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MEMORANDUM

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: **December 26, 2023**

RE: **Site Plan Review**
125 Bellair Drive
Village of Dobbs Ferry, New York

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

- Site Plan, Landscaping plan, Stormwater Calculations, prepared by NcCstudio, dated 9/20/2023
- Topographic Map & Slope Analysis map prepared by Gabriel E. Senor, P.C., dated 10/17/2022, not signed.
- Map, prepared by CAI Technologies, dated 7/13/2022.
- Various Planning Board submission documents.
- Site Photos

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

Project Description: Proposed widening of the existing driveway, terraced stone retaining walls, entry paving to curb, deck, stone terrace with retaining wall, planting, exterior lighting.

Our preliminary comments are as follows:

1. All existing and proposed utility services (sewer, water, gas, electric) should be shown on the plan and any anticipated disturbance.

2. Provide a table that clearly shows all impervious areas that will be tributary to the drainage system, as well as the net increase/decrease of impervious coverage.

3. Include cut and fill calculations and notes on the plan.

4. Site plan needs to be further developed and include all soil erosions and sediment control elements including but not limited to, silt fence, concrete washout location, stabilized construction entrance way, inlet protection, etc.

5. Percolation tests must be performed to establish the infiltration rates used in the stormwater model (**or 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.

6. Wherever infiltration practices are proposed test pits must be performed to confirm soil type and to determine the elevation of ledge rock and groundwater conditions (minimum 3 feet below infiltration practices). Test pit locations must be shown on the plan. If the minimum 3-foot separation is not possible, alternative methods to infiltration must be considered.

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. All retaining walls within the ROW and retaining loads from the roadway regardless of height will require fully engineered design, including geotechnical subsurface investigation.

8. Any drainage associated with the retaining wall/ rubble stone wall design including the discharge location or connection to the proposed stormwater system must be shown on the plan.

9. All drainage pipe sizes, slopes and materials must be listed on the plan and sized appropriately for the design storm event.

10. A water quality unit directly upstream from the proposed stormwater detention system should be included in the plan.

11. Details must be provided for the proposed drop curb and stone apron.

12. Property lines/ROW lines should be refelected on the cross sections.

13. A separate road opening permit is required for the proposed curb cut widening and all work within the Village ROW. It is noted that extensive work is proposed in the ROW including driveway widening, retaining walls, steps, plantings etc. All proposed structures will require approval from the Village Board of Trustees and may require license and maintenance agreements to be determined/approved by the Village Attorney.

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