

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
72 Colonial Avenue
Village of Dobbs Ferry

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

- Landscaping site plan, created by NcCstudio, last dated 4/19/2022
- Various Documents (Site Plan Application, Site development Pan Review, Short Environmental Assessment Form, Site plan Checklist, Land Use approval Application, Short form Environmental assessment form, Coastal assessment form) all with various dates

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

Project Description: Landscaping of property including, stone retaining walls, pervious paving, deer fencing, planting, stormwater management, fountain.

Our preliminary comments are as follows:

1. An existing conditions survey must be provided. Net Increase/decrease of all impervious coverage from existing to proposed must be clarified and clearly shown on the site plan.

2. Site plan must include the following.
 - a. All proposed piping and all inverts/ rim/ pipe sizes for all drainage structures including the infiltration system.
 - b. Limit of disturbance. The area of disturbance must encompass all proposed work including areas of demolition.
 - c. Concrete washout location and detail.
 - d. Clearly show the existing drainage system on the site plan.
 - e. Clearly mark the Village ROW.
 - f. Include cut and fill calculations and note on the plan.
 - g. Include a note that states the following, "All imported construction fill and aggregates shall be clean and conform with the soil constituent concentrations for unrestricted use as specified by the NYSDEC DER-10 Part 375 Standards."
3. Separate plans for layout, grading and sediment and erosion control should be utilized for clarity.
4. The proposed stabilized construction entrances should be extended into the property, not just in the ROW apron area.
5. Maintenance guidelines and schedule for the proposed infiltration system should be noted on the plan.
6. Any work within the Village ROW, grading, tree removals, plantings will require a separate Street Opening Permit. The Village must approve and agree to the landscaping improvements within the ROW. Establishment of maintenance responsibilities may need a separate agreement approved by the Village Board.
7. All proposed retaining walls must show top and bottom wall elevations at any change in elevation. Any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.
8. Assumed percolation rates should be verified with a field test to establish the infiltration rates used in the stormwater calculations. Test logs must be submitted for review demonstrating conformance with methodology used. The locations of the percolation tests must be shown on the plan. Percolation tests must be performed at a depth of 6" below the bottom of each proposed infiltration practice and test pits also performed to

demonstrate sufficient separation from ledge rock or ground water if present. All in conformance with NYSDEC guidelines.

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