

February 15, 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 March 2, 2023 Planning Board meeting.

We have not made revisions or changes to the design drawings for this submission. We understand that the Village's consulting planner identified the need for two additional variances, due to the interpretation that the Village Code requires the use of the "net lot area" for calculating the Building Coverage and the Impervious Coverage, where we have used the "gross lot area." We contend that the requirement in the Zoning Ordinance is for the use of the gross lot area, which makes a significant difference in the size of house that is permitted for this property. Before any consideration of making changes to the design, if that is something that the property owner is willing to consider, the matter pertaining to the actual Code requirement needs to be resolved. We have asked for a meeting with Ms. Monastra and the Building Department, but that has not been able to yet be scheduled.

This letter is to submit the following documents in support of this application:

1. A Response to the Village's consulting engineer's February 1, 2023 Memorandum, prepared by Gotham Design Planning & Development Ltd., dated February 15, 2023.
2. A Response to the Village's consulting planner's January 28, 2023 Memorandum, prepared by Gotham Design Planning & Development Ltd., dated February 14, 2023.
3. A Memorandum prepared by Gotham Design Planning & Development Ltd., dated February 15, 2023, addressing the matter of the Code requirements for the calculation of Building Coverage and Impervious Coverage.
4. A Memorandum prepared by Gotham Design Planning & Development Ltd., dated February 14, 2023, providing an analysis that compares the proposed single-family house and the subject parcel with other properties within the Context Area.

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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, a copy of the Escrow Agreement, dated August 22, 2022, 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, Gotham's Response Memo to Village Engineer's December 27, 2022 Memorandum, dated 01-15-2023, 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, a sealed and signed copy of the Topographic Survey of the subject property prepared by The Munson Company, a sealed and signed copy of the Property Survey of the subject property prepared by Summit Land Surveying, P.C., Sheet L-1 "Landscape Plan", prepared by Susan Jainchill, L.A., Aspect 120 Landscape Architecture, P.C., dated 11-30-2022, a "Stormwater Management Plan & Drainage Analysis", prepared by Hudson Engineering & Consulting, P.C., dated 11-23-2022, Revised 01-18-2023, a set of 5 sheets of drawing, prepared by Hudson Engineering & Consulting, P.C., Michael Stein, P.E., President, dated 01-18-2023, a letter from Hudson Engineering & Consulting, P.C. to Anthony Oliveri, P.E. responding to his December 27, 2022 Memo, dated 01-18-2023, and a list of the Materials and Colors for the Proposed Project.

We look forward to reviewing this with you at your March 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