

March 29, 2023

Chairperson and Members of the Planning Board  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY10522

Re: Residences at 34 Clinton Avenue  
Proposed 11-Unit Multi-Family Development  
Tax ID: 3.80-46-4  
Building Permit Application #A2022-0526

Dear Chairperson and Members of the Planning Board:

As the architect for a proposed multi-family residential development at 34 Clinton Avenue, engaged by the contract vendee for the property, Landmark Building & Development LLC, I am submitting the attached revisions to our proposal for an 11-unit multi-family development, prepared by our design team, for your review. Our submission consists of the following revised documents, dated March 23, 2023:

Architectural Drawings

A-0	Title Sheet, Project Imagery, List of Drawings
S-1	Zoning Data & Area Map
S-2	Photos of Existing Conditions & Aerial Site Views
S-3A	Neighborhood Context
S-3B	Neighborhood Context
S-4C	Site Plan & Demolition Site Plan Scheme C
S-5	Steep Slope Site Plan
A-1C	Basement Floor Plan Scheme C
A-2	First Floor Plan
A-3	Second Floor Plan
A-4	Third Floor Plan
A-5	Roof Plan
A-6	East Elevation
A-7	North Elevation
A-8	West Elevation
A-9	South Elevation
A-10	North Elevation Courtyard View & South Elevation Courtyard View
R-1	Existing Aerial View
R-2	Proposed Aerial View

Landscape Drawings

SP-1C	Landscape Site Plan Scheme C
PL-1C	Planting Plan Scheme C
PL-2	Planting Plan Scheme C showing existing Privacy Fence Detail Sheet

Civil Engineering Drawings

C-1C	Stormwater Management Plan Scheme C
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C-2 Stormwater Management Details  
Stormwater Management Plan & Drainage Analysis Scheme C  
Hudson Engineering Response Letter dated March 22, 2023  
Topographical Survey of 34 Clinton Avenue  
Steep Slope Survey of 34 Clinton Avenue

On March 2<sup>nd</sup>, our team had presented three schemes A, B & C. Based on comments from Planning Board and Village Consultants at the meeting on March 2<sup>nd</sup> meeting we have abandoned Schemes A & B and have refined Scheme C as follows:

The parking garage layout in Scheme C has been modified in response to the Westchester Planning Review Letter dated February 14, 2023 to incorporate adequate space for waste & recycling as well as bicycle parking.

Given that parking areas, even those under a courtyard, are considered building coverage, Scheme C increases the building coverage and requires a waiver for 1,060 SF of building coverage or 3.8%.

Scheme C groups the remaining 4 outdoor parking spots on the north side of the driveway to maximize the open green area on the south side of the driveway, as suggested at the March 2<sup>nd</sup> meeting. These 4 spots are separated by a planting strip to minimize the expanse of hardscape on the north side of the site. Privacy screening planting has also been reduced on the south side of the driveway, in response to Board member's comments at the March 2<sup>nd</sup> meeting, to maintain the contextual character and connection to the neighborhood. Scheme C proposes a location for 2 additional outdoor parking spots if needed to meet the 17 required but does not propose creating these spots initially, as suggested in the Westchester County Planning review letter.

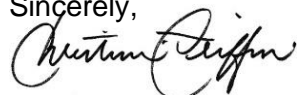
Scheme C proposes the entire driveway be paved in permeable pavers, and the impervious surfaces calculations have been revised to indicate 32.2% coverage relative to gross lot area.

In response to the concern of neighbors and the board regarding existing drainage flow from up slope properties, we are proposing the addition of a rain garden element in the rear yard, overflow stream bed and infiltrators to help mitigate runoff and improve site infiltration.

In response to Board member's comments at the March 2<sup>nd</sup> meeting, we have simplified the design of the connector portion of the addition and the main entry. We have refined the trim & detailing of the addition so that it emerges as a modernized reference to the existing building without overshadowing the historic structure.

I look forward to presenting our latest drawings for the project at the Planning Board meeting on April 6<sup>th</sup>. Thank you for your time and consideration to review our revised proposal.

Sincerely,



**Christina Griffin AIA LEED AP CPHC**  
Principal, CGA Studio Architect