

MEMORANDUM (1)

TO: Stephen Hunter, Planning Board Chairman

**CC: 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 Review
7 Fairlawn Avenue
Village of Dobbs Ferry**

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

- Plans entitled: "Outdoor Living Area at the Fossner Residence, 7 Fairlawn Avenue, Dobbs Ferry, NY 10522, prepared by Christiana Griffin Architect, last dated 8/12/2021
- Survey prepared by Gabriel E Senior, P.C. dated 8/2/2015
- Plan Submittal Form, Site Plan Application, Application Checklist, Coastal Assessment Form, SEAF, CGA Letter to Planning Board, and Coastal Assessment Form all dated 8/12/2021
- Retaining wall Replacement document and Report prepared by SESI Consultant Engineers dated July 14 and 15, 2021
- Escrow Letter, dated 7/14/2021

Our comments are as follows:

1. The project proposes an increase in impervious area therefore stormwater detention must be incorporated into the design.
2. A stormwater management and erosion and sediment control plan and details must be provided.
3. General notes do not conform with Village requirements. All site plan notes that apply from the site plan checklist and site plan application are required to be on the plans.

4. Provide information on the draining, drawdown, and winterizing of the swimming pool as well as filter backwash if required.
5. Site Plan Checklist notes the following “To be provided at a later date.”
 - a. Drainage
 - b. Lighting Plan
 - c. Site Plan Notes
 - d. Site Construction Details
 - e. Erosion Control Plan

Thank you