

## 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:** September 7, 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, last dated 8/31/2021;
- Stormwater Pollution Prevention Plan (SWPPP), prepared by MFS Consulting Engineers & Surveyor, DPC, dated 8/30/2021;

Our remaining comments are as follows:

1. It is our understanding that the applicant’s engineer is waiting for determination from the Westchester County Health Department regarding permitting requirements for the relocation of the existing 10” sanitary sewer. This should be made a condition of any approval.
2. Pipe crossings and clearances should be shown on the sanitary sewer profile; as noted previously, standard leakage testing requirements in conformance with current Health Department standards should also be noted.
3. Bioretention pond details seem to be missing from the site plan.
4. A final review of the SWPPP will be conducted prior to acceptance and NYSDEC general permit coverage, however our previous comments have been substantially addressed.

Thank you