

February 15, 2023

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

Re: Giglio Residence
0 North Mountain Drive
3.10-1-3

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 - 0 North Mountain Drive, Village of Dobbs Ferry, New York, dated February 1, 2022.

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

1. It appears the proposed driveway slope will be at about 12%, a profile should be submitted; review by the Fire Department for sufficient access is recommended.

Response: The driveway profile is included on Sheet SP-1.5.

2. It is noted that the proposed infiltration practice size prohibits a 10' separation from all property lines. The proposed location has been adjusted to at least 10' from the foundation and front property lines, however the system is only 8.5' from the neighboring parcel due to the size.

Response: Agreed. We have let Hudson Engineering know that they will need to make this adjustment. A minimum of 10 feet separation will be provided between the infiltration structure, the foundation, and all property lines, including the front property line and the neighboring parcel.

3. Provide the RIM, invert and sump elevations for the water quality unit upstream from the infiltration system.

Response: Agreed. This information has been provided on the drawings, which will be submitted once the Planning Board calls for the Public Hearing.

4. It is noted that the temporary basin will not capture the entire site during construction. Additional means of sediment and erosion control along the front property line should be explored due to the steep slopes existing.

Response: Agreed. Additional mitigating measures have been included on Hudson Engineering's drawings specifically to address this concern. These will be submitted once the Planning Board calls for the Public Hearing.

5. The applicant's responses note underdrains for the proposed pervious paver system, this must be located and detailed on the utility plans. Since the proposed pervious paver system does not have sufficient separation to ledge rock it will act more as a detention basin; this may also affect zoning coverage calculations with regard to pervious/impervious areas to be determined by the Building Inspector.

Response: Agreed. While the pervious pavers do not have sufficient separation to the ledge rock in some areas, the separation is sufficient in other areas, facilitating percolation. It should be noted that the retention system designed in front of the house has been sized for the entire project. The capacity of the pervious pavers is in addition to what is needed to accommodate a 100 year storm.

6. As previously noted, the Excavation and Mechanical Rock Removal plan is based on assumptions of rock/soil ratios, as discussed, a geotechnical analysis would need to be undertaken for more certainty on the rock/soil numbers. The applicant wishes to forego that investigation at this time.

Response: Understood. The total volume of the excavation has been calculated. What has been estimated is the percentage of the material that is rock versus the percentage that is soil. While soil is easier to excavate and remove from the site, soil removal still has a significant cost. The cost, if all of the material to be removed is rock, is still within the budget. Spending the money to have a more detailed understanding of the subsurface conditions would not change the cost of excavation. It would just add expense. On other similar projects, we have made adjustments as we are digging to reduce the excavation in the areas that are rock and increase the excavation, if appropriate, in areas that are soil. This can result in shifts as to which parts of the foundation are basement, crawl space, and slab pinned to rock. All footing conditions will be prepped and prepared for inspection by the Building Department prior to concrete being poured.

This February 15, 2023 Response Memo has been provided to address the comments in the February 1, 2023 AI Memorandum as required.

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