

June 17, 2021

**Via Electronic Mail and Hand Delivery**

Hon. Stephen Hunter  
Chairman of the Village of Dobbs Ferry Planning Board  
and Members of the Board  
112 Main Street  
Dobbs Ferry, New York 10522

**Re:    *The Masters School***  
***Site Plan Application for "Innovation and Entrepreneurship Center"***  
**49 Clinton Avenue**

Dear Chairman Hunter and Members of the Planning Board:

We make this submission on behalf of The Masters School in advance of the Planning Board's July 1<sup>st</sup> Public Hearing. Enclosed is an updated Site Plan package (including hard copies of the drawings) that addresses the comments issued by Hahn Engineering on May 20, 2021, and Nelson Pope Voorhis on May 24, 2021.

The site layout of the proposed IEC has not changed since the plans were presented during the Pre-submission Conferences in May and June.

Masters respectfully requests that the Planning Board issue a positive recommendation to the Board of Trustees pursuant to Section 300-52 of the Village Code, and authorize Masters to proceed to the Architectural and Historic Review Board (AHRB).

Respectfully submitted,

ZARIN & STEINMETZ

By:    Brad Schwartz  
      Brad Schwartz

Encls.

cc: Ed Manley, Building Official/Land Use Officer  
Dan Roemer, Assistant Building Inspector  
Lori Lee Dickson, Esq.  
Daniel Pozin, Esq.  
Valerie Monastra, AICP  
George E. Pommer, P.E.  
The Masters School  
Marvel  
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