

December 18, 2022

Dan Roemer, Building Inspector
Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: 60 Washington Avenue
Tax ID: 3.50 - 17 - 8.2

Dear Mr. Roemer:

This letter is to propose the construction of additions to the above referenced property, which is an existing single family residence. The additions will create a new front entry porch, a new family entry porch, a one story library addition, a one story family room with a finished lower level providing a guest bedroom suite, a lower level terrace, a first floor level deck and terrace, and a second floor roof deck. The project also proposes the construction of a new two car garage. Site work and landscaping to accommodate the proposed alterations is integrated to the design. The access to the house is an existing driveway connecting to Washington Avenue, which will remain unchanged.

We request that a Pre-Submission Conference be scheduled with the Planning Board so that this application can be considered for a Site Plan Review conducted by the Planning Board as well as placed on the agenda of the Architectural & Historic Review Board at the appropriate time.

The subject property, located in the OF-2 Zoning District, is significantly oversized with a lot area of 78,993 square feet, where a minimum of 20,000 square feet is required.

The following documents have been submitted in support of this application:

- A. A fully executed Land Use Approval Application dated November 9, 2022.
- B. A fully executed Escrow Agreement with the Village of Dobbs Ferry dated December 18, 2022.
- C. A fully executed Short Form Environmental Assessment Form Part 1 dated November 9, 2022.
- D. A fully executed LWRP Consistency Review Coastal Assessment Form dated November 9, 2022.
- E. A copy of the Topographic Survey prepared for the subject property by Thomas C. Merritts Land Surveyors, P.C. "Survey of Property Prepared for Serge Kasarda, dated updated July 2, 2012.

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F. A set of 13 Sheets of drawings prepared by Gotham Design Planning & Development under the supervision of Laura Wakefield, R.A. dated as Revised for submission to the Planning Board for the January 5, 2023 meeting, including the following:

1. Sheet CS "Cover Sheet"
2. Sheet EX-1 "Existing Floor Plans"
3. Sheet EX-2 "Existing Elevations"
4. Sheet A-1.0 "Existing, Demolition, and Proposed Site Plans, Zoning Tables"
5. Sheet A-1.1 "Enlarged Site Plan, Construction Sequence Notes"
6. Sheet D-1 "Demolition Floor Plans"
7. Sheet A-2.0 "Proposed Basement Floor Plan"
8. Sheet A-2.1 "Proposed First Floor Plan"
9. Sheet A-2.2 "Proposed Second Floor Plan"
10. Sheet A-3.1 "Proposed South and West Elevations"
11. Sheet A-3.2 "Proposed North and East Elevations"
12. Sheet A-3.3 "Proposed Garage Elevations, Sections"
13. Sheet A-4.1 "Proposed Building Sections"

The Civil Engineer for this Project is Hudson Engineering, Michael Stein, President. Hudson will be preparing the Stormwater Management Plan and the Erosion and Sediment Control Plan for the proposed Project.

The Structural Engineer for this Project is Integral Engineering Services, PLLC, Sirius Miandoabi, President.

An Escrow Account will be created for this Project with the requisite deposit made to the Village Treasurer, with the required form submitted to your office.

The required mailing of a Notice to property owners located within 250 feet of the subject property will be perfected, with the required form submitted to your office.

The required Notice sign will be placed on the subject property with a copy of the required form and photograph submitted to your office.

Please advise us as soon as practical if there are any other documents that are required to be submitted to your office for this application to be scheduled on the Planning Board's Agenda for a Pre-Submission Conference.

Thank you for your time and attention.

Sincerely,

Paddy Steinschneider
Project Design Coordinator