

MEMORANDUM (1)

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: August 4, 2022

RE: Site Plan Review
20 Laurel Hill Road
Village of Dobbs Ferry

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

- Site plan Application, Dated 7/1/2022
- Plot Survey, not topographical, created by Donald R. Stedge, P.L.S. Dated 2/25/2015
- Planning Board Escrow Account, electronically signed 7/26/2022
- Site Plan Application Form, Dated 7/1/2022
- Site Pan (Rear Patio), created by Angela Loffa RLA, Dated 3/2/2022

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

Project Description: Proposed stone Patio, Stone Steps, Stone Seat walls & piers.

1. Net Increase/decrease of impervious coverage must be clarified. The existing deck if wood with open joints may not be considered impervious.
2. Site plan must include the following.
 - a. Show the entire parcel including construction access to the rear patio.

- b. Limit of disturbance.
 - c. Grading for the proposed patio and surrounding areas.
 - d. Sediment and erosion controls, including a concrete washout location and detail.
The existing driveway may be used as the stabilized construction entranceway.
The following note must be added to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."
3. Assumed percolation rates should be verified with a field test to establish the infiltration rates used in the stormwater calculations. Test logs must be submitted for review demonstrating conformance with methodology used. The locations of the percolation tests must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice.
4. Top and bottom wall elevations should on the plan.

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