



December 13, 2023

Honorable Members of the Planning Board
Village of Dobbs Ferry
112 Main St.
Dobbs Ferry, New York 10522

Re: 45 Gould Ave, Dobbs Ferry NY 10522

Dear honorable members of the Village of Dobbs Ferry Planning Board:

As it relates to the aforementioned property/project location, please see the attached revised drawings dated December 13, 2023, which are submitted in response to AI Engineers and Nelson Pope Voorhis Planning review memorandum dated December 4, 2023:

Nelson Pope Comments:

General and Procedural comments.

1. SEQR. This application is categorized as a Type II action under SEQR because it consists of the “construction or expansion of a single-family, two-family, or a three-family residence on an approved lot.” No additional SEQR review is necessary.
Reply: Noted
2. Site Plan Approval. This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for Site Plan approval.
Reply: A Public hearing is scheduled for the next planning board meeting.
3. Zoning. The Applicant provided a zoning table for the OF-6 zoning district. As currently proposed, it appears that the project does not require any variances. We do note the following: a. Side yard. The table indicates no change to the side yard but the side yard on the western side of the house is proposed to change from 23.2’ to 13.62’ as a result of the addition. The project will still be compliant.
Reply: Noted. Please see revised proposed side yard.
4. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines found in Appendix G of the Zoning and Land Use chapter.
Reply: Noted.
5. Local Waterfront Revitalization Consistency. The Planning Board will need to make a consistency determination with the Village’s LWRP per §300-52 (D) as part of its final Site Plan approval. The Applicant has provided a Coastal Consistency Form.
Reply: Noted.

Site Plan Comments.

1. Lighting. Is lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.
Reply: There is no new proposed exterior lighting.
2. Trees. The site plan notes no tree removal is proposed.
Reply: Noted
3. Stormwater Management Plan. The Applicant has provided Stormwater Management information including drainage calculations. The Village Engineer will review the plan and comment on this information.
Reply: Noted.
4. Erosion and Sediment Control. The Applicant has provided soil erosion and sediment control notes. The Village Engineer will review and provide comments on this information.
Reply: Noted

AI Engineers Comments:

1. Provide a signed and sealed topographic survey of the property.
Reply: The homeowner is working on acquiring a new Survey.
2. Provide a stabilized construction entranceway.
Reply: Please see revised sheet S-100.
3. Adjust the location of the silt fence and stockpile to allow for construction access to the project location.
Reply: Please see revised sheet S-100.
4. Consideration should be made to include a water quality unit directly upstream from any proposed infiltration practice.
Reply: Noted. Percolation tests will be performed once freezing temperatures cease and stormwater design and calculations will be modified accordingly.
5. A concrete washout location must be indicated on the plan.
Reply: Please see revised sheet S-100.
6. Provide perc test and deep test pit logs for review.
Reply: Noted. Percolation tests will be performed once freezing temperatures cease and stormwater design and calculations will be modified accordingly.
7. The storage volume from chambers used in the subsurface exfiltration system calculations should be reviewed and corrected.
Reply: Noted. Percolation tests will be performed once freezing temperatures cease and stormwater design and calculations will be modified accordingly.

Sincerely,



Jorge B. Hernandez, R.A.
President