

January 19, 2023

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

Re: 60 Washington Avenue  
Tax ID: 3.50 - 17 - 8.2

Dear Mr. Roemer and Members of the Planning Board:

The Planning Board called for a Public Hearing on the above referenced project, which we anticipate will be opened at the February 2, 2023 Planning Board meeting.

This project consists of additions to the above referenced property, which is an existing single family residence. The additions will create a new front entry porch, a new family entry porch, a one story library addition, a one story family room with a finished lower level providing a guest bedroom suite, a lower level terrace, a first floor level deck and terrace, and a second floor roof deck. The project also proposes the construction of a new two car garage. Site work and landscaping to accommodate the proposed alterations is integrated to the design. The access to the house is an existing driveway connecting to Washington Avenue, which will remain unchanged.

The subject property, located in the OF-2 Zoning District, is significantly oversized with a lot area of 78,993 square feet, where a minimum of 20,000 square feet is required.

The following documents were previously submitted in support of this application:

- A. A fully executed Land Use Approval Application dated November 9, 2022.
- B. A fully executed Escrow Agreement with the Village of Dobbs Ferry dated December 18, 2022.
- C. A fully executed Short Form Environmental Assessment Form Part 1 dated November 9, 2022.
- D. A fully executed LWRP Consistency Review Coastal Assessment Form dated November 9, 2022.
- E. A copy of the Topographic Survey prepared for the subject property by Thomas C. Merritts Land Surveyors, P.C. "Survey of Property Prepared for Serge Kasarda, dated updated July 2, 2012.

The previous set of 13 drawings remain substantially unchanged with the exception of acknowledging the submission for a Public Hearing on the Schedule on the Cover Sheet and the addition of a new sheet to the set, which is A-1.2 "Erosion and Sediment Control Plan".

F. A set of 14 Sheets of drawings prepared by Gotham Design Planning & Development under the supervision of Laura Wakefield, R.A. dated as Revised for submission to the Planning Board for the February 2, 2023 meeting, including the following:

1. Sheet CS "Cover Sheet"
2. Sheet EX-1 "Existing Floor Plans"
3. Sheet EX-2 "Existing Elevations"
4. Sheet A-1.0 "Existing, Demolition, and Proposed Site Plans, Zoning Tables"
5. Sheet A-1.1 "Enlarged Site Plan, Construction Sequence Notes"
6. Sheet A-1.2 "Erosion and Sediment Control Plan"
6. Sheet D-1 "Demolition Floor Plans"
7. Sheet A-2.0 "Proposed Basement Floor Plan"
8. Sheet A-2.1 "Proposed First Floor Plan"
9. Sheet A-2.2 "Proposed Second Floor Plan"
10. Sheet A-3.1 "Proposed South and West Elevations"
11. Sheet A-3.2 "Proposed North and East Elevations"
12. Sheet A-3.3 "Proposed Garage Elevations, Sections"
13. Sheet A-4.1 "Proposed Building Sections"

The Civil Engineer for this Project is Hudson Engineering, Michael Stein, President. Since the proposed project actually reduces the impervious surface area on the site, we are not sure that we will be preparing a Stormwater Management Plan for the proposed Project. Regardless, we will be picking up the stormwater runoff from all of the roof areas on the expanded house and proposed garage to control how it is managed on site. However, instead of creating a system that puts the water into Cultec units or drywells, we may want to investigate taking a lighter touch approach such as creating a rain garden, wetland pond. The Landscape Architect on this Project is Susan Jainchill and she will be assisting us on this approach to stormwater management on this site. We may also consider creating a cistern for the storage of rainwater so that gardens and lawn areas could be watered without the use of metered water.

The Structural Engineer for this Project is Integral Engineering Services, PLLC, Sirius Miandoabi, President.

We look forward to presenting this Project to you at the February 2, 2023 Public Hearing.

Thank you for your time and attention.

Sincerely,

Paddy Steinschneider  
Project Design Coordinator