

December 18, 2022

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

**Re: Lombardo's Restaurant
10 Hamilton Street**

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 - 10 Hamilton Street, 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 application notes that multiple roof drain vertical rails will serve as downspouts and will discharge to the existing sidewalk area, more detail regarding this system and how /where it will discharge is required to ensure no point discharges are created. It must be demonstrated that no nuisance discharges will be created at the immediately adjacent sidewalk ramp and sidewalk area, as currently shown the roof line is located with zero clearance to the ROW/property line.

Response: *We will ask the designer of the structure clarify the diagrams that they have provided that show the water being collected on the roof, channeled to the vertical supports that contain pipes that then discharge into the horizontal base support that allows the rain water to discharge along the base of the structure, duplicating the same volume and flow pattern that currently exists.*

The ADA ramp has a separation to the vertical terrace wall of approximately xx feet for the lower xx feet of the ramp. This functions as a gutter for the terrace, allowing the runoff to be directed to the permeable soil at the base of the ramp.

Regardless of the outcome of whether or not an ADA access path is added to the design, we will adjust the dimension of the structure so that there is work space between the proposed structure and the property boundary along Hamilton Street. We propose that this setback from the boundary be a minimum of 6 inches.

2. The current submission discusses multiple ADA compliant paths connecting the parking area and southern entry to the building, however, utilizing off-site public areas. It is our understanding that ADA standards require at least one accessible route located on-site:

§206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible space that are on the same site.

Therefore, the current layout should be altered to comply with the ADA requirements, providing an accessible path on-site connecting the parking area and southern building entry point; this should be confirmed and verified by the Building Inspector.

Response: *While the applicant contends that the two ADA compliant ramps providing access to the sidewalk in the dedicated public right-of-way serving as the site boundary along the street frontage provides an ADA compliant path between the parking lot north of the restaurant and the entry terrace serving Urgent Care, an alternative design has been prepared for review by the Planning Board.*

A Memorandum dated December 18 2022 has been prepared by Gotham Design reporting the information that has been gathered on this. This Memorandum will be included in the submission made for the January 5, 2023 Planning Board meeting.

This December 18, 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