

June 17, 2022

Dan Roemer, Building Inspector
Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: 0 North Mountain Drive

Dear Mr. Roemer:

The owner of 0 North Mountain Drive, also known as Tax Lot 3.10-1-3, would like to proceed with the development of this property, which was created by subdivision from 79 North Mountain Drive, as a single family building lot. The subject parcel has a site area of 23,337 square feet and is located in the OF-2 zoning district, which requires 20,000 square feet for a building lot. While the gross area of the subject parcel has more than the required building lot area, Dobbs Ferry requires a deduction for steep slopes and, with these deductions the parcel does not provide the required net area of 20,000 square feet.

An analysis of the slopes on the site has been prepared including computations for the area of the site that does not exceed 15% slopes, the area of the site that exceeds 15% but is less than a 25% slope, and the area of the site that has a 25% slope or greater. The analysis indicates that 3,184 square feet of the site, or 13.65%, does not exceed 15%; 9,819 square feet of the site, or 42.1%, is greater than 15%, but less than 25%; and 10,333 square feet, or 44.3% at 25% or greater.

To determine the net lot area, Section 300-34.A.(2) in the Village Code stipulates that 25% of the area exceeding 15% but less than 25% be deducted from the gross site area, and that 50% of the area with a slope of 25% or greater be deducted from the gross site area. This results in 2,909.5 square feet being deducted for the area between 15% and 25% and 5,186.6 square feet being deducted for the area 25% or greater. Subtracting these two numbers from the gross site area of 23,337 square feet results in a net site area of 15,240.9 square feet.

While we understand that a Site Plan Review will be required for this project and that the mitigating measures that will eliminate adverse environmental impacts from the development of this property with steep slopes will be the purview of the Planning Board, we anticipate that the process for obtaining approvals for the construction of a home on this property will need to start with a variance granted by the Zoning Board of Appeals.

The variance required for this project is to permit the development of a property which has a net area that is less than the 20,000 square feet that is required by the OF-2 zoning district within which the property is located.

We have reviewed all of the limits and restrictions imposed by the heights and limits for the placement of the building on the site and do not anticipate the need for any variances for height or setbacks.

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The following documents have been submitted in support of this application:

- A. A survey of the subject property prepared by The Munson Company dated August 3, 2018. This survey identifies the property as Parcel A, as shown on a Map entitled "Subdivision Map prepared for Philip & Colleen Hempleman," filed December 20, 1989 as Count Clerk Map No.24033.
- B. Sheet A-1.1 "Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022.
- C. Sheet A-1.1 "Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022. This drawing matches Sheet A-1.1, but illustrates the slopes exceeding 15% but less than 25% in green and the slopes of 25% and greater in blue.
- D. Sheet A-1.2 "Steep Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022, illustrating the areas of the property that have a slope 35% and greater, as stipulated in Section 300-46.C.
- E. Sheet A-1.2 "Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022. This drawing matches Sheet A-1.2, but illustrates the slopes 35% and greater in red.
- F. An executed Short Form EAF for the application.
- G. An executed Coastal Assessment Form for the application.
- H. Zoning Board of Appeals Application for a Variance.

Section 300-46 Natural and Scenic Resource Protection in the Village Code stipulates a series of requirements and considerations that must be met when developing properties with steep slopes. The proposed development of this property will comply with these requirements, which will include avoiding the steeper sloped areas to the extent possible, providing an Erosion and Sedimentation Plan for the site, addressing the geotechnical stability of the sloped areas, implementing a Stormwater Management Plan that accommodates storm water runoff, preventing an increase in the rate of off-site drainage runoff, and an extensive replanting landscaping plan that stabilizes the site area.

Please let me know if you have any questions or if any additional information is required. A sign has been placed at the site that this matter will be presented to the AHRB and the mailed Notice was already done for the Planning Board and Zoning Board of Appeals.

Thank you for your time and attention.

Sincerely,

Paddy Steinschneider
Project Design Coordinator