

**To:** Stephen Hunter, Chair - Village of Dobbs Ferry Planning Board - AHRB

**Date:** February 7, 2023

**Re:** Proposed work at 164 Palisade Street (includes 87 Cedar Street) – App# A2022-0449

Dear Mr. Hunter and Members of the Planning / AHRB Board,

On behalf of our client, Michael Lang – 164 Palisade Associates LLC, we are submitting this application for a 2 ½ story addition to the multiple-family residence at 164 Palisade Street.

The existing and proposed building and addition had minor variances for building coverage and setbacks that were also approved by the Zoning Board on 1.11.23.

The lot has 2 buildings – The 164 Palisade Street house with 2 current dwelling units, and 87 Cedar Street “garage” with 1 dwelling unit. As shown on the drawings, the work consists of adding a 2 ½ story addition to the multiple-family residence at 164 Palisade Street. We are in the MDR-2 Zone and fall under the Character Guidelines for Palisade Street.

Dwelling units – 87 Cedar Street has 1 D.U, 164 Palisade has 2 D.U.s for 3 total. At 164 Palisade Street Basement level there was a Garage made unusable after the town installed sidewalk ramps, steps, and rails blocking the former Palisade Street garage entry. We proposed to utilize this currently unused Basement space as a 4th D.U, and this was approved by the Zoning Board.

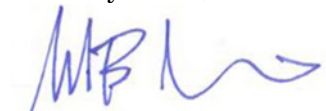
The allowable impervious coverage is 60% = 2,490 SF. The existing impervious coverage is appx 1,519 SF + 1,628 SF of building coverage = 3,147 SF (76%). We are substantially reducing the proposed impervious coverage down to 657 SF + the proposed building coverage of 1,738 SF = 2,395 SF (58%).

The proposed sitework includes removing extensive concrete slabs covering the site, an existing tall concrete retaining wall and chain link fence on Palisade Street, along with part of the existing low stone wall. Proposed site work includes a new low retaining wall and exterior walkway into the site from Palisade St, with minor re-grading and low retaining walls. a proposed new stormwater management system engineered by Community Designs, new small trees and shrubs for landscaping, and new exterior lighting.

Parking wise – the town installed sidewalk ramps, steps, and railings blocking the former Palisade Street garage and Cedar Street driveway, it is physically not possible to provide parking on site, we are located directly across the street from the 99 Cedar Street Parking lot.

Thank you in advance for your time and attention to the project. We are hoping to get on the 3.2.23 Planning Board / AHRB agenda.

Sincerely Yours,



Michael B. Lewis  
AIA, LEED AP