

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: April 29, 2024

RE: Site Plan Review
5 Chestnut Court
Village of Dobbs Ferry, New York

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

- Building Permit Set, prepared by Miguel A. Sostre dated 1.25.2024
- Various Planning Board documents (Land Use approval Application Site development checklist, Short Environmental Assessment Form, LWRP Consistency Review coastal assessment form, AHRB application.)

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

Project Description: Addition of new wood raised deck at rear of yard. New retaining wall at rear of property, adjacent to retaining wall, and misc. walking surfaces and trellis.

Our preliminary comments are as follows:

1. A topographic survey signed and sealed by a licensed NYS land Surveyor must be submitted.
2. Deck section 5 details must coordinate with the footing details shown on the deck section 6 for consistency.
3. Site plan should show the existing fence for clarity.

4. Applicant must provide documentation that the proposed temporary construction and permanent impact to the common area is allowed by the authority that controls the common area, (HOA etc.) Permanent geogrid layers are shown that extend into the common area.
5. Provide estimated cut/ fill amounts.
6. Illustrate grading on both sides of the proposed wall and show all TOW/BOW elevations at any change in elevation.
7. Provide any drainage details associate with the proposed mesablock retaining wall on the plan.
8. Any walls above 4' in height will require engineered plans prior to building department approval.

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