

MEMORANDUM (2)

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: January 3, 2024

RE: Site Plan Review
45 Gould Avenue
Village of Dobbs Ferry, New York

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

- Response memo from ARQ to planning board dated 12/13/2023
- Site plans and Architectural drawings prepared by ARQ Architecture P.C., last dated 12/4/2023

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

Project Description: Proposed addition to existing single-family residence (Sun Room) to include new bedroom with bathroom and new walk-in closet.

Our remaining comments are as follows:

1. The response memo notes that the homeowner will provide a signed and sealed topographic survey of the property.
2. As noted previously, consideration should be made to include a water quality unit (i.e., catch basin with a sump or approved equal) directly upstream from any proposed infiltration practice.

3. The response memo notes, the perc test and deep test pit will be conducted as soon as the freezing temperatures cease, and the logs will be submitted for review. If needed, the stormwater design and calculations will be adjusted accordingly.
4. The response memo notes, the storage volume from chambers used in the subsurface exfiltration system calculations will be reviewed and corrected.

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