

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 4, 2023

RE: Site Plan Review
107 Palisade Street
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. dated 6/27/2023.
- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C. dated 11/13/2023.
- Architectural plan set, prepared by CGA Studio Architects, last dated 11/15/2023.
- Stormwater Management Plan and Details provided by Hudson Engineering & Consulting, P.C. last dated 11/13/2023.
- Various Planning Board submission documents.

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

Project Description: Subdivision of existing lot for the construction of a new two-family residence.

Our preliminary comments are as follows:

1. Existing and proposed utility services (sewer, water, gas, electric) should be shown on the plan and proposed point of connection at the main.
2. Construction entranceway should be located entirely outside of the Village ROW.

3. A separate road opening permit is required for the proposed curb cut.
4. Curb, sidewalk and driveway apron details must be provided.
5. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan.
6. Provide details and specifications for the proposed permeable pavement.
7. Clearly indicate the limits of the proposed permeable paver driveway with a different hatching on the plan. Also clarify if the driveway was accounted for in the stormwater calculations.
8. Provide car turning templates and parking space dimensions.

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