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August 25, 2023

Mr. Daniel Roemer, Building Inspector
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522

Re: Mercy University
Amended Site Plan Application
555 Broadway, Dobbs Ferry, New York

Dear Mr. Roemer,

This firm represents Mercy University (f/k/a Mercy College, hereinafter “Mercy” or the “University”) in connection with its amended site plan application for proposed improvements to the existing athletic field on the Dobbs Ferry portion of the Mercy Campus, which consists of improvements to the dugouts, safety, and audio-visual components of the existing athletic field (the “Proposed Project”). The Mercy property is located in the Educational/Institutional (EI) Zoning District on the Village of Dobbs Ferry Zoning Map, wherein educational uses (including institutions of higher learning such as Mercy) are principal permitted uses. We are pleased to present the Proposed Project, which is described in greater detail in the enclosed documentation, for your review and consideration.

Enclosed please find for your review the following documents:

- 1) Signed Establishment of an Escrow Account form, together with a check for \$1,500, representing the initial escrow deposit;
- 2) Completed and signed Land Use Approval Application form, including a completed Coastal Assessment Form;
- 3) Completed and signed Short Environmental Assessment Form; and
- 4) Complete sets of site plan drawings, prepared by Clarke Caton Hintz and Woodard & Curran. These drawings include the details regarding the Proposed Project, including landscaping, lighting, grading, erosion control, and stormwater management features.

Please kindly refer this application out to be placed on the September 12, 2023 Board of Trustees meeting agenda, for the Board to consider referring the application to the Planning Board/AHRB for review and recommendation at its October 5th meeting, and declaring its intent to serve as the Lead Agency under SEQRA. Thank you for your consideration of this project.

Very truly yours,



Seth M. Mandelbaum

SMM:tsr

Enc.

cc: Mercy University Development Team
Clarke Caton Hintz
Woodard & Curran
Lori Lee Dickson, Esq.
Valerie Monastra