

December 17, 2022

Anthony Oliveri, P.C.
AI Engineers - Dolph Rotfeld Engineering Division
570 Taxter Road - Suite 300
Elmsford, New York 10523

**Re: Giglio Residence
0 North Mountain Drive
3.10-1-3**

Dear Mr. Oliveri:

This letter is to respond to the comments in your Memorandum prepared for the above referenced project, noted as Site Plan Review - 0 North Mountain Drive, Village of Dobbs Ferry, New York, dated November 23, 2022.

The enumeration below follows that in your Memorandum. Our responses are in *italics*:

1. The survey must be signed by a licensed surveyor.

Response: *We have requested a sealed and signed copy of the survey from the Surveyor, but have not yet received it. All of the information on the survey submitted matches the Village's Records. We will submit the sealed and signed copy as soon as we have it.*

2. Plans previously submitted as well as the "Cross Sections" plan are not signed and sealed by the design professional.

Response: *Copies of the Gotham drawings submitted on November 15, 2022 were sealed and signed by Sirus Miandoabi, P.E. The Civil Engineering Site Plan is being prepared by Hudson Engineering and has been sealed and signed by Michael Stein, P.E. Similarly, the Landscaping Plan has been sealed and signed by Susan Jainchill, L.A., Principal of Aspect 120 Landscape Architecture P.C.*

3. A Stormwater management design must be provided, it is noted that Hudson Engineering has been engaged. As previously noted, any storm system design should be supported by a geotechnical engineering analysis of the slope stability. Deep test pits and infiltration testing must be performed as appropriate to demonstrate the feasibility of the stormwater design.

Response: *Deep test pits have been dug and perc. tests have been performed by Hudson Engineering. There is no indication that there are site instabilities that would warrant bringing in an additional engineer. Gotham has a lot of experience building with this rock and has found it to be stable and relatively easy to work with. That will be Michael Stein's and Sirus Miandoabi's call, though.*

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4. A cut and fill analysis including anticipated rock removal method and quantity and complete sediment and erosion control plan must be submitted for review.

Response: *Hudson Engineering has quantified the cut and fill required for the project, which is included on Hudson's Sheet C-3 dated 12/14/2022. The management of the excavation of soil and rock removal is addressed in Gotham's Memorandum "Excavation and Mechanical Rock Removal-Mitigation Plan, dated December 9, 2022.*

5. A landscaping plan is required.

Response: *A Landscaping Plan, dated 11/30/2022, has been prepared by Susan Jainchill, L.A., Principal of Aspect 120 Landscape Architecture, P.C.*

6. A trench drain should be provided at the driveway to prevent runoff from entering the Village ROW.

Response: *Hudson Engineering has added a trench drain on the driveway at the property line of the North Mountain Drive right-of-way.*

7. Utility service connections must be located and shown/detailed on the plan.

Response: *Utility service connections are shown on the Hudson Engineering C-3 Site Plan, dated 12/14/2022, and on the Gotham Design SP-1.0 Site Plan, dated as revised 12-8-2022.*

8. Retaining wall details have been submitted, depicting an on-grade dry boulder wall, typical detail at 10' maximum height. Retaining wall type and appropriateness of design must be substantiated during site plan development now by a geotechnical engineer's analysis due to the steep slopes and rock at this site. Full engineering design calculations and design details will be required prior to any building permit issuance.

Response: *The nature of dry stone retaining walls designed with a batter of 2/12 minimum on both the front and back with the base being 2/3 of the height is specifically to reduce a reliance on the kind of engineering that depends on concrete reinforced with rebar. While Gotham will use reinforced concrete retaining walls when that is the best solution, all indications of 0 North Mountain Drive is that the best solution will be the dry stone retaining walls indicated on the drawings. The Construction Documents that will be submitted for the Building Permit will include all engineering design details and calculations required by the Building Department. As noted previously, the retaining walls indicated on the Site Plans is a "worst case" scenario, assuming that there is no rock on the site. Since rock has already been documents in the Test Pits, there is confidence that the amount of retaining walls on-site will be able to be reduced by exposing the ledge rock on-site.*

9. An analysis demonstrating appropriate site distance at the driveway exit should be provided.

Response: *A Memorandum "Traffic, Parking, and Driveway Analysis," dated December 15, 2022, has been prepared and submitted by Gotham Design. This memorandum documents a site distance of a minimum of 180 feet in both directions from the proposed location of the driveway.*

10. This office did not receive the response letter to our comments as was noted in the letter to Mr. Roemer.

Response: It is not clear why your office did not receive the Gotham Response Memo dated November 14, 2022. It was included the packets prepared and submitted to the Village, but that should not matter. We have included a copy of that Memo in our submission for the January Planning Board, although this December 17, 2022 Response Memo should obviate the November 14, 2022 Reponse Memo.

This December 17, 2022 Response Memo has been provided to address the comments in the November 23, 2022 AI Memorandum as required.

Please let me know if you have any questions or if there is anything else that you need at this point in the process.

Thanks,

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