

11 Fourth Avenue: Minor Subdivision Application

Response to Village Engineer Weston & Sampson's letter dated 10/22/25:

1. A project narrative has been submitted describing the proposed development as two two-family dwellings. Architectural Plans for the proposed two-family dwelling on Lot B have been re-labeled but the design remains unchanged. Each level of the dwelling has access to the common lobby area as well as an interior circular stair. There is a large lobby and ground floor common spaces. The common space includes a pantry with a kitchen, two bathrooms, and a gym. The inclusion of these common spaces is atypical of two-family dwellings. The applicant should provide testimony regarding the need and intended use of these large common areas.

Applicant provided testimony during the November 3, 2025, Planning Board meeting. A summary of Applicant's testimony during the November 3, 2025, Planning Board meeting is below:

While many traditional two-family dwellings separate all interior spaces vertically or horizontally, modern design trends focus on incorporating shared foyers, internal lobbies, and shared amenity spaces to maximize marketability, design efficiency and reduce cost.

The presence of shared foyer areas and amenities may not be typical of older two-family inventory, but they are not unusual for modern, accessibility driven developments. A single central stairwell and elevator optimize building layout and reduces structural redundancy. A shared elevator is also important to ADA-oriented design and supports aging residents or individuals with mobility limitations.

A shared lobby/foyer simplifies emergency egress and enhances visibility for first responders. A centralized foyer also eliminates the need for duplicative entrances on the building facade, improving neighborhood character and aesthetic.

The ground level amenities- the pantry, kitchen, bathroom, and gym are shared spaces, that serve legitimate and increasingly common purposes. Shared amenities reduce duplication of space and promote togetherness while still maintaining separate living quarters. A shared home gym is a marketable amenity that is a value add for tenants. Similarly, a shared recreational and kitchen space reflects a current residential design trend often seen in new modern developments that promote social interaction and community as a value add for tenants.

2. The Grading and Drainage Plan indicates there is substantial regrading proposed throughout the property. All vegetation, with the exception of one tree on the corner, will be removed and grades cut an average of 8 feet. A retaining wall, with a maximum height of nine feet, is proposed along the southern and western property lines of Lot A to facilitate the regrading of the property. This remains to be addressed.

Grading and retaining walls are required. The plans indicate the bottom wall and top wall heights. See “Grading and Drainage Plan” latest revision date 11/18/25.

3. Top of wall and bottom of wall spot elevations are to be shown throughout.

See “Grading and Drainage Plan” latest revision date 11/18/25.

4. The need for major regrading and export of material, and construction of major retaining walls is indicative of a building design that is not suited for the particular constraints and topography of this lot. The design is inconsistent with development patterns in this residential area. The structure on Lot A should be designed to be compatible with, and in harmony with the site topography. The colored architectural elevation, second page, indicates the relocation of a retaining wall adjacent to the driveway as opposed to along the property line. The garage level is thus partially underground. This will help mitigate adverse impacts to the neighbor to the south.

Applicant provided testimony during the November 3, 2025, Planning Board meeting. A summary of Applicant’s testimony during the November 3, 2025, Planning Board meeting is below:

The proposed regrading plan is designed to maintain the integrity of existing slopes and drainage patterns and does not create adverse impacts to neighboring properties or public infrastructure. A key design consideration is emergency ingress and egress. The proposed regrading and street level entrance facilitates faster and safer access, aligning with best design practices for residential safety and will be in harmony with existing lots on Gedney Street.

5. The driveway slopes shall be shown.

See “Grading and Drainage Plan” latest revision date 11/18/25.

6. The impacts upon the adjoining properties shall be evaluated. The additional topographical information has been added to overlap onto the neighbor’s lot to the south. The existing tree will be adversely impacted and not survive if the wall is constructed along the property line. The retaining wall with the detail as shown with the geogrid will encroach upon the neighbor’s land. An alternate wall design is needed. A temporary construction easement will be required if this design is proposed. Alternately, the relocation of the retaining wall away from the side property line and adjacent to the driveway will help to mitigate adverse impacts.

The retaining wall is relocated away from the side property line (southern) and adjacent to the driveway to mitigate adverse impacts to the adjoining property.

7. A drainage narrative and drainage calculations have been submitted. Soil investigation including depth to groundwater, and depth to rock shall be performed. Percolation tests shall be performed and the results submitted.

Soil investigation and percolation tests will be performed and the results submitted.

8. An Erosion and Sediment Control Plan and details shall be submitted. The limit of disturbance shall be noted on the plans. In accordance with the Zoning Code, any land disturbance over 10,000 SF will require the preparation and submission of a SWPPP. The total disturbance is greater than 10,000 SF.

See "Grading and Drainage Plan" latest revision date 11/18/25. A SWPPP will be provided.

9. The tree to remain on the corner has been shown and protected with construction fence.

No engineering comment necessary.

10. The concrete curb along the property frontage shall be modified and replaced as needed along the full property frontage to replace damaged or deteriorated curb, and to accommodate the new driveways.

See "Grading and Drainage Plan" latest revision date 11/18/25.