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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: **February 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:

- (2) Response Memos from NcCstudio dated 2/21/2024 to Valerie Monastra and Anthony Oliveri, P.E.
- PB Landscape presentation package- various plan sheets and photos
- NcC General Notes and Zoning Legends sheet
- Landscaping plan, Stormwater Calculations, prepared by NcCstudio, last dated 2/21/2024
- Topographic Map & Slope Analysis map prepared by Gabriel E. Senor, P.C., dated 10/17/2022, not signed.

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 comments are as follows:

1. There are multiple trees shown in the direct vicinity of the proposed cultec units which may interfere with the proposed system. The trees may need to be removed prior to installation, or the system must be moved to avoid root disturbance if the trees are to be preserved.

2. Impervious areas shown on the plans are conflicting, (2,987 SF) on Zoning Calculations, 3,162 on the Impervious coverage table, please clarify if this includes areas outside of the property lines?

3. It appears that the drywell calculations are accounting for increased runoff only, however the existing house and driveway areas all appear to be tributary to the drywell system. The system therefore should be sized appropriately and provisions for any overflow accounted for on the site plan.

4. Deep hole and percolation testing should be performed now; the submitted calculations indicate perc test results from an adjoining property, and this appears to be high (26”/hour). Confirmed perc rates will have an effect on the system sizing; available area is restricted on this site due to required setbacks and sloped areas.

5. Site plan needs to be further developed and include all soil erosions and sediment control elements and details.

    a. Silt fence should be shown in other locations such as along the driveway area.

    b. A detail must be provided for a concrete washout.

    c. The detail provided for the construction entrance is not applicable for installation over asphalt.

6. Retaining wall cross sections need to be coordinated with details provided on L300.

7. Multiple locations show retaining walls over 4’ height. The terraced patio shows over 12’ elevation change. All proposed retaining walls must show top and bottom wall at all elevations changes. 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. Provide invert elevations for any drainage that is noted to “air” that is associated with the retaining wall/ rubble stone wall design. The retaining wall drainage piping should not discharge into the ROW or create a nuisance flow on the site.

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

10. A detail must be provided for the water quality unit (Cultec T80 Storm Filter). Pre-treatment for the patio drainage should also be provided.

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