

October 14, 2021

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

Re: Renovations & Extensions to the Brambrink Residence, 20 Lyman Place

Dear Chairperson and Members of the Planning Board:

As the architect representing Ansgar and Petra Brambrink, owners of 20 Lyman Place, I am submitting the following documents for review by the Planning Board:

- S-1 Site Plan, Zoning Compliance, Location Map, Photos of Existing Conditions
- A-1 First Floor Plan
- E-1 Exterior Lighting Plan
- C-1 Stormwater Management Plan by Hudson Engineering
- C-2 Details by Hudson Engineering

Stormwater Narrative by Hudson Engineering
Topographic Survey dated 9-24-21
Lighting Specifications

Previously Submitted Documents on 9-16-21:

- Property Survey
- Site Plan Application, Checklist, SEAF, & Coastal Assessment Form
- Deed
- A-0 Title Sheet, Dates, List of Drawings
- S-2 Photos of Existing Conditions, Photos of Neighboring Properties, Streetview of Neighboring Properties
- ST-1 Demolition Plans
- A-2 Second Floor Plan
- A-3 Exterior Elevations – South & West
- A-4 Exterior Elevations – North & East

Submitted revisions include the following items:

1. Stormwater Management Plans and Details are provided, see Sheets C-1, C-2 and the Stormwater Narrative by Hudson Engineering.
2. An updated survey is provided, with topographic information and tree locations added. See attached.
3. The Site Plan has been revised to show an extension at an existing shed attached to the existing garage. The Zoning Data has been updated to reflect this additional coverage, See Site Plan Sheet S-1, and see Garage / Shed Floor Plan and Existing Photos, Sheet A-1.
4. In response to V. Monastra's memo regarding the patio, this is to clarify that the patio extension will be bluestone to match the existing bluestone patio, with a fieldstone retaining wall to match the existing 26" high retaining wall

surrounding the patio. See notes on Site Plan, Sheet S-1 and First Floor Plan, Sheet A-1. This is also to confirm that the patio is included in the coverage calculations, see Coverage Calculations, Sheet S-1.

5. 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 attached lighting specifications.

Please note that a Landscape Plan is in progress by Ann Acheson Landscape Design, and will be provided at a later date. I look forward to presenting these drawings at the Planning Board meeting on November 4th. Thank you for your time and consideration to review our proposal.

Sincerely,

A handwritten signature in black ink, reading "Christina Griffin". The signature is fluid and cursive, with the first name "Christina" and last name "Griffin" clearly distinguishable.

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