

GOTHAM

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January 14, 2021

Dobbs Ferry Planning Board
112 Main Street
Dobbs Ferry, New York 10522

**Re: 156 Palisade Street
Site Plan Review**

Dear Members of the Planning Board:

This Letter is to submit the required documents for the Public Hearing that has been called for the above referenced project, for the February 4, 2021 Planning Board agenda.

Submitted with this letter please find the following:

- A. A revised Site Plan Application, dated January 14, 2021.
- B. A copy of the Environmental Assessment Form dated January 14, 2021.
- C. A copy of the Coastal Assessment Form.
- D. A copy of the Topographic Survey for the above referenced property prepared by Summit Land Surveying, PC. dated May 4, 2019.
- E. A set of six sheets of drawings drafted by Gotham Design & Community Development in collaboration with David T. Kim, R.A. and under the supervision of Sirus Miandoabi, L.E., all dated January 14, 2021 as issued for Planning Board Public Hearing including:
 - Sheet CS "Location Map, List of Property Owners, Design Criteria Table"
 - Sheet SP-1 "Site Plan, Zoning Table, Building Coverage, Impervious Coverage"
 - Sheet SP-2 "Proposed Plans and Building Sections"
 - Sheet SP-3 "Proposed Elevations"
 - Sheet SP-4 "West Elevation"
 - Sheet SS "Streetscape Elevation and Context Area Site Plan"

Engineering Site Plans and a Stormwater Management Plan prepared by Hudson Engineering and Consulting will be submitted under separate cover.

Due to the time that has elapsed since this was first submitted to the Village in 2019, we have mailed Notices of the project to the property owners within 200 feet of the subject parcel.

Thanks for you time and attention. We look forward to presenting this to you at the February 4, 2021 Planning Board meeting.

Sincerely,

GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD.
Paddy Steinschneider, President
As Agent for 156 Palisade Street LLC.