

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 26, 2022

RE: Site Plan Review
10 Hamilton Street
Village of Dobbs Ferry

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

- Site plan, Developed by Integral Engineering Services, and designed by Gotham Design Dated 4/7/2022
- Various Documents (Coastal Assessment Form, Land Use Application, Letter to Building Inspector, Permit application, Pergola approval letter, Render Pack, Rivertowns Survey, Environmental Short form) Various dates.

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

Project Description: Construction of a pergola with retractable roof and windows to accommodate 60 patrons for outdoor dining. This is located in the same location as the existing exterior dining with 60 seats. This is a temporary structure.

Our preliminary comments are as follows:

1. This project proposes no increase in impervious area. The application notes the roof drains will discharge to the existing drainage system. The location and details for that connection should be indicated on the plan.
2. The plan should note property lines and distances to the new structure.

3. It appears the proposed enclosure /covered dining area will block pedestrian access from the parking lot to the other building entry doors to the south. Pedestrians would need to utilize the sidewalk and ramp via the driveway apron through the ROW.

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