

GOTHAM

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February 18, 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 request that the Public Hearing opened at the February 4, 2021 Planning Board meeting be continued at the March 4, 2021 Planning Board meeting.

At the February meeting, Board members requested that we look at several issues. There were two primary concerns noted. One was that the “back” of the building looked different than the “front” of the building. The second was that massing along the south facade of the building seemed out of scale with the neighbor to the south. We have shifted the portion of the building that projects most to the east so that it slides to the north, breaking the length of that wall. We then used the same roof massing that we have at the northwest corner of the building on the southwest corner of the building. Our hope is that you will agree that this addresses both concerns successfully. We have shown the back massing as brick, instead of stucco. If we made this stucco, we would be able to reduce the footprint of the building by approximately 38 square feet.

A concern was also noted about the wall for the ramp on the west facade leading to the entry. We like the idea that, with an elevator in the building, we have made it possible for someone with mobility issues to use the front entry without steps. We have changed the design so that the wall itself sets back two feet from the sidewalk, providing a planting strip so that there can be foliage to soften the appearance of the stone wall. It should also be noted that there are stone retailing walls along Palisade Street that are directly at the sidewalk. It should also be noted that the height of that wall at its highest point is less than four feet. This position for the ramp still affords a two foot separation between the wall along the east side of the ramp and the porch on the building; again sufficient for planting.

As we mentioned at the meeting, we have also lifted the height of the entry porch so that it has a better proportion on the building and is up enough to allow additional windows west facade to the entry and stairs.

These changes are shown on the set of drawings submitted with this letter, including six sheets of drawings drafted by Gotham Design & Community Development in collaboration with David T. Kim, R.A. and under the supervision of Sirius Miandoabi, L.E., all dated February 17, 2021 as issued for Planning Board Public Hearing.

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

Sincerely,

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