

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
7 Beechwood Court
Village of Dobbs Ferry, New York

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

- Site Improvement/ Retaining Wall Plan, prepared by M.J. McGarvey P.E., P.C. last dated 3.27.2024
- Various Planning Board documents (AHRB application, Land Use approval Application Site development checklist, Short Environmental Assessment Form, LWRP Consistency Review coastal assessment form.

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

Project Description: Remove existing wooden retaining wall and vinyl fence and replace with new block retaining wall and 4' vinyl fence.

Our preliminary comments are as follows:

1. A topographic survey signed and sealed by a licensed NYS land Surveyor must be provided.
2. Provide estimated cut/ fill amounts.
3. Provided grading on both sides of the proposed wall and show all TOW/BOW elevations at any change in elevation.

4. Show the locations of the proposed perforated PVC drain to daylight. This should be positioned so as not to create a nuisance discharge to a neighboring property.
5. Any walls above 4' in height will required 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