

October 20, 2022

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

Re: Lombardo's Restaurant

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, dated August 26, 2022.

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

1. This project proposes no increase in impervious area. The application notes the roof drains will discharge to the existing drainage system. The location and details for that connection should be indicated on the plan.

Response: *Our description was clumsy. The fact is that there is no existing storm drainage system in the vicinity of the proposed work. As you note, the project will not change the impervious area. It will also not change the pattern of the existing stormwater drainage.*

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 changes to the existing drainage system.

2. The plan should note property lines and distances to the new structure.

Response: *That information is on the previous Site Plan, but perhaps at a scale difficult to see. Attached please find a blow up of the Site Plan that notes a 0 foot front yard setback, a 186 foot rear yard setback, a side yard setback of 55 feet to the south and a side yard setback of 218 feet to the north.*

3. It appears the proposed enclosure/covered area will block pedestrian access from the parking lot to the other building entry doors to the south. Pedestrians would need to utilize the sidewalk and ramp via the driveway apron through the ROW.

Response: *There is a parking lot to the north of Lombardos that provides the primary parking for the restaurant and the stores in that same building, which is Building J, Condominium #8. There are also parking spaces on Hamilton Street and another parking lot accessed from Hamilton Street that provide parking for Building K, Condominium #10, which is the building to the south of Lombardo's with the entry doors facing Hamilton Street.*

While it is physically possible for someone to walk from the parking lot that is north of Lombardo's to the entry doors to the building south of Lombardo's, this necessitates the person walking through the terrace that is provided for Lombardo's exterior dining area. This existing dining area is in the location of the proposed Pergola.

There are currently paved sidewalks and ADA compliant ramps that connect all of the parking areas and the entrances to both buildings.

It is our understanding that the concern expressed at the September Planning Board meeting was about whether 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, obviating passage around the proposed Pergola. The concern expressed was whether this means that there is not an ADA compliant path from the parking lot in front of the building within which Lombardo's is located to the front of the adjacent building within which Ultra Care is located, which is accessed from Hamilton Street, with parking spaces across the street.

Since there are no restrictions on the parking in front of Lombardo's that would prevent someone visiting Ultra Care from using that parking area, the concern expressed was 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.

It was noted that, 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 ADA 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 obstructions 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.

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