

December 1, 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
R-1	Rendering of Proposed Building
M-1	Color Scheme / Materials
M-2 - M-3	Color Exterior Elevations
S-1	Site Plan, Zoning Compliance, Coverage Calculations, Location Map, Photos of Existing Cond.
S-2	Streetscape, Context Are Site Plan, Context-Based Height Calculations
S-3	Photos of neighboring Properties, Aerial Site Map
S-4	Sky Exposure Diagrams
A-1	First Floor Plan
A-2	Second Floor Plan
A-3	Exterior Elevations
A-4	Exterior Elevations
E-1	Electrical Plan – Exterior Lighting
L-1	Landscape Plan – Aspect 120 Landscape Architecture
C-1	Demolition Plan – Hudson Engineering
C-2	Site Plan – Hudson Engineering
C-3	Stormwater Management and Sediment & Erosion Control Plan – Hudson Engineering
C-4 & C-5	Details – Hudson Engineering
	Stormwater Narrative
	Lighting Specifications

Revisions to the project in response to comments at the November 4 Planning Board meeting include the following:

1. This project received AHRB approval at the November 2 meeting. Included in this submission are materials reviewed by the AHRB, including a 3D rendering of the proposed residence and color exterior elevations detailing materials. Please note that the 3D rendering excludes the taller plantings at the front of the property to provide a clear view in the image of the building design. See Sheets R-1, M-1, M-2, and M-3. For proposed plantings, see Landscape Plan, Sheet L-1.
2. The location of the driveway has been adjusted to more closely align to the existing curb cut location to minimize impact on the sloped area in the southeast corner of the site. The proposed driveway curves south of the original driveway to allow for a side-facing garage door. See Site Plan, Sheet S-1 and Landscape Plan, Sheet L-1.

3. The retaining wall height south of the driveway has been reduced, and revised as two curved stone retaining walls to complement the naturalistic setting of the planted drainage way. The height of the walls will vary subtly from 1' to 3' to mitigate the change in grade. This area is currently a somewhat even, engineered slope covered with pachysandra. The existing evergreen trees, which were likely planted to screen the driveway but have outgrown this function, will be removed. The area between the walls will be planted with low shrubs. See Site Plan, Sheet S-1 and Landscape Plan, Sheet L-1.

4. A revised Landscape Plan shows planting within the limit of construction disturbance. The plants specified are predominantly native species and cultivars of native species. Evergreen trees and large evergreen shrubs will reinforce the privacy fencing along the north and south property lines and foundation planting adjacent to the front façade will aid the transition from the architecture to the naturalistic planting treatment of the existing, daylighted drainage swale. See Landscape Plan, Sheet L-1.

5. Construction of the proposed house will require removal of six trees considered significant according to the Village Code. A certified arborist evaluated the trees and determined that three of these trees are in poor condition. As mitigation for the removal of the healthy trees – a 22" Norway Spruce, a 18" White Pine and a 32.75" White Pine - the following quantities of native plants will be planted outside the limit of construction disturbance:

- 5 large deciduous trees
- 4 small deciduous/ understory trees
- 10 large deciduous shrubs
- 16 small deciduous shrubs
- 2500 sf herbaceous groundcover species

See Landscape Plan, Sheet L-1.

6. The hardscaping has been modified, resulting in a decrease in impervious coverage. The current impervious coverage is 27.7%, under the allowable 30% required by Village Code.

7. Revised Civil Engineering drawings are included. Details of the stone retaining walls are also provided. See Sheets C-1 – C-5.

I look forward to presenting these drawings at the Planning Board meeting on December 9. Thank you for your time and consideration to review our proposal.

Sincerely,



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