

MEMORANDUM

To: Stephen Hunter, Planning Board Chairman

C: 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: July 29, 2021

Re: Site Plan
The Masters School
49 Clinton Avenue
Village of Dobbs Ferry

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

- Plans entitled: “The Masters School Innovation and Entrepreneurship Center”, prepared by Marvel, dated 7/22/2021;
- Stormwater Pollution Prevention Plan (SWPPP) - DRAFT, prepared by MFS Consulting Engineers & Surveyor, DPC, dated 7/6/2021;

Our comments are as follows:

1. Relocation of the existing 10” sanitary sewer may require Westchester Health Department approval, it is our understanding that a determination is being sought by the design engineer. In any case a profile should be included on the plan as well as standard leakage testing requirements in conformance with current Health Department standards.
2. As discussed at the July Planning Board meeting, curb repairs identified on Clinton and Estherwood Avenues as well as any needed restoration within the Village ROW should be made a condition of site plan approval and notes added to the site plan.
3. As now noted on the plan, the staging or queuing of construction vehicles within the Village ROW shall be prohibited, this should be made a condition of any approval.
4. The construction entrance should indicate that the sidewalk is to remain during construction, the stabilized construction entrance stone should begin behind the sidewalk.

5. The applicant indicated need for space outside the entry gate for a 53' trailer. The complete length of a 53' trailer with the cab is at least 73'.
6. A staging plan for use of a crane if necessary, during construction should be submitted for review prior to Building Permit issuance.
7. The construction fence (chain link) should be provided with a dust screen.
8. It is noted that the SWPPP submitted is in draft form, a final more complete SWPPP must be submitted, signed and sealed by the design engineer for review.
9. The site limitations cited in the SWPPP to justify not providing 100% RRv are not sufficient reason considering the overall parcel area of 96 acres.
10. A tabular summary of pre vs post stormwater runoff rates and volumes for the various storm events must be included in the SWPPP narrative.
11. Additional report information from the HydroCAD model must be included to properly review the provided calculations, including but not limited all nodes and routing diagrams, watershed summaries, time of concentration calculations, etc.
12. The provided drainage maps must depict the time of concentration path and flow types assumed and calculated.
13. The close proximity of the stormtech chamber to be used for the "building perimeter drain" to the main infiltration gallery is not recommended.
14. In general, the plan must note all pipe sizes, materials, slopes, inverts that are proposed.
15. A site specific detailed layout, cross section and details for the proposed stormtech infiltrators must be included on the plans. Expected elevations for each storm event modelled should be indicated.
16. The stormtech isolator row is not called out on the plan.
17. The stormtech manifold piping is not labelled as to size, slopes, inverts etc.
18. A detail for the proposed outlet control structure must be included with inverts and pipe sizes labelled and indication of each storm event elevation; as well as storm manhole MH-1, which appears to split the flow between the bioretention pond and the infiltrator system – if this is the case it must also be included in the HydroCAD model.
19. Soil infiltration testing and deep test pit data and logs must be submitted for review. All testing must conform with NYSDEC design guidelines; if not already completed, notify this office when performing.
20. The provided sequence of construction should be listed on the plans and in the SWPPP.
21. Inspection port locations should be indicated on the plans.
22. Post-construction maintenance notes should be listed on the plans.
23. As noted previously, a draft Contractor Certification form which contains the statement and information required by the General Permit should be submitted for review and contained in the SWPPP.
24. As noted previously the SWPPP should include information to demonstrate compliance with Table 5.3 Soil Restoration Requirements of the NYSDEC Stormwater Management Design Manual.
25. As noted previously, the existing water line material should be listed; use of PVC for the proposed water service relocation should be reviewed by the building department.
26. As noted previously, for the proposed sewer pipe, ductile iron pipe (DIP) should be considered in lieu of cast iron pipe (CIP) which is still noted on the plan.

We will be happy to continue our review once additional information is received.

Thank you

A handwritten signature in black ink, reading "Anthony Oliveri". The signature is written in a cursive style with a large, stylized "O" for "Oliveri".