

December 13, 2022

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

Re: Residences at 34 Clinton Avenue  
Proposed 11-Unit Multi-Family Development  
Tax ID: 3.80-46-4  
Building Permit Application #A2022-0526

Dear Chairperson and Members of the Planning Board:

As the architect for a proposed multi-family residential development at 34 Clinton Avenue, engaged by the contract vendee for the property, Landmark Building & Development LLC, I am pleased to submit the following drawings for your review:

Topographical Survey of 34 Clinton Avenue  
Steep Slope Survey of 34 Clinton Avenue

Architectural Drawings

A-0	Title Sheet, Project Imagery, List of Drawings
S-1	Zoning Data, Area Map, Photos Of Existing Conditions
S-2	Site Plan, Demolition Site Plan, Aerial Site Photos
S-3	Neighborhood Context
A-1	Basement Floor Plan
A-2	First Floor Plan
A-3	Second Floor Plan
A-4	Third Floor Plan
A-5	Roof Plan
A-6	East (Front) Elevation
A-7	North (Side) Elevation
A-8	West (Rear) Elevation
A-9	Existing Building South Elevation & Courtyard North Elevation
A-10	Courtyard South Elevation

Landscape Drawings

SP-1	Landscape Site Plan
PL-1	Planting Plan & Rendered Site Plan

We are proposing the construction of an 11-unit multi-family development consisting of a three-story addition to an existing Queen Anne-style house built in 1878. In recognition of the historical character of the original building, most of the original exterior features will be restored. The proposed addition has been designed to fit harmoniously with the historical style and character of the existing house, using references from the original design for the scale, massing, fenestration, and roof configuration.

The existing three-story house currently contains one 5-bedroom duplex unit and two 2-bedroom units, which will be updated and reconfigured. The proposed three-story 7-unit addition will provide a central elevator and egress stair core, and a common courtyard, to be used by residential units in both the existing house and in the proposed addition. The resulting multi-family development will provide a total of eleven 2-bedroom units, one of which will be an affordable housing unit.

Parking for the residences will be provided by a garage at the basement level of the addition, with 7 parking spaces, including one wheelchair accessible space, as well as at an outdoor parking area with 10 spaces. Both parking areas will be accessed by a driveway using the existing curb cut on Clinton Avenue.

The proposed addition and parking areas are in compliance with the zoning regulations for the MDR-H zone. The site contains steep slope areas over 25% and over 35%, the development of which will be reviewed with the Planning Board. Note that the area of the property affected by the development with a slope over 35% is less than 1,500 square feet, which is allowable by steep slope regulations.

Hudson Engineering & Consulting PC (HEC) has been retained to develop a Stormwater Management Plan as well as Civil and Stormwater Drawings for this project. As of this submission, HEC is awaiting utility locations on site in order to perform the required field testing to begin their site drainage study. We intend to provide an update at the January 5<sup>th</sup> meeting on this scope of work based on the results of field testing.

I look forward to presenting these drawings at the Planning Board meeting on January 5<sup>th</sup>. Thank you for your time and consideration to review our proposal.

Sincerely,



**Christina Griffin** AIA LEED AP CPHC  
Principal  
CGA Studio Architects