

September 29, 2021

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

Re: Outdoor Living Area at the Fossner Residence, 7 Fairlawn Ave.

Dear Chairperson and Members of the Planning Board:

As the architect representing Dan and Beth Fossner, owners of 7 Fairlawn Ave., I am submitting the following documents for review by the Planning Board:

- A-0 Title Sheet, Dates, List of Drawings
- S-1 Zoning Compliance, Photos of Existing Conditions
- S-2 Site Plan, Streetviews of Neighboring Properties
- M-1 Color Scheme, Exterior Materials
- M-2 Color Scheme, Materials Installation Examples
- A-1 Outdoor Area Plan, Outdoor Kitchen Plan
- A-2 Exterior Elevations – South and East, Fence Detail
- A-3 Exterior Elevation – West
- A-4 Roof Plan
- E-1 Electrical Plan – Exterior Lighting
- L-1 Landscape Plan – by IQ Landscape Architects
- C-1 Stormwater Management Plan – by Hudson Engineering
- C-2 Details – by Hudson Engineering

Stormwater Narrative by Hudson Engineering

Materials Packet — Product Data / Specifications for ReCon Gravity Wall, Exterior Light Fixtures

Previously Submitted Documents on 8-12-21:

- W-1 Retaining Wall Plan – by Sesi Consulting Engineers
- W-2 Retaining Wall Profile – by Sesi Consulting Engineers
- W-3 Retaining Wall Section, Details and Notes – by Sesi Consulting Engineers
- Letter from Sesi Consulting Engineers regarding proposed Retaining Wall Replacement
- Wall Replacement Report from Sesi Consulting Engineers
- Site Plan Application, Checklist, SEAF, & Coastal Assessment Form
- Property Survey

Submitted revisions include the following items:

1. In response to V. Monastra's memo regarding including native plants in the Landscape Plan, the following revisions have been made to Sheet L-1:

- The thirteen (13) proposed mugo pines, as well as the three (3) blue princess holly plants located in the NW corner, which screen the pool equipment, have been swapped out for native compact inkberry shrubs (*Ilex glabra* 'Compacta').
 - The eight (8) proposed allegheny viburnums on the western portion of the planting area have been replaced by native northern bayberry shrubs (*Myrica pensylvanica*). The remaining five (5) proposed allegheny viburnums to the east are replaced by mountain laurel (*Kalmia latifolia*).
 - The sixty (60) proposed sea green junipers have been replaced by native creeping junipers (*Juniperus horizontalis* 'Plumosa').
2. In response to V. Monastra's memo regarding lighting, an Electrical Plan showing exterior lighting and light fixture specifications are provided, see Sheet E-1 and the Materials Specification Packet.
 3. In response to V. Monastra's and A. Oliveri's memos, a Stormwater Management and Erosion and Sediment Control Plan are provided, see Sheets C-1 and C-2 and the attached Stormwater Narrative.
 4. In response to A. Oliveri's memo, the General Notes have been revised in accordance with the Site Plan Checklist and Site Plan Application, See Sheet A-0 (Title Sheet).
 5. In response to A. Oliveri's memo, Hudson Engineering has provided draining and drawdown for the pool, see Sheet C-1. Winterizing and filter backwash requirements to be provided at a later date.

Please note that this project was reviewed and approved by the Architectural and Historical Review Board at the meeting on September 27, 2021.

I look forward to presenting these drawings at the Planning Board meeting on October 7th. Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.