

July 15, 2021

Via Electronic Mail and Hand Delivery

Iair Rosenkranz
Chairman of the Architectural and Historic Review 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 Rosenkranz and Members of the AHRB:

We make this submission on behalf of The Masters School regarding its proposed 3-story (plus cellar), approximately 22,361 s.f. Innovation and Entrepreneurship Center (“IEC”) on its campus in front of the Middle School Building, located at 49 Clinton Avenue. The Masters School respectfully requests placement on the AHRB’s July 26th meeting agenda for a presentation and discussion. This matter was referred by the BOT to the AHRB for its review and recommendations pursuant to Section 300-17(C)(7) of the Village Zoning Code.¹

The IEC would be a new, state-of-the-art educational and workshop building for the School’s thriving engineering and computer science curriculum that is already offered to existing students. These key courses are very popular among the students in all grades (and desired by colleges and employers), but they are currently spready throughout outdated classrooms in different buildings. The IEC would allow The Masters School to stay current by accommodating these classes in a centralized location that would be designed and equipped specifically for these vital areas of learning. For example, the IEC would include “makerspace” rooms for robotics, coding, and other hands-on, personalized learning experiences. In addition, as these classes are

¹ The Board of Trustees has jurisdiction over this Site Plan Application pursuant to Section 300-52 of the Village Code because the Property is located in an Educational/Institutional Zoning District. The Application was also referred to the Planning Board. The Masters School has appeared at the Planning Board’s past few meetings.

already offered at The Masters School, the IEC would not increase the student body population or faculty, and thus the project would not result in additional traffic.

The Project architects from Marvel will describe the IEC's architectural treatment in detail during the meeting (and will bring a materials board). In sum, the IEC will be a z-shaped contemporary steel-framed building. The building will be terraced into the sloped landscape, situating the main entrance at an upper level to the north, and secondary entrances at a lower level to the south. The exterior will be constructed of a cast-in-place, board-formed concrete at the base, and natural finish standing-seam zinc panels will clad the upper facade and roof. Fenestration will be comprised of metal-and-glass storefront doors, double-height curtain walls, and windows systems, all in black anodized aluminum framing. Terraces with permeable paving, curvilinear gravel pathways, and planted landscaping will wrap the exterior grounds. The existing mature trees along the perimeter of the site will be preserved.

The Masters School looks forward to appearing on July 26th. The enclosed plans are submitted in accordance with the AHRB's checklist for large scope projects.

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz

Brad K. Schwartz

Kasey A. Brenner

Encls.

cc: Ed Manley, Building Official/Land Use Officer
 Dan Roemer, Assistant Building Inspector
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 The Masters School
 Marvel
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