

## MEMORANDUM (1)

**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: May 1, 2024**

**RE: Site Plan Review**  
**99 Main Street**  
**Village of Dobbs Ferry, New York**

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

- Plan set, prepared by Michael Lewis Architects PC, Last dated 4.17.2024
- Survey, prepared by Brooker Engineering, PLLC, dated 3.22.2010.

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

Our comments are as follows:

1. A signed and sealed copy of a current property survey should be provided.
2. Limited site work is proposed, however a sediment and erosion control plan as well as construction staging should be addressed as part of the site plan.
3. Details such as sewer and water service connections as well as stormwater downspout connections must be located on the site plan and detailed in the plan set.
4. Locate utility mains within Main Street and the expected service connection points.
5. Expected sewer loading calculations should be provided as well as some investigation regarding the capacity of the existing sewer main within Main Street.
6. As noted in the Westchester County Planning Board review letter, it is expected that the Village will require the applicant to offset increases in sanitary sewage flows to the system at a ratio of “three for one for market rate units and a ratio of one for one for affordable

AFFH units". This can be accomplished by means of identifying sewer improvement projects that can reduce inflow/infiltration (I&I) into the sewer. As an alternative, the Village may agree to some equivalent fee in the value of such a project. This should be made a condition of any approval resolutions.

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