

November 14, 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 October 27, 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. The plans must be signed and sealed by the design professional.

Response: *Copies of the Gotham drawings submitted on October 20, 2022 were sealed and signed by Sirus Miandoabi, P.E. The Engineering Site Plan is being prepared by Hudson Engineering and will be sealed and signed by them. Similarly, the Landscaping Plan will be sealed and signed by Susan Jainchill, L.A.*

3. The plan notes installation of a "large stormwater retention/detention system," however no details are presented. Due to the presence of rock, steep slopes and the apparent absence of any stormwater infrastructure in the ROW in close proximity, this system design is critical and must be submitted for review. Any 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 someone like Langan. We have a lot of experience building with this rock and have found it to be stable and relatively easy to work with. That will be Michael Stein's call, though.*

4. The plan notes "significant rock removal and regrading". 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: *This will be provided by Hudson Engineering.*

5. Additional cross sections through the entire property depicting the grade changes/steep slopes and walls should be included.

Response: *We have this, but I was hesitant to submit at this point in the process, since our first step is to get the Planning Board's recommendation to the Zoning Board of Appeals. I will forward to you so you can take a look. If you think it is helpful at this stage, we will provide.*

6. Retaining wall details must be included.

Response: *We provided our standard detail for dry-stone gravity walls, but also have noted that our hope is that, as we excavate the site, we will find that we can expose the rock ledge to eliminate at least some of the retaining walls. If you have some time in the Village over the next week or two, I would like to show you what we were able to do at 1 Myrtle Avenue, which I think is similar to this situation. Two others are 2 Stearns Ridge and 33 Dearman Close in Irvington. All three of those show the example of using the rock ledge instead of retaining walls, with all of the obvious benefits.*

7. A landscape plan must be submitted.

Response: *As previously noted, Susan Jainchill is providing the Landscaping Plan. We have discussed that we are early in the process, since we do not have any response yet on the proposal or even if it will move forward. The step with the ZBA is not assumed. I will ask Susan to provide enough that the concepts are clear, but if you have looked at the landscaping on our properties, you are aware that we treat it as more than superficial decoration.*

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

Response: *Agreed. I will let Hudson Engineering know that this needs to be provided. I will note that I am not a fan of actual trench drains and prefer the grading to funnel to a catch basin on the site with a large grate and a substantial sump. I have seen too many trench drains packed with debris and dysfunctional.*

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

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Response: *Agreed. This is something that Hudson Engineering will be providing.*

This Response has been provided to the comments in the AI Memorandum as required.

I am sure that additional information and documents will be required for this application when we get feedback on the design and proposal. Please feel free to contact us directly, if that will save time and effort.

Please let me know 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