

## 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: July 5, 2022**

**RE: Site Plan Review**  
**555 Broadway-Mercy College**  
**Village of Dobbs Ferry**

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

- Site Plan entitled “Mercy College Parking Lot “R” Improvements,” prepared by FoitAlbert Associates, last dated 6/17/2022.
- Stormwater Pollution Prevention Plan (SWPPP), prepared by FoitAlbert Associates, dated June 2022.
- Site Plan entitled “Mercy College Grove Pavilion”, prepared by Alloy Design Studio PLLC, last dated 6/22/2022

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

Project Description: Construction of a new 44’x90’ pavilion, reconstruction of the “R-Parking lot” and associated site improvements.

Our continued comments are as follows:

1. The SWPPP notes disturbance greater than 1 acre and therefore requiring coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activities. As we noted previously, the disturbance area associated with the noted improvements within the NYSDOT RTE 9 ROW which apparently would be occurring

- simultaneously may need coverage under same. The cover letter indicates that the RTE 9 work is covered under a “separate permit number”. Clarification as to what permit number that work is covered under should be made. If necessary, the applicant should get further direction from NYSDEC as to the need for General Permit coverage prior to any work beginning.
2. No Erosion and Sediment control plans have been provided for the Grove Pavillion. As a result, items 5,6 and 7 from our May 28<sup>th</sup> email are not addressed.
  3. It is noted that the applicant has confirmed that a revised/amended maintenance agreement will be prepared including the proposed pond for the pavilion as well as the existing stormwater system at R-Lot. This should be made a condition of approval.
  4. As requested previously notes requiring inspection and cleaning of the existing retention system and maintenance guidelines for this and the proposed pond should be included on the site plan(s). In addition, the construction sequencing in the SWPPP should be included on the site plan(s)
  5. We note that the Grove Pavilion site plan continues to depict proposed improvements within the designated “tree protection fencing”. The applicant has indicated a assessment by a certified arborist with respect to effects of the proposed work on the existing trees to be saved.
  6. The site plan for the Grove Pavilion notes “see civil plans for details” however no details or civil plans were included.
  7. No detail with regard to the proposed drainage and pond enlargement/pond structures has been provided for the Grove Pavilion. Once this information is provided we will complete our review of the SWPPP.

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.