

MEMORANDUM (1)

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: November 23, 2022

RE: Site Plan Review
10 Hamilton Street
Village of Dobbs Ferry

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

- Correspondence from Gotham Design Dated 10/20/2022 and supporting information;

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

Project Description: Construction of a pergola with retractable roof and windows to accommodate 60 patrons for outdoor dining. This is located in the same location as the existing exterior dining with 60 seats. This is a temporary structure.

Our comments are as follows:

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.
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 rout 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.

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