the April meeting and reviewed by this office, a memo was generated dated 3/31/22. The current submission has revised the April plan significantly, however an updated stormwater plan has not been submitted for review. The design engineer should address all comments from the 3/31/22 memo prior to subsequent submission.
2. All proposed retaining walls must show top and bottom wall elevations. Any retaining wall over 4 feet will require engineered plans to be submitted and approved.

3. Proposed grading must be noted on the plan.
4. All work within the Village ROW will require a street opening permit. It appears that the applicant is proposing a retaining wall within the ROW, this would require approval by the Village Board and possibly an easement or license agreement to be in place.
5. It should be noted that the proposed parking area in the front yard would require backing out of cars into the ROW. Site distance should be demonstrated if the current configuration is to be considered.
6. The plan notes a “tracking pad” at the proposed curb cut. This should be detailed, an asphalt or concrete apron along with a drop curb is recommended.

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