

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: July 3, 2023

RE: Site Plan Review
6 Moulton Avenue
Village of Dobbs Ferry, New York

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

- Plans entitled, "Apostolopoulos Residence," prepared by Mastrogiacomo Engineering, P.C., dated 8/12/2022
- Topographic Survey, prepared by Mastrogiacomo Engineering, P.C., dated 8/12/2022
- PB/AHRB Submission documents

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

Project Description: Regrading rear yard to protect from future potential flooding.

Our comments are as follows:

1. Verify the invert elevations into the Cultec system. Invert elevation of yard drains (144.8') are lower than the Invert elevation at the Cultec (146.44'). Percolation and deep hole testing and calculations must be performed to verify drywell functionality.
2. It is recommended to install a water quality unit prior to the infiltration system.
3. At least one inspection port per row of infiltrators should be provided on the proposed infiltration system.

4. An overall drainage map with surrounding topography must be provided demonstrating no detrimental effects of the filled area and walls on existing drainage patterns. The existing drain inlet at the neighboring property should be investigated and it's connection /piping identified.
5. The existing drain inlet must be protected during construction with an appropriate sediment control practice.
6. Verify that there is room for the stabilized construction entranceway to be installed as shown on the plan. Alternatively, the existing driveway may be used as the stabilized construction entranceway, but 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."
7. The proposed retaining wall detail must show distance from property lines, also the connection point of the perforated drain should be illustrated. Consideration of a swale or perforated drain piping in front of the proposed wall should be contemplated to ensure no ponding of water at the base of the wall an adjoining properties.
8. Proposed retaining walls are shown at a maximum 4' in height. Please note that any retaining wall over 4 feet will require engineered plans to be submitted and approved prior to building permit issuance.

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