

September 14, 2023

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

Re: Residences at 11 Lyman Place  
Proposed Lot Subdivision & Construction of two new single-family houses  
Tax ID: 3.60-22-3  
Building Permit Application #A2023-0338

Dear Chairperson and Members of the Planning Board:

As the architect for two new single-family houses at 11 Lyman Place Lots No.1 and No.2, engaged by the contract vendee for the property, 11 Lyman Place LLC, I am pleased to submit the following drawings for your review:

Survey of 11 Lyman Place, dated 6-13-23

Architectural Drawings, dated 9-14-23

A-0	Title Sheet, Project Imagery, List of Drawings
S-1	Site Plan, Location Map & Zoning Data
S-2	Photos of Existing Conditions & Neighboring Properties
S-3	Streetview of Property & Neighboring Houses
L-1	Landscape Plan & Exterior Lighting Layout
M-1	Exterior Material & Color Scheme

Civil Engineering Drawings, dated 6-15-23

C-1	Demolition Plan
C-2	Stormwater Management Plan
C-3	Details

Signature Building Systems (Modular) Drawings, dated 7-7-23

CS	Cover Sheet
1a	Lot 1 - Front Elevation
1b	Lot 1 - Rear Elevation
1c	Lot 1 - Side Elevation 1
1d	Lot 1 - Side Elevation 2
2a	Lot 1 - First Floor Plan
2b	Lot 1 - Second Floor Plan
3a	Lot 2 - Front Elevation
3a	Lot 2 - First Floor Plan
3b	Lot 2 - Second Floor Plan

12 Spring Street  
Hastings-on-Hudson  
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**CGA**  
**studio**  
ARCHITECTS

Documents

Site Plan Application including Short Environmental Assessment Form & Coastal Assessment Form  
Escrow Account Form

Checks

\$1,500 Land Use application fee  
\$5,000 escrow fee for site plan greater than 5,000 SF  
\$1,500 escrow fee for Subdivision 1-2 Units

The project consists of the subdivision of the existing lot at 11 Lyman Place into two parcels, Lot 1 and lot 2, to allow the construction of two new single-family houses. The lot presently contains a two-story single-family residence with a detached garage.

I look forward to presenting these drawings at the Planning Board meeting on October 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