

January 19, 2023

Dan Roemer, Building Inspector
Dobbs Ferry Planning Board
112 Main Street
Dobbs Ferry, New York 10522

Re: Proposed Giglio Residence
0 North Mountain Drive (Subdivided from 79 North Mountain Drive)

Dear Mr. Roemer and Members of the Dobbs Ferry Planning Board:

This letter is to request that this matter be continued at the February 2, 2023 Planning Board meeting.

We understand that, based on its discussion at its January 5, 2023 meeting, the Planning Board provided a Report to the Zoning Board of Appeals that there is no reason, in the Planning Board's opinion, that the house that has been proposed for the property subject to this application cannot be built from an engineering and planning perspective. The Planning Board, in accordance with its obligations and requirements, considered the proposed house and site plan in the context of the existing property, as well as the context of the surrounding neighborhood. It was our expectation that, with that Report provided, the Zoning Board of Appeals (ZBA) would then consider the request from the property owner for the ZBA to either confirm that the subject property is compliant as a building lot on the basis of the Plat filed with the County in 1989, or grant a variance for the deduction in steep slopes that reduces the net site area to less than the 20,000 square feet required.

At the January 11, 2023 ZBA meeting, the ZBA decided that it wants the Planning Board to complete its Site Plan Review of this application. The ZBA indicated that the Planning Board should actually approve, the Site Plan, if that is its decision, subject to the decision to be made by the ZBA. It was clear that the ZBA wants the Planning Board to conduct its Public Hearing so that concerned neighbors have the opportunity to ask questions and comment on the application. The applicant confirmed at the ZBA meeting that they have no objection proceeding in this way, provided that it is acceptable to the Village's consulting planner, consulting engineer, and the Village's attorneys. The attorney for the applicant communicated with the Village's attorneys, who indicated that a Public Hearing could not be called in advance of the February 2 Planning Board meeting, but that the Planning Board could call for the Public Hearing at the February 2 meeting. The Village's consulting planner and consulting engineer have both indicated that they have no objection to proceeding in accordance with the ZBA's preference.

We are requesting that, at its February 2, 2023 meeting, the Planning Board call for a Public Hearing at its next meeting on this application. In support of this request, we have advanced the submission documents to that stage in the process.

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The following documents are submitted with this letter in support of the application:

- A. A set of 18 sheets of drawings noted as Submitted for the February 2, 2023 Planning Board meeting, prepared by Gotham Design Planning & Development, Ltd. under the supervision of Sirius Miandoabi, P.E., President of Integral Engineering Services, including the following:
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| CS | "List of Drawings, Location Maps, and Design Criteria" | 01-19-2022 |
| GN-1 | "General Notes, Project Description, Construction Sequence" | 01-19-2022 |
| GH-2 | "Door and Window Schedules, Finish Schedules" | 01-19-2023 |
| SP-1.0 | "Proposed Site Plan" | 01-19-2023 |
| SP-1.1 | "Slopes Analysis" | 06-15-2022 |
| SP-1.2 | "Slopes Analysis" | 01-19-2023 |
| SP-1.3 | "Proposed Tree Removal Plan" | 01-19-2023 |
| SP-1.4 | "Proposed Permeable Paving Plan and Details" | 01-19-2023 |
| SP-1.5 | "Proposed Grading Plan and Retaining Wall Details" | 01-19-2023 |
| SP-3.1 | "Proposed Elevations and Sky Exposure Plane" | 01-19-2023 |
| SP-4 | "Proposed Site Cross Sections" | 01-19-2023 |
| A-2.0 | "Basement Floor Plan" | 01-19-2023 |
| A-2.1 | "First Floor Plan" | 01-19-2023 |
| A-2.2 | "Second Floor Plan" | 01-19-2023 |
| A-3.1 | "South and West Elevations" | 01-19-2023 |
| A-3.2 | "North and East Elevations" | 01-19-2023 |
| A-3.3 | "Exterior Details" | 01-19-2023 |
| A-3.4 | "Exterior Details" | 01-19-2023 |
- B. Gotham's Response Memo to Village Engineer's December 27, 2022 Memorandum 01-15-2023
- C. A Memorandum prepared by Sirius Miandoabi, President of Integral Engineering Services, PLLC., certifying both the Excavation and Mechanical Rock Removal - Mitigation Plan prepared by Gotham Design, dated December 15, 2022, and the Traffic, Parking, and Driveway Analysis prepared by Gotham Design, dated December 15, 2022
- D. A sealed and signed copy of the Topographic Survey of the subject property prepared by The Munson Company 08-03-2018
- E. A sealed and signed copy of the Property Survey of the subject property prepared by Summit Land Surveying, P.C. 07-22-2017
- F. Sheet L-1 "Landscape Plan", prepared by Susan Jainchill, L.A., Aspect 120 Landscape Architecture, P.C. 11-30-2022
- G. "Stormwater Management Plan & Drainage Analysis", prepared by Hudson Engineering & Consulting, P.C. 11-23-2022, Revised 01-18-2023

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- H. A set of 5 sheets of drawing, prepared by Hudson Engineering & Consulting, P.C., Michael Stein, P.E., President, including the following:
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| C-1 | "Steep Slopes Plan" | 01-18-2023 |
| C-2 | "Erosion and Sediment Control Plan" | 01-18-2023 |
| C-3 | "Stormwater Management Plan" | 01-18-2023 |
| C-4 | "Details" | 01-18-2023 |
| C-5 | "Details" | 01-18-2023 |
- I. A letter from Hudson Engineering & Consulting, P.C. to Anthony Oliveri, P.E. responding to his December 27, 2022 Memo 01-18-2023
- J. A list of the Materials and Colors for the Proposed Project

Additional documents were previously submitted for this application including a Revised Short Environmental Assessment Form, Part 1, dated 11-22-2023, a Coastal Assessment Form, dated 6-17-2022, a fully executed Site Plan Application dated October 13, 2022, an Affidavit of Notice, dated September 22, 2022, and a copy of the Escrow Agreement, dated August 22, 2022.

We look forward to reviewing this with you at your February 2, 2023 meeting, at which time we request that you call for a Public Hearing at the next Planning Board meeting.

Thank you for your time and attention,

Paddy Steinschneider
Project Design Coordinator