

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: February 26, 2024

RE: Site Plan Review
515 Broadway
Village of Dobbs Ferry, New York

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

- Site Plan and Details, prepared by Cronin Engineering, Last dated 1.22.2024
- Various Planning Board submission documents (Land Use Application, SEAF, Coastal Assessment, AHRB Application)

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

Project Description: New playground, stripping of existing parking lot, new sidewalk along the south side of the building with partial driveway replacement, replacement of existing driveway aprons and sidewalk at the entrance and exit.

Our preliminary comments are as follows:

1. Provide a signed and sealed topographic survey of the property.
2. A NYSDOT permit for work within the ROW will be required.
3. Proposed wall/fence height should be confirmed with the Building Department for conformance under zoning.

4. Proposed parking space dimensions and aisles widths do not all comply with minimum requirements.
5. A stabilized construction entranceway must be added to the plan. The existing driveway may be used as the stabilized construction entranceway. The following note must be added to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."
6. Show erosion and sediment controls and any corresponding details in the project location near the proposed playground, i.e. Inlet protection, stockpile locations, and concrete washout if applicable.
7. Show the overall net increase/decrease of impervious area on the plans. If the surface of the playground area is considered impervious, provisions should be included for stormwater detention and drainage as appropriate.
8. Drainage for the retaining wall that is shown in the details must also be included on the proposed site plan, as well as the discharge location.

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