

January 18, 2023

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

Re: Weld Residence  
60 Washington Avenue

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 - 60 Washington Avenue, Village of Dobbs Ferry, New York, dated December 29, 2022.

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

1. The existing condition survey must be signed by a licensed surveyor.

*Response: We have requested a sealed and signed copy of the survey from TC Merritt's Land Surveyors, PC, which will be submitted to the Village upon receipt. There are sealed and signed copies of this survey in the Village's files under the previous owner, Serge Kasarda.*

2. A stormwater management plan must be submitted for review. It was noted in the Gotham Design letter that this is forthcoming.

*Response: While Hudson Engineering & Consulting, P.C. is available to provide services for this project, the property owner has been advised that no stormwater management plan is required, due to the fact that the project results in a reduction in impervious surfaces, not an increase. This was confirmed at the January 5, 2023 Planning Board Presubmission Conference on this application.*

*Gotham Design has advised the property owner that, regardless of whether or not a stormwater management plan is required, managing runoff on the site is important to avoid erosion and sedimentation. Other advantages of capturing stormwater runoff have been identified, such as using the rainwater to water gardens and lawns and the opportunity to create a rain garden or similar site feature that supports flora and fauna in the area.*

3. The net increase/decrease of impervious coverage must be clearly noted and delineated on the plan and show a breakdown of the existing and proposed impervious surfaces.

*Response: Gotham's Sheet A-1.0 includes all existing impervious surface areas, delineates those existing impervious surface areas that will be removed and those new impervious surface areas that will be added. A tabulation of the existing with an area of 14,021 square feet is provided, as is the tabulation of the total proposed with an area of 13,512 square feet.*

4. The site plan must include at a minimum.
  - a. Clear delineation and area of the limit of disturbance.
  - b. All soil erosion and sediment control practices.
  - c. Stabilized construction entrance. The existing driveway may be used as the stabilized construction entranceway. If applicable, the following note must be added to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."
  - d. A concrete washout location and details must be specified on the plan if applicable.
  - e. All existing utilities, (Gas, Water, Sewer) if applicable.

*Response: Sheet A-1.2 "Sediment Erosion Control Plan" has been added to the set of Gotham drawings. That sheet delineates the limit of disturbance and provides a calculation of the area within those limits of 27,099 square feet. We are going to refine that and tighten it. Our intent is to have a plastic construction fence along the limits of disturbance, which we will add to this drawing.*

*Erosion and sediment control measures have been provided on Sheet A-1.2.*

*The length and poor condition of the paving on the existing driveway makes it an effective anti-tracking construction entrance. The note "The paved street adjacent to the site entrance shall remain clear and will be swept when necessary to remove any excess dirt, mud, or rock tracked offsite" will be included on the drawings available at the Public Hearing and will be included in a future submission.*

*A concrete washout location and details will be included on the drawings available at the Public Hearing and will be included in a future submission.*

*A call to UDig NY will be made to have the site marked out for utility lines. There are water and sanitary sewer service lines to the house, as well as electricity and communications lines. These will be marked out in advance of any digging being commenced. All existing service lines will be retained. There are additions proposed on every side of the house, which will likely require the reworking of sections of the service lines, but nothing that will adversely affect or would otherwise alter the design decisions.*

5. A cut and fill analysis must be provided along with any estimated rock removal quantities.

*Response: A cut and fill analysis will be provided, including estimated rock removal quantities in a future submission. This information will be included on the drawings available at the Public Hearing.*

6. Clarification should be provided with regard to the removal of the driveway access to the adjoining property at 86 Belden Avenue which seems to be served by another driveway.

*Response: This property was originally part of a larger property and the existing structure was the coach house for the main house, which is the 86 Belden Avenue property. The existing driveway originally was the driveway that services the entire property. After the subdivision, a new access drive was created to serve the 86 Belden house. This driveway is located in an easement traversing the property to the north, which was the third parcel created by the subdivision. The previous owner of the 60 Washington property subject to this application was the first owner of the newly subdivided parcel including the coach house and renovated the coach house to be the existing single family home. The previous owner of the 60 Washington parcel was supposed to remove the portion of the driveway on his parcel that no longer connected to the 86 Belden parcel, but never did this work. The new owners have agreed to remove the excess pavement that is no longer required for either the 60 Washington Avenue parcel or the 86 Belden parcel.*

This January 18, 2023 Response Memo has been provided to address the comments in the December 29, 2022 AI Memorandum as required.

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Please let me know if you have any questions or if there is anything else that you need at this point in the process.

Thanks,

Gotham Design Planning & Development Ltd.  
Padriac Steinschneider, President  
As Agent for Applicant