

To: Village of Dobbs Ferry Planning Board
Stephen Hunter, Planning Board Chair
Dobbs Ferry NY, 10522

Date: November 18th, 2021

Re: Site Plan Review: Modifications to 54 Clinton Avenue

Dear Board Members,

This letter is in response to the memorandums from Nelson Pope Voorhis dated November 2nd, 2021 and AI Engineers, Dolph Rotfeld Engineering Division dated October 28, 2021 regarding the project referenced above. Since our initial Planning Board appearance on November 4th, 2021, we have endeavored to address with all requests from the Board, Nelson Pope Voorhis, and from AI Engineers. Each comment is addressed below with item numbers referring to those in their respective memorandums.

Nelson Pope Voorhis Comments:

We would like to correct the comment that this is an existing single-family residence. It is an existing, legal, 2-family home.

- 1) SEQR – We understand that this project is classified as an Unlisted project under SEQR and respectfully request that the Planning Board declare itself Lead Agency .
- 2) Site Plan Approval – It is our understanding that applications for lots sized under one acre, which we are, do not require a recommendation by the Village Board of Trustees. We request clarification on this requirement. We understand that a Planning Board recommendation and Public Hearing is required, both of which we are actively pursuing. A site plan application was initially submitted on October 14, 2021.
- 3) Zoning – We understand that there are three required variances as currently proposed.
 - a. Height – The zoning has been interpreted such that our existing 36.8', 3 story building is an existing non-compliance. We are proposing a new dormer above the 30' height interpretation. We are not proposing to raise the existing roof height. Of note, our original submission noted the building as 3.5 stories but it is in fact legally 3 stories, both existing and to remain due to the low ceiling height in the Attic.
We respectfully request a waiver from the Planning Board for this variance. We are not raising the height of the existing building, which has only very recently been declared an existing non-compliance. Based on comments at the previous Planning Board meeting, it is our understanding that the Building Inspector supports this waiver.
 - b. Lot Coverage – By redesigning the garage, areas of paving, and including additional pervious paving we have reduced our building coverage to 6,071.4 and lot coverage to 12,047.5sf.
We respectfully request a waiver from the Planning Board for this variance. When this project was conceived earlier this year we were comfortably within all published coverage requirements. We do not feel we are proposing any coverage that is not required to provide the necessary parking for the proposed residences, which themselves are well below the permissible intensity for housing on this site. It is our understanding that the Building Inspector also supports this waiver.
 - c. Size of Accessory Building – We have reduced the size of the proposed accessory garage from 1,091sf to 1,042sf, which we understand is still above the Zoning Code's 800sf maximum. This garage provides four efficiently sized parking spaces for the four proposed residences.
We respectfully request a waiver from the Planning Board for this variance as the benefit to the community, hiding potentially unsightly surface parking, outweighs the small amount of additional coverage we are requesting.
- 4) Architectural and Historic Review Board – We understand that this application will require Architectural and Historic Review Board approvals and falls within the Residential Design Guidelines.
- 5) Local Waterfront Revitalization Consistency – We understand that a consistency determination will be required from the 'Village Board' as part of its final Site Plan approval. We request clarification that this is under the Planning Board's purview.

MICHAEL LEWIS ARCHITECTS PC

Site Plan Comments

- 1) Parking
 - a. We understand that the parking area design meets requirements.
 - b. The majority of the existing landscaping will remain. New landscaping will be added as needed to ensure the required perimeter landscaping is maintained. See included Landscape and Exterior Lighting Plan Plan A.003 dated 11/18/2021
 - c. See driveway widths on drawing C-1 dated 11/18/2021.
 - d. Lighting – See included Landscape and Exterior Lighting Plan A.003 dated 11/18/2021 and exterior lighting specifications
- 2) Landscaping – See included Landscape and Exterior Lighting Plan A.003 dated 11/18/2021
- 3) Erosion and Sediment Control and Stormwater Plan – See included Stormwater Management Plan and Drainage Analysis and drawings dated 11/18/2021
- 4) Accessory Structures –
 - a. We understand that the proposed garage will meet the setback requirements.
 - b. See revised drawing A.505 showing that the proposed garage height conforms to §300-54(3)
 - c. We understand that the Planning Board or AHRB will need to determine if the building will “compliment the principal building in terms of materials, roof form, and architectural detailing.
- 5) Architecture Design
 - a. We understand that the proposed changes to some of the rooflines alter the current massing, and look forward to the Architectural and Historic Review Boards’ review.

AI Engineers, Dolph Rotfeld Engineering Division Comments:

1. See included Stormwater Management Plan and Drainage Analysis and drawings dated 11/18/2021.
2. We understand that the plan notes existing non-conforming side yard setback and building height. Upon further review we have corrected our original submission that stated that the main building is an existing non-conforming 3-1/2 stories. It is actually an existing, conforming 3 stories as the ceiling height in the attic is not sufficient to qualify as a half story.
3. We understand that the proposed plan noted non-compliant features and will seek proper dispensation for them as noted above.
4. See driveway widths on drawing C-1 dated 11/18/2021.
5. See Site Plan on revised drawing A.001.03 noting sanitary sewer and water service connections.

With the revised drawings and responses above, we have endeavored to address all pending issues, and we hope to receive input at the December Planning Board meeting on waivers and a possible referral to the Zoning Board. Please feel free to contact us with any questions or concerns. Thank you for your time and attention to the project. We look forward to seeing you at the meeting.

Sincerely Yours,



Michael B. Lewis
AIA, LEED AP

encl: Revised Drawings A-001.02, A.002.02, A.003.00, A101.01, A-102.01, A-105.01, A-501.01, A-502.01, A-503.01, A-504.01, A-505.01, C-1, C-2, and Stormwater Management Plan & Drainage Analysis all dated 11/18/2021 as well as unchanged drawings for reference.

cc: Roubi & Elias Eliopoulos, Owners