



## MEMORANDUM

**To** : Village of Dobbs Ferry Planning Board

**From** : George E. Pommer, P.E.  
Vice President

Dwight Douglas  
Village Consulting Planner

**Dated** : July 31, 2020

**Subject** : Site Plan Review  
Owner/Applicant – Tokarski  
12 Irving Place  
Dobbs Ferry, NY

**Drawings Reviewed** : “Notes”, Dated 12/20/19, Sheet 1 of 14.  
“Existing Conditions & Details”, Revised 7/10/20, Sheet 2 of 14.  
“Plot Plan”, Revised 7/15/20, Sheet 3 of 14.  
“House Elevations”, Revised 6/25/20, Sheet 4 of 14.  
“Sky Elevation Diagrams”, Revised 6/25/20, Sheet 5 of 14.  
“Street View”, Revised 6/25/20, Sheet 6 of 14.  
“Floor Plan”, Revised 6/25/20, Sheet 7 of 14.  
“Garage Elevations”, Revised 6/25/20, Sheet 8 of 14.  
“Gar. Floor Plan & Roof Plan”, Revised 6/25/20, Sheet 9 of 14.  
“Landscaping Plan”, Revised 6/25/20, Sheet 10 of 14.  
“Electrical Plans”, Revised 6/25/20, Sheet 11 of 14.  
“Landscaping Plan & Street View”, Revised 6/25/20, Sheet 12 of 14.  
“Landscaping Plan & Street View”, Revised 6/25/20, Sheet 13 of 14.  
“Details”, Revised 6/4/20, Sheet 14 of 14.


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The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated August 28, 2019. The applicant proposes the demolition and reconstruction of a single-family residence on 0.16 acres in the OF-6 zoning district. The improvements also include a detached garage, driveway, sidewalk, and stormwater

Pursuant to our review, the following items should be addressed by the applicant.

1. No comment response letter was provided. A written response addressing the comments below should be provided.
2. References to other municipalities, including the Village of New Hempstead, should be removed.
3. Note 11 on Sheet 2 of 14 states "there are no trees to be removed", but tree removal is indicated on Sheet 10 of 14. This should be revised.
4. The size and number of the proposed plantings should be listed on Sheet 10 of 14.
5. Discharge location of garage roof leaders should be shown on the plans.
6. The emergency overflow invert elevation should be above the highest elevation of proposed storage.
7. The invert elevation for the Cultec system should be revised.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

  
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GEP:WJA:ay