

March 23, 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:

At your March 2, 2023 Planning Board meeting, you called for a Public Hearing on the matter referenced above. This letter is to request that you open the Public Hearing at your April 6, 2023 meeting.

In response to comments made at the May 2 Planning Board meeting, we made several modifications to the design drawings. While it has not made a major difference in the size of the house, we trimmed several spaces, which resulted in the building coverage have a small reduction and the width of the front of the house as measured from the north side of the north gable to the south side of the south gable was reduced by 3 feet. The building coverage is compliant with the 18% maximum using the full lot area. If the "net lot area" is used, a variance is required.

We have amended the previous application to the Zoning Board of Appeals, which is seeking to confirm that this parcel is a building lot previously approved by the Planning Board in October 1989, to include an additional variance to permit a house with a footprint that is less than 18% of the "gross lot area." As has been discussed at the previous Planning Board meetings, the ZBA has requested that the Planning Board confirm Site Plan approval for the house that has been proposed prior to the ZBA making a decision on the variances.

The following documents have been revised for the April 6 Planning Board Public Hearing:

- A. Gotham's Response Memo to Village Planner's February 23, 2023 Memorandum.
3-23-2023
- B. A set of 5 sheets of drawing, prepared by Hudson Engineering & Consulting, P.C., Michael Stein, P.E., President, including the following:
 - C-1 "Steep Slopes Plan" 03-22-2023
 - C-2 "Erosion and Sediment Control Plan" 03-22-2023
 - C-3 "Stormwater Management Plan" 03-22-2023
 - C-4 "Details" 03-22-2023
 - C-5 "Details" 03-22-2023

- C. "Stormwater Management Plan & Drainage Analysis", prepared by Hudson Engineering & Consulting, P.C. Revised 03-22-2023
- D. Sheet L-1 "Landscape Plan", prepared by Susan Jainchill, L.A., Aspect 120 Landscape Architecture, P.C. Revised 03-19-2023
- E. A set of 20 sheets of drawings noted as Submitted for the April 6, 2023 Planning Board Public Hearing, prepared by Gotham Design Planning & Development, Ltd. under the supervision of Sirius Miandoabi, P.E., President of Integral Engineering Services, including the following:
 - CS "List of Drawings, Location Maps, and Design Criteria" 03-23-2023
 - GN-1 "General Notes, Project Description, Construction Sequence" 03-23-2023
 - GH-2 "Door and Window Schedules, Finish Schedules" 03-23-2023
 - SP-1.0 "Proposed Site Plan" 03-23-2023
 - SP-1.1 "Slopes Analysis" 03-23-2023
 - SP-1.2 "Slopes Analysis" 03-23-2023
 - SP-1.3 "Proposed Tree Removal Plan" 03-23-2023
 - SP-1.4 "Proposed Permeable Paving Plan and Details" 03-23-2023
 - SP-1.5 "Proposed Grading Plan and Retaining Wall Details" 03-23-2023
 - SP-3.1 "Proposed Elevations and Sky Exposure Plane" 03-23-2023
 - SP-4 "Proposed Site Cross Sections" 03-23-2023
 - A-2.0 "Basement Floor Plan" 03-23-2023
 - A-2.1 "First Floor Plan" 03-23-2023
 - A-2.2 "Second Floor Plan" 03-23-2023
 - A-3.1 "South and West Elevations" 03-23-2023
 - A-3.2 "North and East Elevations" 03-23-2023
 - A-3.3 "Exterior Details" 03-23-2023
 - A-3.4 "Exterior Details" 03-23-2023
 - A-3.5 "Materials, Colors, and Finishes" 03-23-2023
 - A-3.6 "Renderings" 03-23-2023
- F. An Affidavit of Notice including the List of Neighbors and Notice 03-23-2023

The following documents, without edit or revision, were previously submitted to the Planning Board and previously reviewed by the Village's Consulting Engineer and the Village's Consulting Planner:

1. A Response to the Village's consulting engineer's 02-1-2023 Memorandum, prepared by Gotham Design Planning & Development Ltd., dated 02-15-2023.
2. A Memorandum prepared by Gotham Design Planning & Development Ltd., dated 03-15-2023, addressing the matter of the Code requirements for the calculation of Building Coverage and Impervious Coverage.

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3. A Memorandum prepared by Gotham Design Planning & Development Ltd., dated 02-14-2023, providing an analysis that compares the proposed single-family house and the subject parcel with other properties within the Context Area.
4. The Excavation and Mechanical Rock Removal - Mitigation Plan prepared by Gotham Design, dated 12-15-2022.
5. The Traffic, Parking, and Driveway Analysis prepared by Gotham Design, dated 12-15-2022.
6. 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 12-15-2022, and the Traffic, Parking, and Driveway Analysis prepared by Gotham Design, dated 12-15-2022.
5. A sealed and signed copy of the Topographic Survey of the subject property prepared by The Munson Company, dated 08-03-2018.
6. A sealed and signed copy of the Property Survey of the subject property prepared by Summit Land Surveying, P.C., dated 07-22-2017.
7. A Fully Executed Revised Short Environmental Assessment Form, Part 1, dated 11-22-2023.
8. A Fully Executed Coastal Assessment Form, dated 06-17-2022.
9. A fully executed Site Plan Application, dated 10-13-2022.
10. An Affidavit of Notice of Mailing and Attachments, dated 09-22-2022.
11. A Copy of the Escrow Agreement, dated 08-22-2022.
12. A Copy of a Letter from Hudson Engineering & Consulting, P.C., dated 01-18-2023, to Anthony Oliveri, P.E. responding to his December 27, 2022 Memo.

We look forward to reviewing this with you at your April 6, 2023 meeting, at which time we request that you open the Public Hearing that was called for at the March 2, 2023 Planning Board meeting.

Thank you for your time and attention,

Paddy Steinschneider
Project Design Coordinator