

October 20, 2022

Dobbs Ferry Planning Board
Village Hall - 112 Main Street
Dobbs Ferry, New York 10522

Re: Lombardo's Restaurant

Dear Chairman Hunter and Members of the Planning Board:

An application for Site Plan Review was considered at the September 1, 2022 Planning Board meeting in a Pre-Submission discussion. Several issues of concern were identified at that meeting. These include:

1. The aesthetics of the design. Concerns were expressed that the proposed system design is too stark for this location. The applicant agreed to review this with the designer of the system, who was not able to be in attendance that evening. He will be at the November 4, 2022 Planning Board meeting to present his aesthetic intent and to explain the reasons for the specific aesthetics of his system.
2. A concern was expressed about the way in which the ADA requirements are satisfied, given the impact of a temporary structure being installed from the existing building to the extent of the adjacent terrace. The concern is that this means that there is not an ADA compliant path from the front of the building within which Lombardo's is located, which is served by the parking lot for that building on the deck above the Mom's supermarket below, to the front of the adjacent building within which Ultra Care is located. Since there is no restriction on the parking in front of Lombardo's preventing someone visiting Ultra Care from using that parking area, instead of the parking that is closer to Ultra Care on Hamilton Street, a concern was expressed that a person in a wheel chair would have to use the ADA compliant ramp serving the Lombardo's parking lot to get to the sidewalk that leads to the ADA compliant ramp that serves the Ultra Care entry. If there was not an exterior dining area on the terrace serving Lombardo's, a person in a wheel chair would have been able to go directly from the Lombardo's parking lot to the Ultra Care entry on that same level, obviating the use of either ADA compliant ramp.

Currently, there are three ways for someone in a wheel chair to get from the Lombardo's parking lot to the Ultra Care entry. They can use the two ADA compliant ramps mentioned above, using the sidewalk that connects the two; they can use the parking across from Ultra Care and use only the ADA compliant ramp serving Ultra Care; or they can pass through Lombardo's either through the interior restaurant, which has no obstructions, or through the existing exterior dining area, which requires negotiating a change of level that does not meet ADA requirements. The proposed Pergola will have no obstruction to someone in a wheel chair entering and exiting the exterior dining area. While this path is not ideal, since it is not accessible when Lombardo's is closed, it is an improvement to the current accessibility.

3. The previous submission indicated that the stormwater from the proposed Pergola would make use of the existing storm drainage system. That could be misleading that something significant is being proposed to manage stormwater runoff. The area of the proposed Pergola is currently a concrete deck that is not served with any specific drainage system. Rainwater that lands on the existing concrete deck currently flows with the pitch of the deck towards Hamilton Street. There is no existing collection point or dedicated drainage system managing this runoff. There are existing drains serving the Lombardo's parking area, but the closest drain is a significant distance from the concreted deck and the concrete deck on which the Pergola will be placed does not pitch to the parking lot.

There is nothing proposed that is going to alter the existing stormwater drainage pattern, volume, rate of flow, or system.

There was a concern with whether the structure of the Pergola could result in a concentration of the existing volume of rainwater falling on this area in a way that would change the existing pattern. The design of the Pergola structure is remarkable, when it comes to the management of stormwater. The entire roof structure captures the rainwater that falls on the roof and channels the water flow to the structural rails, which are designed to accommodate both the standard flow volume and a much heavier rain condition. The edge rails function as gutters and connect with the vertical pillars, which contain a vertical pipe capturing the water from the gutters and directing the water to a drain discharge. All of the exterior perimeter pillars will include this feature, which will result in the distribution of the stormwater flow over the entire area of the concrete deck. This will avoid a concentrated discharge that could require additional accommodation of the flow.

The following documents have been submitted for your consideration:

- A. Six 8.5x11 inch photographs of the Skyfree Pergola system in use. This is to show that the system design itself is the aesthetic. As the designer will confirm, any application of additional materials to conceal the components of the system conflicts with its aesthetic intent to be minimalist and undecorated. The concerns expressed in the September meeting suggested the "decoration" of the system. There may be locations in which this system could seem stark, but the character of this location will work well with this clean lined look.
- B. An enlarged section of the Rivertowns Square Survey previously submitted showing the separate ownerships of the buildings, the location of parking, the location of ADA ramps, the required gate on the concrete deck adjacent to Buildings #8 and #10, and the placement of the proposed Pergola. The three routes from parking to the Ultra Care entry are shown.
- C. A 34 page PDF of the Skyfree system for the proposed Pergola providing the details of construction, including the integral drainage system.

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- D. A 6 page PDF of the Skyfree system providing diagrams as to the way in which the structure manages rainwater.
- E. A screen shot of the available Skyfree finishes.
- F. A copy of the applicant's Letter of Response dated October 20, 2022 to the Memorandum prepared by Anthony Oliveri, P.E. dated August 26, 2022.

It is my understanding that everything else that was requested has been provided. Please let me know if there is anything else that you need.

If there is anything else that you would like us to address or submit, please let me know.

Thanks,

Gotham Design Planning & Development Ltd.

Padriac Steinschneider, President

As Agent for Owner