
MEMORANDUM

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Richard Leins, Interim Village Administrator
Ed Manley, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: August 2, 2021

RE: Site Plan Review
14 Bellair Drive
Village of Dobbs Ferry

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

- Plans entitled: "New Garage & Sitework- 14 Bellair Drive-Site Plan Review", prepared by Mitchell Koch Architects, dated 6/25/2021;
- Survey entitled: "Survey of Property 14 Bellair Driveway", prepared by John E. Collazuol & Associates, dated 5-26-2011;
- Site Plan Checklist dated 7/16/2021,

Our comments are as follows:

1. Structural design and details for the proposed buried garage and sheeting/shoring must be submitted to the building department for review prior to building permit issuance.
2. Details and sizing for the drywell system must be submitted to the building department prior to the issuance of any permit. The information must be provided by a qualified professional such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual.
3. Show and provide details for all elevations, inverts and piping information including the proposed drywell system and associated connections.

4. Soil infiltration testing must be performed prior to building permit issuance to confirm drywell functionality.
5. The Village requires general notes indicated on the site plan checklist and site plan application to be included on the plans.
6. Silt fence should be installed parallel to the contour lines and an alternative detail will need to be provided for the silt fence installation across the driveway.
7. Currently there is no anti-tracking pad shown on the site plan. Include a note regarding any additional monitoring of any offsite tracking and the adjustments that will be made if needed.

Thank you

