

September 30, 2021

**Via Hand Delivery**

Stephen Hunter, Chair  
Village of Dobbs Ferry Planning Board  
112 Main Street  
Dobbs Ferry, NY 10522

**Re:    *Proposed Multi-Family Building*  
         *156 Palisade Street*  
         *Site Plan Approval***

Honorable Chair and Members of the Board:

This firm represents 156 Palisade Street, LLC (“Applicant”) in connection with the property located at 156 Palisade Street (“Subject Property”). As you know, the Applicant is proposing to develop the Subject Property with a multi-family building. We most recently appeared before your Board on September 9, 2021.

As you will recall, at that meeting we presented two alternative plans. The first alternative was zoning compliant but, due to certain site constraints, this alternative was not viable. The second alternative, which was presented on a schematic level, was compliant with the majority of the MDR-2 zoning requirements but would require waivers from your Board with respect to building height and required parking. Based on our discussions during the September 9<sup>th</sup> presentation and direction from your Board, we have developed both architectural and engineering plans for the second alternative.

In support of this application, we are pleased to submit the following plans:

1. Site Plan (Sheet S-1), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
2. Garage Plan (Sheet A-1), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
3. First Floor Plan-Second Floor Plan (Sheet A-2), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
4. Third Floor Plan-Roof Plan (Sheet A-3), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
5. West Elevation (Sheet A-4), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
6. South Elevation (Sheet A-5), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
7. East Elevation (Sheet A-6), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
8. North Elevation (Sheet A-7), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
9. Color Scheme (Sheet A-8), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
10. Streetscape (Sheet A-9), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised September 29, 2021;
11. Existing Conditions & Demo Plan (Sheet C-1), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021;
12. Erosion & Sediment Control Plan (Sheet C-2), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021;
13. Stormwater Management Plan (Sheet C-3), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021; and
14. Details (Sheet C-4), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021.

As you can see on the attached plans, the Applicant is proposing a 3-story, 4-unit building, which will be approximately 8,769 s.f. The garage level will be partially below grade and contain 4 parking spaces. The first floor will contain one, approximately 1,228 s.f., 1-

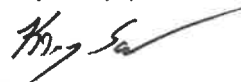
bedroom unit and one, approximately 1,394 s.f., 2-bedroom unit. The second and third floors will contain two 3-bedroom duplex units. As shown on the plans, Unit 3 will be approximately 2,400 s.f. and Unit 4 will be approximately 2,100 s.f. Each of these units will contain two bedrooms, 2 ½ bathrooms, kitchen, dining and living areas on the second floor. The third floor of these units will consist of master bedroom and bath, family room, and rooftop decks.

With respect to building height, the maximum permitted height in the MDR-2 district is 37 feet, while the proposed building is 41 feet. Accordingly, a waiver of 4 feet is required from your Board. As discussed at the September 9<sup>th</sup> meeting, the need for the height waiver is driven by the topography of the site. Compliance with the 37-foot height limitation would require significant excavation of the site, which is not only cost prohibitive, but also results in significant loss of light and air in the rear of the first floor units. Additionally, given the recent storms, sinking the building into the site could create a flood hazard for the first floor units.

In order to mitigate the additional 4 feet in height, the third floor is set back approximately 12 ft. further than the 1<sup>st</sup> and 2<sup>nd</sup> floors, making it virtually imperceptible from the street level. Additionally, increasing the height by 4 feet reduces the amount of excavation, which results in reduced truck trips to remove material from the site and limits disturbance to the neighbors associated with the earth work. Please note that the building meets the zoning regulations for the MDR-2 zone in all other respects.

We look forward to presenting these plans and continuing our discussion with your Board on October 7<sup>th</sup>. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Kory Salomone

cc: Michael Lang  
Christina Griffin, AIA, LEED AP, CPHC  
Michael Stein, P.E.