

# GOTHAM

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

May 14, 2021

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

**Re: Site Plan Review - Dobbs Ferry Planning Board  
3 Crescent Lane - Lamendola Residence**

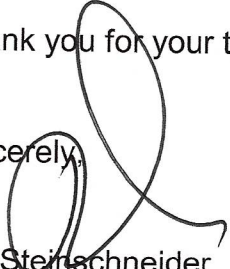
Dear Mr. Manley:

We are in receipt of Hahn Engineering's Memorandum dated May 11, 2021 pertaining to the above referenced project and have addressed the pertinent issues included therein.

Below is a copy of portions of the May 11, 2021 Memorandum with our responses imbedded. Our responses are in *italics*.

Thank you for your time and attention.

Sincerely,

  
Pat Steinschneider  
As Agent for Richard and Christina Lamendola

The referenced plans have been reviewed for compliance with Article XII of the Village Code - Site Plan Review. The applicant proposes the construction of a patio and retaining wall on 0.20 acres in the OF-4 zoning district. The improvements also include a stormwater infiltration system and a hot tub.

Pursuant to our review, the following items should be addressed by the applicant.

1. A plan should be provided showing the existing conditions and labeled as "Existing Conditions." Any items to be demolished or removed should be noted.

**Response:** *A Sheet "Existing Conditions" has been added to the set with the removal of the existing slate terrace noted.*

2. The proposed site is being modified, therefore topographic contours should be provided with contours at intervals of two (2') feet or less.

**Response:** *A new survey with topographic lines at two foot intervals has been provided and the contours have been added to the Site Plan.*

3. The proposed location, direction, power and time of operation of any proposed outdoor lighting should be shown. Details should be provided. Lighting shall conform to Village Code Section 300-41 "Exterior Lighting".

**Response:** *No exterior lighting is proposed to be added. In the event any exterior light fixture is added in the future, it will only be for operation in the evenings while the rear yard is in use to provide general lighting of the terrace and hot tub. It shall be in compliance with Section 300-41 and of a type, location, and direction to prevent night sky pollution and the trespass of light beyond the property line. A Note that all lighting will comply with Section-41 is on the drawings.*

4. A planting schedule should be provided. It should include plant names, species, sizes, and quantities.

**Response:** *A planting schedule has been added to the drawings.*

5. Top and bottom wall elevations should be shown at all changes in elevation of the proposed retaining wall.

**Response:** *Top and bottom wall elevations have been added to the drawings. The elevation of the top of the wall is consistent its full length set at el.113. The lowest point of existing grade is el.108.25. The area in front of the wall is being regraded to el.110.*

6. The proposed wall detail includes a layer of "compacted impervious materials" under the wall. The purpose of this layer and the material being proposed should be clarified. Additionally, the wall detail should be fully dimensioned.

**Response:** *This pondered us as well. The "Installation Guide" for the retaining wall provided by the manufacturer LibertyStone has been added to the submission. Step 4 on Page 2 shows a Base Stabilization Fabric being placed on top of the leveling pad trench. It is noted that this is to "help prevent sub base materials from mixing with the gravel base leveling pad during compaction."*

7. It appears the proposed retaining wall and window well may affect the existing roof leader, sewer lateral, and sewer vent. These should be shown on the site plan and address.

**Response:** *This will be added to the drawings. The existing roof leader is positioned far enough to the west from the front corner to avoid conflict with the proposed wall. The storm water pipe serving this leader and the sewer lateral are below the existing grade sufficiently to be below the base of the proposed retaining wall and will not be disturbed. The sewer vent (fresh air intake) is high enough on the wall to not be affected. The proposed window well is very shallow and intended only to control the area below the window. A detail of the window wall has been added to the set of drawings.*



8. The "limits of construction" should be delineated and the square-footage noted.

**Response:** *This has been added to the drawings..*

9. A construction sequence should be shown on the plans.

**Response:** *This has been added to the drawings.*

10. General construction notes should be added to the plans.

**Response:** *This has been added to the drawings.*

11. Site details should be provided for the proposed bluestone patio, deer fence, and curb.

**Response:** *These details have been added to the drawings.*

12. The location of all existing roof leaders and downspouts should be provided.

**Response:** *This information has been added to the drawings. No changes to the existing house or existing storm drainage system is proposed.*

13. Drainage calculations signed and sealed by a NYS Licensed Engineer or Registered Architect should be provided.

**Response:** *The proposed storm drainage system is compliant with the Memorandum dated December 8, 2017 prepared by James J. Hahn Engineering, P.C. specifically for small projects that add less than 400 square feet of impervious surface area to a property. The drawings have been reviewed, sealed, and signed by the Registered Architect working on the project.*

14. The catch basin detail is difficult to read. This should be addressed.

**Response:** *This detail has been redrawn and is now clear to read.*

15. The infiltration system must not be connected until construction is complete and the contributing area stabilized. A note, stating as much, should be added to the plans.

**Response:** *This note has been added to the drawings..*

16. The area of the proposed infiltration system should be protected from over-compaction during construction. The area should be fenced off during construction of the area should be de-compacted prior to installation of the infiltration units.

**Response:** *The area of the proposed Cultec unit will be fenced off to prevent equipment from operating in that area.*

17. An inspection port should be shown for the infiltration system and a detail should be provided. It should be located as recommended by the manufacturer.

**Response:** *This has been added to the drawings.*

18. Rim and invert elevations should be provided for the proposed drainage system.

**Response:** *These elevations have been added to the drawings.*

19. A minimum pipe diameter of 8 inches should be used between drainage structure.

**Response:** *All pipe serving the proposed storm water drainage system has been increased from 6 inches to 8 inches.*

20. Post-construction maintenance notes should be shown for the proposed stormwater system.

**Response:** *Post-construction maintenance notes have been added to the drawings.*

21. A stabilized construction entrance detail and location should be provided.

**Response:** *This detail has been added to the drawings.*

22. Protected trees (trees with a diameter of eight inches or more measured 4.5 feet above the base of the tree and/or species designated by the Tree Commission) should be shown on the plans. It should be noted if trees are to be protected or removed.

**Response:** *Tree protection details have been added to the drawings for the appropriate trees. The existing 12 inch coniferous tree located to the southwest of the house has been noted as to be removed. This removal has already been approved by the Tree Commission.*

23. The location of all existing utilities should be shown (i.e. water, gas, electric, storm, sewer, cable, etc.) or the design professional should verify that no utilities will be disturbed by the proposed work.

**Response:** *Known existing utilities have been added to the drawings. No existing utilities will be disturbed by the proposed work and this note has been added to the drawings reviewed, sealed and signed by the Registered Architect.*

24. The name(s) and address (or lot, block, and section numbers) of each adjacent property should be shown.

**Response:** *This has been added to the drawings.*

25. Pool design, including hot tubs shall conform to the requirements of Section R326 of the 2020 Residential Code of New York State. This should be noted on the plans.



**Response:** *Notes to this effect have been added to the drawings.*

26. The following note should be shown on the plans:

**Response:** *These notes have been added to the drawings.*

27. If the hot tub is connected to the water supply, then a backflow prevention device should be provided. It should satisfy the Westchester County Department of Health and water utility requirements.

**Response:** *The hot tub will not be connected to the water supply system. It will be filled by a hose connected to an existing exterior house spigot temporarily positioned above the tub.*

27. A fence or barrier must be installed to completely enclose the hot tub pool or the yard in which such pool is located. The fence must be a minimum height of 4 feet. All entrances to the pool through the fence, or other barrier, shall have a self-closing and self-locking gate which should be indicated on the plans. All doors and access to the pool shall be alarmed.

**Response:** *A fence and details has been added to the drawings.*

28. Exposed electrical wires shall not be nearer than 5 feet to the edge of the swimming pool and shall not be less than 10 feet above ground level at the edge of the swimming pool. This should be noted on the plans

**Response:** *This note has been added to the drawings.*

29. The quantity of cut/fill material to be imported/exported should be stated on the plans.

**Response:** *A note quantifying the fill material has been added to the drawings.*

30. The following notes should be shown on the plans.

**Response:** *These notes have been added to the drawings.*

31. The provided "Land Use Application" does not appear to be Village document. The Village's Site Plan Application should be completed and submitted.

**Response:** *An application filled out on the Village's form and submitted.*

32. The Coastal Assessment Form (CAF) submitted does not appear to be a Village document. The Village's CAF should be completed and submitted.

**Response:** *The Village's CAF has been completed and submitted.*

33. The Village's Site Plan Check List should be completed and submitted.

**Response:** *The Village's Site Plan Check List has been completed and submitted.*

34. A copy of the topographic survey listed in the cover letter should be provided.

**Response:** *A copy of the topographic survey has been submitted.*

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A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

**Response:** *Please consider this document as a written response to the Hahn Memorandum dated May 11, 2021.*