

June 22, 2021

Chairperson and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY10522

Re: Proposed Multi-Family Building at 156 Palisade Street
Design Schemes for 5 - 6 Residential Units

Dear Chairperson and Members of the Planning Board:

As the architect representing 156 Palisade Street, LLC, I am submitting design schemes for a proposed 5 or 6 unit three-story multi-family building, dated June 22, 2021, attached, for your review and comment. Our submission consists of the following drawings:

S-1 Zoning Data

S-1 A Scheme A - Site Plan & Building Section
A-1-A Scheme A - Garage Plan & Typical Floor Plan

S-1 B Scheme B - Site Plan & Building Section
A-1-B Scheme B - Garage Plan & Typical Floor Plan

S-1 C Scheme C - Site Plan & Building Section
A-1-C Scheme C - Garage Plan & Typical Floor Plan

A brief description of the three schemes are as follows:

1. Scheme A describes an "as-of-right" scheme in compliance with the proposed zoning changes for the MDR-2 zone. The lot coverage is 32.8%, as required by the sliding scales chart for a lot size of 8,674.5 SF. The building meets the setback requirements and the maximum height from the centerline of the curb of 37 feet. The building has six two-bedroom residential units with 1,262SF and 1,276 SF of floor area. The footprint allowed by the proposed zoning code resulted in floor area two-bedroom units are undersized and not ideal. Since a larger footprint is allowed by the proposed zoning code for a lot under 7,500 SF and 40 % lot coverage, we prepared Scheme B to explore this option.
2. Scheme B describes a reduced lot size of 7,499 SF, and a lot coverage of 40%, in compliance with the proposed changes to the regulations for the MDR-2 zone. The front yard is 12 feet in order to reduce the amount of excavation at the rear of the lot, and is in keeping with the smaller front yards on the street. The height from the centerline of the curb is 30'-6" to the roof at the second floor and 41'-6" feet. to the roof at the third floor, which is set back 17 feet from the front facade. The building has four two-bedroom residential units with 1,334SF and 1,350 SF floor area, and one three-bedroom unit at the third floor with +/- 1,700 SF floor area. These floor areas are more comfortable, allowing for larger rooms and additional storage, and are more desirable from a marketing perspective.

3. Scheme C describes the current lot size of 8,675.4 SF, and a lot coverage of 34%, using the same footprint and floor plans shown in Scheme B. As in the previous scheme, the 12 foot front yard reduces the amount of excavation at the rear of the lot, and is in keeping with the smaller front yards on the street. The height from the centerline of the curb is 30'-6" to the roof at the second floor and 41'-6" feet. to the roof at the third floor, which is set back 17 feet from the front facade. The building has four two-bedroom residential units with 1,334SF and 1,350 SF floor area, and one three-bedroom unit at the third floor with +/- 1,700 SF floor area. This is our preferred scheme, based on our efforts to have well-designed residential units that fit the challenges of the site and context of the neighborhood.

I look forward to presenting these drawings, and the pros and cons of each scheme, at the Planning Board meeting on July 1st. Thank you for your time and consideration to review our proposal.

Sincerely,

A handwritten signature in black ink, reading "Christina Griffin". The signature is fluid and cursive, with the first name "Christina" and last name "Griffin" clearly distinguishable.

Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.