

March 22, 2023

Dan Roemer, Building Inspector  
Dobbs Ferry Zoning Board of Appeals  
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 Zoning Board of Appeals:

It is our understanding that you, as the Code Enforcement Officer, have determined that single-family homes constructed in Dobbs Ferry are limited in the permitted Building Coverage to a percentage of the "net lot area" and not to a percentage of the "gross lot area." As the Code defines these terms in Section 300-34., the "net lot area" is the total lot area with a percentage of the steep sloped areas deducted from the "gross lot area."

We do not agree with this interpretation and offer as evidence the fact that we have obtained Site Plan Review approval for more than 20 properties using the "gross lot area" as the basis for determining the permitted building coverage. Similarly, other firms that have done extensive work in the Village have obtained their Site Plan Review approvals using the "gross lot area." For example, Christina Griffin has provided documentation that eight single family homes that she has done in Dobbs Ferry have all used the "gross lot area" for determining the permitted Building Coverage.

As your office has directed, the above referenced property is currently pending before the Zoning Board of Appeals (ZBA) for a variance to permit the construction of a single family home on a lot with a gross area of 23,337 square feet. The issue there is that, which the steep slopes deduction of 7,622 square feet, the "nett lot area" is only 15,715 square feet, where 20,000 square feet is required on Table B-1 for the OF-2 zoning district within which the subject property is located.

The ZBA has directed the application to the Planning Board for Site Plan Review, which is currently pending and for which a Public Hearing will be opened at the April 6, 2023 meeting of the Planning Board.

We were informed of this issue with "net lot area" versus "gross lot area" by the Village's consulting planner in her Memorandum pertaining to this application dated January 28, 2023. We have prepared and submitted a Memorandum on the Coverage dated February 15, 2023.

This letter is to amend our previous Application to the ZBA to include a request that the ZBA overule the decision made by the Building Inspector and, if the ZBA determines that the Building Inspector was correct in his decision, grant the variance required to permit the Building Coverage to be based on the "gross lot area" instead of on the "net lot area."

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Submitted in support of this application are the following:

- A. A Revised Application to Zoning Board of Appeals dated as filed March 22, 2023.
- B. A copy of Sheet SP-1.0 "Proposed Site Plan," dated as submitted to the Zoning Board of Appeals March 22, 2023, prepared by Gotham Design Planning & Development Ltd., under the supervision of Sirius Miandoabi, P.E., President of Integral Engineering Services.
- C. A copy of the denial letter from the Dobbs Ferry Building Inspector dated March 21, 2023.
- D. A copy of the Memorandum prepared by Valerie Monastra, Village Consulting Planner, dated January 28, 2023.
- E. A copy of the Memorandum on Context Area, dated February 14, 2023, prepared by Gotham Design Planning & Development Ltd.
- F. A copy of the Memorandum on Coverage, dated February 15, 2023, prepared by Gotham Design Planning & Development Ltd.

The previous Application submitted to the Zoning Board of Appeals, dated June 17, 2022, was submitted with additional support documents that remain in effect for this revised application, including the following:

- 1. A copy of the Deed.
- 2. A fully executed Short Form Environmental Assessment Form.
- 3. Surveys of the subject property.

We have renoticed this revised application with a mailing to the neighbors and have placed new signs on the subject property. We will request that the Village cause a Notice of this meeting to be published in the Village's designated newspaper.

The original application remains pending before the ZBA and is on the agenda of the ZBA's April 12, 2023 meeting. We look forward to reviewing this with you at time.

Thank you for your time and attention,

Paddy Steinschneider  
Project Design Coordinator