

MEMORANDUM (5)

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: September 6, 2023

RE: Site Plan Review
0 (87) Lefurgy Avenue
Village of Dobbs Ferry, New York

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

- Survey prepared by Summit Land Surveying P.C., last dated 7/21/2023.
- Percolation Test Results, prepared by Fairway Testing, Dated 8/4/2023.
- Tree removal plan, prepared by Yost Design Landscape Architecture, last dated 7/5/2023.
- Landscape Plan, prepared by Yost Design Landscape Architecture, last dated 7/5/2023.
- Site Plan set, prepared by Paul Gdanski, PE, PLLC, last dated 8/14/2023

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

Project Description: New residence.

Our remaining comments from the previous memo are as follows:

1. Sheet 2/5 shows a (141 LF of 4" PVC @ 2%) and (143 LF of 4" PVC @ 16.4%) pointing to the same sanitary sewer pipe but it is unclear where the change in slope occurs. A pipe profile should be included due to the slope and grading changes.
2. Provide details and clarify TW/BW elevations for all walls shown on a separate plan so the information is visible to review without overlaps.

3. The landscape plan still indicates a wall within the ROW. Also the plantings proposed must not interfere with the calculated site distance.
4. The proposed drywells proposed are in close proximity of the proposed retaining walls. These should be moved to a better location away from the proposed wall. An additional cross-section should be provided at the lower drywell/wall.

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