

December 2, 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 November 4, 2021.

As you will recall, at that meeting your Board expressed its satisfaction with our plans and authorized the drafting of a resolution of approval, subject to our team satisfying certain engineering comments. Subsequent to our November 4th appearance before your Board, we submitted revised drawings to the AHRB. In addition to certain architectural changes, these plans also shifted the footprint of the building slightly to the south in order to accommodate stormwater improvements on the northern side of the building. We appeared before the AHRB on November 22, 2021 and, at the conclusion of the meeting, the project was approved.

In addition to the approved architectural plans, we are pleased to submit revised engineering plans and a comment response memo, which address the outstanding engineering comments. In support of this application, the following plans are being submitted:

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

16. Stormwater Management Plan (Sheet C-3), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021;
17. Details (Sheet C-4), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021; and
18. Comment-Response Memorandum, prepared by Hudson Engineering & Consulting, P.C., dated December 1, 2021.

We look forward to continuing our discussion with your Board on December 9th and, if your Board deems appropriate, the adoption of the resolution of approval. 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.