

July 5, 2022

Mr. Dan Roemer, Building Inspector
Dobbs Ferry Building Department
Village Hall
112 Main Street
Dobbs Ferry, New York 10522

Re: 45 Northfield Avenue
Julka Residence

Dear Dan:

Submitted with this letter, please find revised sheets of drawings for the project referenced above. The Architectural and Historic Review Board (AHRB) had comments at there last meeting on June 27, which we have addressed in the revisions on the attached. The Planning Board has called for a Public Hearing on this Thursday, July 7, and I understand that there was no way in which to get the revised drawings to them in time. I do not think that there is any reason that we should not be able to proceed with the Public Hearing, although I understand that the Planning Board will be seeing some things at the meeting for the first time and may not feel comfortable acting on the application without the time to digest what they will be seeing.

The issues for the AHRB include the detailed elevations of the two islands, the placement of the fireplace, and providing additional screening with landscaping to soften the view of the terrace from the street in front of the driveway. All of these issues have been addressed in the drawings.

The Village's Consulting Engineer noted a need for clarification about the management of stormwater on the site. The references to Hudson Engineering in previous communications were when we proposing a roof over the terrace and anticipated collecting the rain from the roof and needing to discharge it into a subsurface system. The existing impervious surface area is 3,361 square feet, which is a coverage of 48.88% where 54% is permitted. With the removal of existing solid paving and its replacement with pervious pavers, we have increased the area of coverage by 153 square feet to 3,514 square feet, or 51.1%. This includes the removal of 588 square feet of non-pervious brick paving and its replacement with 739 square feet of pervious pavers, as manufactured by Cambridge. This results in a substantial percentage of the rain wall being able to be detained in the gravel bed of the permeable paving, reducing concentrated flows needing to be retained. To avoid a risk of standing water in the yard, however, a 30 foot long, 24 inch diameter perforated pipe is proposed to be installed running parallel to the terrace, with the terrace pitched gently towards the pipe, with the grading and grass contoured to capture any runoff. The pipe is proposed to be embedded in washed gravel wrapped in soil fabric. The capacity of this system, assuming 40% voids in the gravel is 240 cubic feet. Substantially, more than what the increase of 153 square feet would generate in a 100-year, 24-hour storm. We have also provided the perc.test and soil information provided by Hudson Engineering for your review.

Letter to Dan Roemer, Building Inspector
Re: 45 Northfield Avenue Submission to AHRB and Planning Board
June 5, 2022
Page two of two.

While it was not discussed with either Board, we are also showing the lighting for the terrace on the drawings submitted with this letter . The short piers and fireplace structure include WAC 5 Inch LED Fixture embedded in each side not facing off site. These fixtures create 68 lumens, but no night sky pollutions and the bulbs themselves cannot be seen. These fixture project downward at an angle to prevent light trespass over the property line. We are also providing for post light fixtures, with one on each end of the outdoor kitchen islands. These fixtures are Kichler Harvest Ridge 15 3/4 inch Black Outdoor Post Lights, which are also dimmable LED Fixtures with the equivalent of a 150 watt bulb. The fixture is fully covered to prevent night sky pollution and the bulb faces down, enclosed in a clear ribbed glass that has been sandblasted on the interior to reduce glare

The requisite sets of drawings has been prepared by Gotham Design under the supervision of Laura Wakefield, R.A. and is dated July 5, 2022 as submitted to the AHRB and Planning Board. The set includes the following sheets.

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| A. | Cover Sheet | List of Drawings, Location Maps, Design Criteria |
| B. | Sheet EX-1 | Existing Floor Plan, North, West, and South Elevations |
| C. | Sheet A-1 | Existing Site Plan, Proposed Site Plan, Elevations, Zoning Table |
| D. | Sheet 2.0 | Terrace Plan, Landscaping Plan, and Details |
| E. | Sheet A-2.1 | Erosion and Sediment Control Plan, Storm Drainage Plan, Details |
| F. | Sheet A-3 | Proposed North, West, and South Elevations and Detail Section |

If there are any questions or suggestions, please feel free to forward them to me.

Thanks for your time and attention.

Sincerely,

Gotham Design Planning & Development Ltd.
Padriac Steinschneider, President
As Agent for Owner