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June 22, 2022

Honorable Chairman Stephen Hunter
and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522

Re: Mercy College
Amended Site Plan Application
555 Broadway, Dobbs Ferry, NY

Dear Hon. Chairman Hunter and Members of the Board:

As we discussed at the June 2, 2022 Planning Board meeting, this firm represents Mercy College ("Mercy") in connection with its amended site plan application for the construction of a permanent open-aired pavilion in The Grove area of the campus (where a large temporary tent has been installed during the COVID-19 pandemic) and upgrades to the R-Lot, consisting of full depth reconstruction of the existing parking lot with no increase in footprint or impervious site area, together with installation of new energy-efficient LED lighting and drainage improvements in the upper lot (collectively the "Proposed Project").

We are writing to respond to the comments of the Planning Board at the June 2nd meeting and the respective memos from the Board's consultants, Valerie Monastra, AICP, dated May 31, 2022, and Anthony Oliveri, P.E., dated May 28, 2022, regarding the Proposed Project, in advance of the joint Planning Board/Board of Trustees public hearing scheduled for July 7th. Please note the following:

1) The lighting plans, prepared by Foit-Albert Associates, Architecture, Engineering and Surveying, PC, have been updated to provide the information requested by Ms. Monastra. With respect to the height of the lighting poles, it should be noted that the total acreage of the parking lots on the Dobbs Ferry side of the Mercy campus exceeds 5 acres. Therefore, the light poles are proposed at 18' tall with a 2' concrete base (20' total height), since 15' tall light poles will not provide sufficient lighting for the safe operation of the R-Lot. In addition, a photometric plan for the proposed Pavilion lighting is being finalized and will be presented to in advance of the July 7th joint public hearing.

2) The net increase/decrease of impervious coverage is now clearly noted and delineated on the Site Plan.

3) A Stormwater Pollution Prevention Plan with supporting calculations, prepared by Foit-Albert Associates, Architecture, Engineering and Surveying, PC, dated June 2022, is enclosed (the detailed calculations have only been provided to Mr. Oliveri to save paper). Since a separate SWPPP was prepared for the Route 9 NYDOT project and is covered under a separate permit number, this project does not need to be included in the SWPPP for the R-Lot project.

4) The Grading and Erosion Control Plans have been updated to provide the information requested by Mr. Oliveri.

5) As a condition of Amended Site Plan approval, the Applicant will revise and/or prepare new maintenance agreements with respect to stormwater retention systems affecting the R-Lot that is the subject of this application.

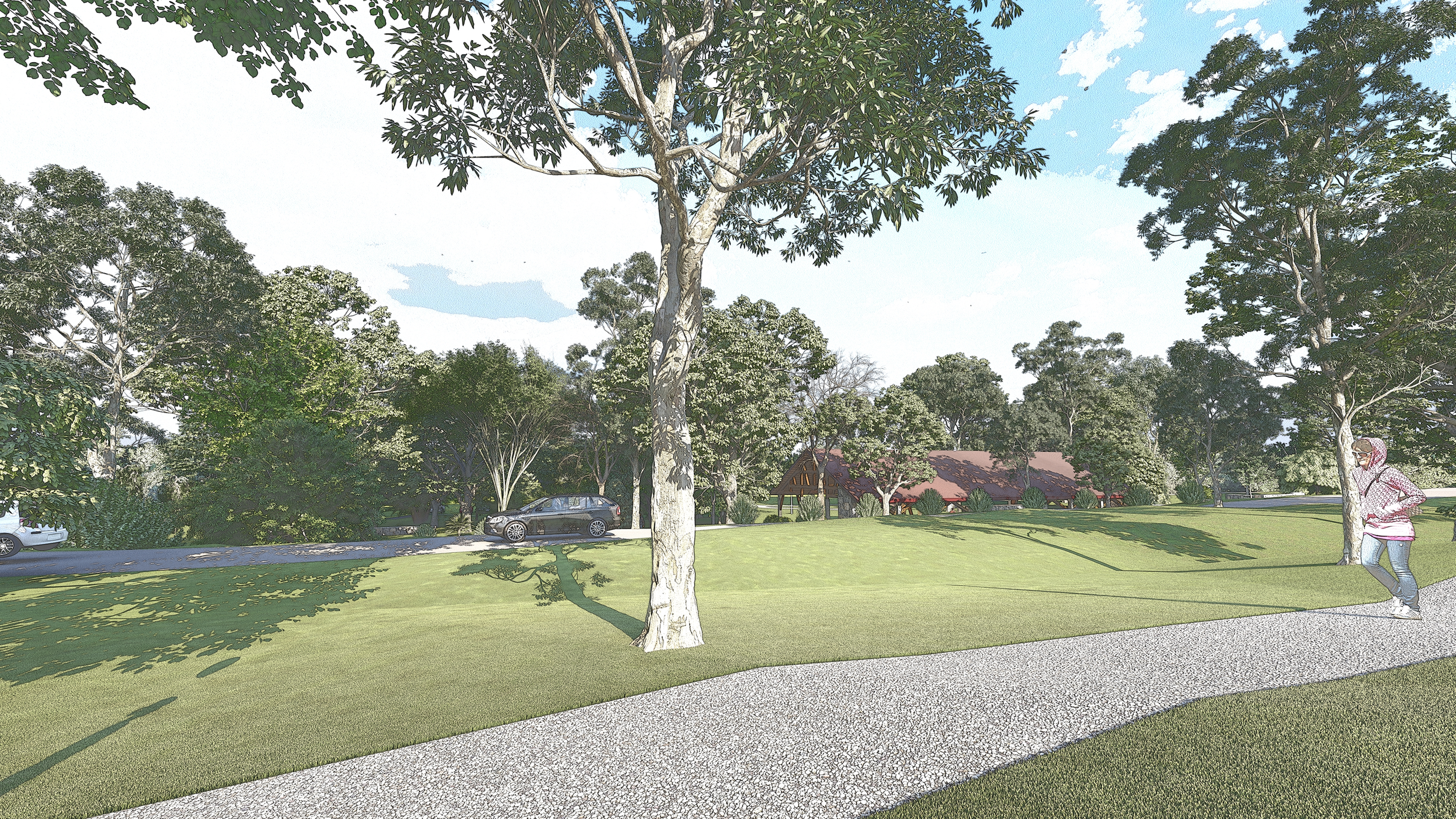
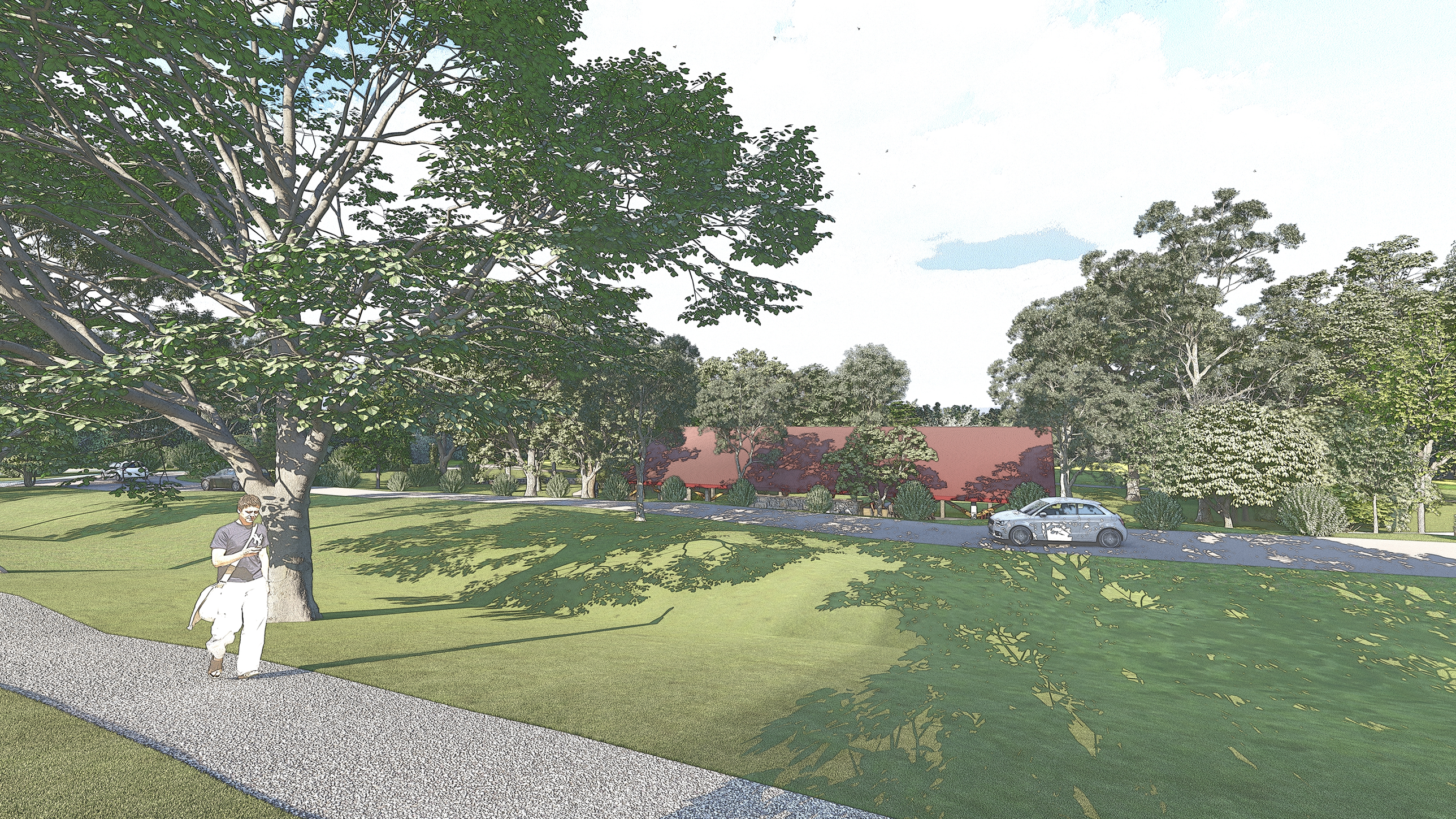
6) With respect to tree protection and proposed removal, a certified arborist has been retained by Mercy and is completing their assessment of the effect of the proposed improvements to existing trees, including grading. The results of this assessment will be provided to the Village upon completion (which is anticipated to occur well in advance of the7/7 joint public hearing). In addition, in response to the Board's request, Mercy has agreed to relocate the large Linden tree proposed to be removed in connection with the construction of the Pavilion to another appropriate location on the Mercy campus, as shown on the enclosed revised plans. Mercy will keep the Building Department informed of its plans for this tree and will coordinate accordingly. In addition, Chris Tramutola of Alloy Design Studio PLLC has confirmed that the planting plan meets the requirements of Sec. 300-51.i of the Dobbs Ferry Code regarding tree valuation.

7) At the request of the Board, attached hereto are renderings of the proposed Pavilion as it will be viewed from the Old Croton Aqueduct (both northbound and southbound), which demonstrate that the Pavilion will not have an adverse visual impact on the OCA.

8) With respect to Mr. Oliveri's comment that the Applicant should obtain a determination from adjoining property owner, MTA, with regard to permitting, it must be noted that nothing in the proposed Site Plan would directly impact the MTA's property in any way. In any event, a note has been added to the enclosed Site Plans, confirming that the contractor will obtain any permit that is deemed necessary by the MTA (if any).

We look forward to discussing this matter further at the July 7th joint public hearing, after which we respectfully request that the Planning Board adopt a positive recommendation to the Board of Trustees regarding the Amended Site Plan application (including a consistency determination with the Village's LWRP). Thank you for your consideration.

Very truly yours,

Seth M. Mandelbaum

SMM:srw
Enc.
Cc (w/enc.): Mayor Vincent Rossillo and Members of the Board of Trustees
Lori Lee Dickson, Esq.
Valerie Monastra, AICP
Anthony Oliveri, P.E.
Mercy College Development Team