

## 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  
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:

- Survey prepared by Roguski Land Surveying P.C., Not signed or dated.
- Project narrative prepared by ARQ Architecture P.C., dated November 10, 2023
- Site plans and Architectural drawings prepared by ARQ Architecture P.C., last dated 11/2/2023
- Various Planning Board submission documents (Land Use Application, ARB Application)

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 preliminary comments are as follows:

1. Provide a signed and sealed topographic survey of the property.
2. Provide a stabilized construction entranceway.
3. Adjust the location of the silt fence and stockpile to allow for construction access to the project location.
4. Consideration should be made to include a water quality unit directly upstream from any proposed infiltration practice.

5. A concrete washout location must be indicated on the plan.
6. Provide perc test and deep test pit logs for review.
7. The storage volume from chambers used in the subsurface exfiltration system calculations should 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