

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, New York 10522
(914) 693-5093 ■ Fax: (914) 693-5390
arch329@gmail.com ■ Cell: (914) 906-4802
April 15, 2021

Mr. Ed Manley, Building Inspector
Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: Lamendola - 3 Crescent Lane

Dear Mr. Manley:

This letter is to request a Presubmission Conference for Site Plan Review for the above referenced property. We would appreciate being on the agenda of the May 6, 2021 meeting, if that is possible.

The owner would like to replace his existing slate terrace in the rear yard with a new bluestone terrace. This will increase the site coverage by approximately 197 square feet. They would also like to install a hot tub on a concrete podium, with a site coverage of approximately 121 square feet. The balance of the work is to build a retaining wall along the south property line with a height not to exceed 5 feet and approximately 55 square feet in site coverage. There will be a railing on the top of the retaining wall.

Existing trees have already been approved for removal to protect the existing house. The proposed work will include the planting of several new tree with three street trees along Hickory Hill Drive and a row of Green Giant Arborvitae along the west property line for privacy. There is additional planting proposed for screening. All material will be indigenous.

To manage the increase in stormwater runoff as a result of the increase in site coverage by approximately 373 square feet, although the bluestone will be set in stone dust and maintained as pervious, a stormwater retention/detention system has been included in the scope of work. This system is consistent with the requirements of the retention system designed by Hahn Engineering and described in the Memorandum prepared by George Pommer dated December 8, 2017, which is intended for areas of 400 square feet maximum.

The following have been submitted for this application:

1. Sheet A-1 "Site Plan," dated 04-15-2021, prepared by Gotham Design & Community Development Ltd., under the supervision of Laura Wakefield, R.A.
2. A fully executed Site Plan Application.
3. A fully executed Coastal Assessment Form.
4. A fully executed Environmental Assessment Form.
5. An Affidavit of Notice dated 04-15-2021 confirming the mailing of Notices to the neighbors within 200 feet radius of the subject property.
6. A Topographic Survey of the subject property has been prepared by Summit Land Surveying, P.C., Rakesh Behal, L.S. (Submitted under separate cover.)

We look forward to reviewing this with the Planning Board at their May meeting.

Thank you for your time and attention.

Sincerely,

Paddy Steinschneider
As Agent for Richard and Christina Lamendola