

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 submit documents for the Public Hearing at the Planning Board that has been scheduled for the Site Plan Review of the work proposed at the above referenced property.

The project consists of replacing the owner's existing slate terrace in the rear yard with a new bluestone terrace; the installation of a concrete base for a proposed hot tub; the construction of a retaining wall to allow the side yard to be regraded as a play area; the installation of a railing on top of the wall; the installation of a stormwater drainage system; and related landscaping. The total increase in impervious area will be less than 400 square feet. No work is proposed on the existing house, the stormwater management system serving the existing house, the utilities serving the house, or the driveway serving the house.

Existing trees have already been approved for removal to protect the existing house. The proposed work will include the planting of several new trees 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 less than 400 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. A set of five sheets of drawings, dated as submitted to the Planning Board May 17, 2021, prepared by Gotham Design & Community Development Ltd., under the supervision of Laura Wakefield, R.A.
2. An additional sheet of drawings prepared by Cornerstone, the fabricator of the retaining wall system that is being used for the project. This sheet has been included in the Gotham set.
3. A fully executed Site Plan Application.
4. A fully executed Site Plan Check List.
5. A fully executed Coastal Assessment Form.
6. A fully executed Environmental Assessment Form.

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7. An Affidavit of Notice dated 04-15-2021 confirming the mailing of Notices to the neighbors within 200 feet radius of the subject property.
8. A Topographic Survey of the subject property, dated April 23, 2021, prepared by Summit Land Surveying, P.C., Rakesh Behal, L.S.
9. A Response prepared by Gotham Design, dated May 17, 2021, to the Hahn Engineering Memorandum, dated May 11, 2021.
10. A copy of the Plan Submittal Form.

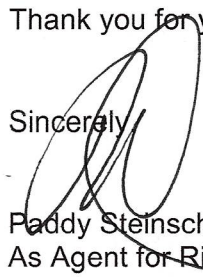
A copy of the retaining wall manufacturer's installation specifications has been provided on the flash drive submitted with this letter. The pertinent information from these Specifications have been included on the Gotham Design drawings.

We have requested confirmation of the application fee and escrow amount for this project. While we have the list of fees, the fees for Small Scope Projects are not included on the list.

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

Thank you for your time and attention.

Sincerely,



Paddy Steinschneider
As Agent for Richard and Christina Lamendola