

February 13, 2023

To: Stephen Hunter, Planning Board Chairman
Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner
Anthony Oliveri PE AI Engineers

Re: 111 Bellair Drive, Addition and Alteration

Following is a description of revised drawings submitted for the March planning board public hearing and response to comments made at the February meeting.

Attached are revised drawings S100, S101, S200, A100 and A201, A202.

We have added drawing S102 indicating the steep slope analysis of the rear yard area prior to the additional fill added approximately three years ago.

We have accounted for all possible steep slope area that existed prior to the addition of the fill at the rear yard we are now allocating 2,475 sf of steep slope area of 15-25% to this entire fill area. This is in addition to the steep slope deduction of the existing topography. Both are calculated from the reduced net area of the property as required. Note also that this allocation will preclude any future additional building area.

Note that we have removed 80 SF of the proposed raised deck at the southwest corner to achieve this further reduction.

The scale of the house is commensurate with other houses in the neighborhood. The floor area of the proposed house is 3,800 SF. The nearby homes at 80 Bellair and 142 Bellair are 3,782 SF and 4,204 SF respectively. There are other homes similar to this scale and larger in the vicinity.

The proposed additions are over existing covered stone terrace areas. There is no alteration to any existing natural terrain or steep slope caused these proposed additions.

The percolation test is completed and certified. A slight modification to the proposed stormwater system is proposed based on this data. We have designed the stormwater infiltration system to accommodate drainage from all existing and proposed impervious surfaces. Note that there is no discernible existing detrimental stormwater runoff condition on the property or onto adjacent properties.

There is no viewing platform at this portion of Bellair that could be affected by this addition. We have also provided view studies from 108 Bellair and 120 Bellair of the massing of the house and the proposed additions.

The proposed house is lower than the adjacent home at 101 Bellair. It is only 21'-10" high from the average curb elevation this is well below the permitted 35 feet height.

The proposed addition to the back/ west side of the house is a basement level addition, it is stepped with the terrain. The massing of the house could be considerably larger and still comply with zoning regulations.

Refence was made to alteration of historic houses which should be avoided. The existing house is not historic or of any particular architectural merit. It is a developer home built in 1959. The addition and complete renovation of the existing house is a cohesive overall design and a considerable improvement to the existing home.

The sky exposure plane as it relates to the neighbor's kitchen windows is in compliance with the guidelines. No view is blocked. The proposed garage addition is at the north side of 101 Bellair, as such no sunlight will be blocked.

We have also included a sky exposure plane study of 80 Bellair to illustrate that many of the homes on the west side of Bellair Drive are outside of the sky exposure plane an the southwest and northwest corners due to the existing topography.

We have modified the proposed parking space adjacent to the existing driveway to reduce any adverse impact to 101 Bellair Dr. The revised parking space is at minimum 9'-6" from the property line and the maximum curb/ wall height is 16" high from grade. The proposed additional parking space will allow for off street parking for two cars in compliance with the building code. Both the existing and proposed driveway and parking area is to be paved with pervious pavers in place of the impervious asphalt. Significant planted screening is proposed on the south side of the house as indicated.

Also attached are responses to the village engineer and planning consultant previously submitted on December 14th 2022.

A handwritten signature in black ink, appearing to read 'Niall Cain', with a stylized, flowing script.

Niall Cain AIA LEED