

MEMORANDUM (3)

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
24 Eldredge Place
Village of Dobbs Ferry

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

- Letter to the Planning board created by Michael Lewis Architects, dated July 19, 2022
- Letter to Anthony Oliveri, PE. created by Hudson Engineering & Consulting, P.C. dated July 19, 2022
- Transmittal letter to planning board created by Michael Lewis Architects, dated July 20, 2025
- Modifications to 24 Eldredge Place Phase 2-Addition, created by Michael Lewis Architects PC. last dated 7/19/2022
- Stormwater Management Plan & Drainage Analysis, created by Hudson Engineering & Consulting, P.C. dated July 18, 2022.

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. Net Increase/decrease of impervious coverage must be clearly noted and delineated on the plan and show a breakdown of the proposed impervious surfaces.

2. The proposed pop-up emitter should be moved back at least 10' from the property line.
3. Prior to building department approval engineered wall drawings must be submitted to the Village for review and approval.
4. All work within the Village ROW will require a street opening permit, including any retaining wall built within the ROW. This would also require approval by the Village Board and possibly an easement or license agreement to be in place. Building department to determine what additional permits are required temporary construction parking as noted 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