
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
243 Judson Avenue
Village of Dobbs Ferry**

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

- Plans entitled: "Single Family Home Addition", prepared by Mathew Vincent Cordone, RA, last dated 7/15/2021;
- Site Plan application dated 7/15/2021

Our comments are as follows:

1. It is noted that a Zoning Variance is required for 12' side yard setback to the North of the building.
2. The applicant shows an increase in impervious of 191SF which is above the 100SF threshold requirement for stormwater detention.
3. A stormwater management and erosion and sediment control plan must be included.
4. Detail regarding the termination or connection of the roof drains should be provided.
5. General notes do not conform with Village requirements. All site plan notes indicated in the site plan checklist and site plan application are required to be on the plans.
6. Provide more information on the easement shown on the plan including existing use and any proposed future uses.

Thank you