

October 28, 2021

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

Marfione-Basu Residence, 253 Judson Ave.

Dear Chairperson and Members of the Planning Board:

As the architect representing Michael Marfione and Shumita Basu, owners of 253 Judson Avenue, I am submitting the following documents for review by the Planning Board:

- A-0 Title Sheet
- S-1 Site Plan, Zoning Compliance, Coverage Calculations, Location Map
- S-2 Streetscape, Context Are Site Plan
- A-1 First Floor Plan
- A-2 Second Floor Plan
- A-3 Exterior Elevations
- A-4 Exterior Elevations

Arborist Assessment Letter
Revised Survey, showing updated tree locations
Techo-Bloc Pervious Concrete Paver Specification
TrueGrid Pro Lite Gravel Infill Driveway Paving System Specification

The previous design submitted to the Board has been revised by our firm to reduce the massing of the building and the impervious coverage on the site. The layout has been revised to align the front façade and define the entry with a harmonious symmetry. The two-story stair tower has been eliminated, and a lower hipped roof line has been introduced to soften the original design. The impervious coverage has been reduced from 7,548 sf (39.7%) to 5,343.5 sf (28.1%). The building coverage has been reduced from 3,158 sf (16.6%) to 3,110 sf (16.4%).

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,



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