

February 21, 2024

To: Valerie Monastra, Sam Justiniano
Nelson Pope Voorhis

Cc: Stephen Hunter, Planning Board Chairman
Planning Board Members
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney

Re: 125 Bellair Site Plan Review Comments

Following are responses to your Site Plan comments dated December 29, 2023

- 1 Proposed lighting is indicated on L100 and corresponding lighting schedule is shown on A001. Note is added stated that lighting complies with lighting levels requirements per 300 -41 and NYS Stretch Code
- 2 A calculation of the diameter of invasive Norway Maples to be removed and replaced is indicated. As discussed at the submission meeting the site is inundated with invasive trees and the 50% replacement requirement is not practical or desired. We were pleased to hear that the PB concurred with this opinion and recommended approval of the project to the BOT with the suggested we ask for a reprieve from the tree replacement requirements and fees from the BOT. Note that the current fee based on the diameter of the trees to be removed would be in excess of \$40,000 and that the trees remaining would still be in excess of the vast majority of properties in Dobbs Ferry.

Please contact me with any questions or comments



Niall Cain AIA LEED