

RESPONSES TO COMMENTS FROM NELSON POPE VOORHIS

Municipality: Dobbs Ferry
Job Location: 21 Hollywood Drive
Parcel No.: 3.170-152-14 ; 3.170-152-15 ; 4.20-17-1

The following are responses to the site plan comments raised by Nelson Pope Voorhis:

1. Please note that the values for the prevailing front yard and proposed front yard for the proposed house are already provided in the zoning calculation table. Attached are the bulk calculations of the existing house currently on the site, as recommended to be submitted for reference.
2. Proposed grading is shown on the originally submitted architectural site plan T-102, engineering site plan S-100, and landscape plan L-100.
3. A lighting plan with proposed exterior lighting locations and quantities are shown on the originally submitted landscape plan L-100, with each light symbol tagged to a specification in a key to the left of the plan. A note was provided regarding compliance with 300-41.
4. The proposed quantity and locations of protected trees to be removed and their diameters are indicated on the originally submitted landscape plan L-100. The total aggregate diameter of the trees proposed for removal is 66", and the total aggregate diameter of replacement trees is 33", as indicated under the landscape plan. There is a key to the left of the plan that show the species, quantity and diameter of each individual replacement tree.
5. –
6. A stormwater management plan on S-100 has been revised and resubmitted by Ralph Mastromonaco, P.E., P.C.
7. An erosion and sediment control plan on S-100 has been revised and resubmitted by Ralph Mastromonaco, P.E., P.C.

Thank you for your review,
Mark Mancuso



EXISTING HOUSE ZONING CALCULATIONS

	EXISTING
BLDG LOT COVERAGE	1,112 SF
IMPERVIOUS SURFACE LOT COVERAGE	1,480 SF
BUILDING HEIGHT	38'-0"
STORIES	2 + basement
EAVE HEIGHT	31'-1"
FRONT YARD	20'-2"
SIDE YARD	31'-5" & 83'-6"
TOTAL SIDE YARDS	114'-11"
REAR YARD	121'-8"
GARAGE SPACES	1

FLOOR AREA

BASEMENT AREA	1,112 SF
1ST FLOOR AREA	1,112 SF
2ND FLOOR AREA	790 SF
TOTAL FLOOR AREA	3014 SF

