

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: August 2, 2023

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

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

- Plans entitled, "Washington's Headquarters," prepared by Brooker Engineering P.L.L.C., last dated 7/11/2023
- Various PB/AHRB Submission documents; Land Use Approval Application, Short Environmental Assessment, LWRP Consistency Review Coastal Assessment Form, etc.

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

Project Description: Reconstruction of a retaining wall.

Our comments are as follows:

1. A sediment and erosion control plan must be provided that includes, but is not limited to, site access, concrete washout location if applicable, existing wall removal plan, materials staging or stockpiles, silt fence, inlet protection,
2. If demolition or construction will result in any construction equipment, vehicles, or materials to be parked or blocking any part of Broadway, a lane closure plan will need to be submitted for review and approval and issuance of a permit by NYSDOT.

3. Verify if there is any increase in impervious areas associated with this project. If so, a stormwater management plan may be required.
4. A signed and sealed topographic survey must be provided.

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