

March 24, 2021

Dobbs Ferry Architectural and Historic Review Board
112 Main Street
Dobbs Ferry, New York 10522

Re: 58 Colonial - Bray Residence

Dear Members of the Architectural and Historic Review Board:

This letter is to request that the above reference matter be placed on the agenda of your next meeting. This project was last reviewed by you at your meeting in October 2020 at the request by the Board of Trustees that you advise them on the repair of the existing wood tie retaining walls in the front of the house and the addition of one additional wood tie retaining wall in the front. You recommended approval of those wood tie retaining walls and they have been inspected and completed.

The drawings that you reviewed also included the proposed work in the rear yard, which was previously approved by you. That work included two retaining walls, the installation of a fence, and the expansion of the existing concrete terrace. The scope of the work changed, which is the reason that this has been submitted to you at this point to take another look. Instead of expanding the existing concrete terrace, the concrete terrace has been removed and replaced by a wood deck that is 15 inches high and by a bluestone terrace set in gravel and stone dust. That work has been inspected and completed.

Retaining walls were also included in both the original scope and the revised scope that you reviewed in October. These retaining walls are approximately 30 inches in height. They were originally intended to be stone walls, but that has been changed to reinforced concrete walls that were formed with boards, so that the finished project has that imprint. The length of retaining walls was reduced and a section of steps near the west end of the wall that was eliminated also eliminated. The retaining walls have been inspected and completed.

The work remaining is the installation of the fence, which has changed in design from the original vertical boards to horizontal boards. These changes have all been at the request of the homeowner. The fence will be installed so that the top of the fence on the west end is at six feet above grade and that height then maintained as a horizontal line to the east end and the section of fence then running north to the house also being at that same horizontal datum line. We anticipate the height of the fence that extends to the house being between three and four feet in height. There is then an additional section of fence that will run along the west property line from the fence along the south property line to a point north of the back of the garage, where the fence then returns to the side of the garage. There are gates in the section of fence that extends to the garage and the section of fence that extends to the house. There are steps at the gate in the section of fence that returns to the house.

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The Building Department requested that we reorganize the drawings submitted to have less on each page, expanding the number of sheets from two to five. These drawings also include a stormwater management plan including Cultex structures installed below grade in a gravel bed that has been rapped with soil fabric. That work has been inspected and complete.

The set of drawings submitted for this application consists of five sheets prepared by Gotham Design & Community Development, Ltd., under the supervision of Laura Wakefield. R.A. The drawings are dated 03-18-2021, as revised, and include the following:

Sheet CS	"General Notes, Location Maps, List of Property Owners"
Sheet GN	"Zoning, Impervious Coverage, and Floor Area Tables"
Sheet A-1	"Site Plan, Site Detail Sections"
Sheet A-1.1	"Drainage Plan and Details"
Sheet A-3	"Elevations, Fence Details"

We have also provided a copy of Sheet A-1 dated as revised 10-01-2020, which is the drawing that was previously reviewed by your Board and approved by the Board of Trustees.

We look forward to reviewing this with you at your next meeting.

Thank you for your time and assistance.

Sincerely,

Padriac Steinschneider
As Owner's Representative for Chelsea Greene and Chris Bray