

GOTHAM

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

May 18, 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. That Hearing was opened at your April 6, 2023 meeting and continued at your May 4, 2023 meeting. This letter is to request that you continue the Public Hearing at your June 1, 2023 meeting.

Concurrent with the Planning Board's consideration of Site Plan Review for this application, this property has been before the Dobbs Ferry Zoning Board of Appeals (ZBA) for two issues:

The first issue was a request for a variance to permit the subject parcel to be considered as a building lot. While the subject parcel has a Gross Lot Area of 23,337 square feet, where the zoning district requires a 20,000 square foot Net Lot Area, the deductions for steep slopes reduces the Net Lot Area of the subject parcel to 15,716 square feet; a deficiency of 4,284 square feet. At its April 12, 2023 meeting, the ZBA conducted a Public Hearing at which the required variance was granted.

The second issue was a request to the ZBA that it reverse the Building Inspector's determination that the Village Code requires the use of the Net Lot Area for Building Coverage calculations. At its May 10, 2023 meeting, the ZBA conducted a Public Hearing at which the ZBA determined that the Gross Lot Area is to be used for Building Coverage calculations, not the Net Lot Area.

As a result of these two decisions made by the ZBA, the current application is 100% compliant with the Dobbs Ferry Village Code and Zoning Regulations, including the proposed Building Coverage.

After the Village's Consulting Planner identified a concern with the fact that the Applicant was using the Gross Lot Area instead of the Net Lot Area for the calculations of both the Impervious Coverage and Building Coverage in her January 28, 2023 Memorandum to the Planning Board, members of the Planning Board expressed concerns that the proposed size of the house may be "too big." The Applicant has submitted a number of documents that support the belief that the house is correctly sized for its context in the neighborhood, as well as properly sized in terms of the engineering that is required for this property.

The engineers for the Applicant, the Village's Consulting Engineer, and the engineer that was retained by a group of neighbors have all indicated satisfaction with the engineering aspects of the project. It should be noted that the only logical "too big" aspect of this application would be if either the house exceeded the limits in the zoning requirements or if it exceeded what could be properly mitigated by the required engineering. We contend that the house is properly sized for the lot, the zoning requirements, and the context of the neighborhood.

No new submissions have been made to the Planning Board since the May 4, 2023 Planning Board meeting.

The following documents have been previously submitted to the Planning Board for the Site Plan Review of the subject and previously reviewed by the Village's Consulting Engineer and the Village's Consulting Planner:

- A. Gotham's Response to Village Planner's 02-23-2023 Memorandum. 03-23-2023
- B. 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 Sirus Miandoabi, P.E., President of Integral Engineering Services, including the following revised in response to comments:
 - 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
- C. "Stormwater Management Plan & Drainage Analysis - Revised", prepared by Hudson Engineering & Consulting, P.C. 03-22-2023

~~Letter to the Dobbs Ferry Building Inspector and Planning Board~~

Re: 0 North Mountain Drive

May 18, 2023

Page 3 of 4.

- D. A set of 5 sheets of drawing, prepared and revised 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
- E. Sheet L-1 "Landscape Plan - Revised", prepared by Susan Jainchill, L.A., Aspect 120 Landscape Architecture, P.C. 03-19-2023
- F. A copy of a letter from Gotham Design to the Dobbs Ferry Fire Chiefs and Ambulance Corp Captains 03-23-2023
- G. An Affidavit of Notice including the List of Neighbors and Notice 03-23-2023
- H. A copy of the letter from Gotham Design to the Building Inspector and Zoning Board of Appeals amending the Zoning Board Application 03-23-2023
- I. A Response to the Village's Consulting Planner's Memorandum. 03-23-2023
- J. A Response to the Village's consulting engineer's 02-1-2023 Memorandum, prepared by Gotham Design Planning & Development Ltd. 02-15-2023.
- K. A Memorandum prepared by Gotham Design Planning & Development Ltd., dated April 14, 2023, addressing Gross and Net Coverage Calculations/Building Lots, together with eight 11x17 inch sheets showing the calculations for coverages of seven properties using both gross and net lot area.
- L. 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.
- M. 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.
- N. The Excavation and Mechanical Rock Removal - Mitigation Plan prepared by Gotham Design, dated 12-15-2022.
- O. The Traffic, Parking, and Driveway Analysis prepared by Gotham dated 12-15-2022.
- P. A Memorandum prepared by Sirus Miandoabi, P.E., certifying both the Excavation and Mechanical Rock Removal - Mitigation Plan prepared by Gotham dated 12-15-2022, and the Traffic, Parking, and Driveway Analysis prepared by Gotham dated 12-15-2022.

~~Letter to the Dobbs Ferry Building Inspector and Planning Board~~

Re: 0 North Mountain Drive

May 18, 2023

Page 4 of 4.

- Q. A sealed and signed copy of the Topographic Survey of the subject property prepared by The Munson Company, dated 08-03-2018.
- R. A sealed and signed copy of the Property Survey of the subject property prepared by Summit Land Surveying, P.C., dated 07-22-2017.
- S. A Fully Executed Revised Short Environmental Assessment Form, Part 1, dated 11-22-2023.
- T. A Fully Executed Coastal Assessment Form, dated 06-17-2022.
- U. A fully executed Site Plan Application, dated 10-13-2022.
- V. An Affidavit of Notice of Mailing and Attachments, dated 09-22-2022.
- W. A Copy of the Escrow Agreement, dated 08-22-2022.
- X. 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 June 1, 2023 meeting, at which time we request you consider closing the Public Hearing on the Site Plan Review and approving the application.

Thank you for your time and attention,


Paddy Steinschneider
Project Design Coordinator