

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

**Date:** March 16, 2022

**Re:** Proposed work at 24 Eldredge Place

Dear Mr. Hunter and Members of the Planning Board,

On behalf of our clients, Richard Berry, Leon Ashkenazie and their three children, we are submitting this application for what is essentially a reconstruction of the single-family residence at 24 Eldredge Place.

As you can see on the drawings, the work consists of demolishing the existing structure down to the top of the existing foundation walls, reworking the interior basement plan, and providing new first and second stories with some added foundation and additional coverage. The additional building coverage is about 448 SF for a total of 2,186 SF (zoning allows 2,910 SF). The proposed total impervious coverage is about 2,131 SF (zoning allows 5,820 SF). The proposed sitework includes a new entry configuration with minor re-grading and low retaining walls, relocating the primary driveway and parking, and replacing the existing asphalt driveway with pervious paving over the same location.

The proposed building conforms to all zoning requirements for coverage, setbacks and height, with one exception being a front open wood trellis over a walkway. The trellis protrudes into the required front yard setback 8'-8" at the maximum point, with a total of 155 SF of trellis in the front yard.

Thank you in advance for your time and attention to the project and we look forward to seeing you at the Planning Board meeting on April 7th.

Sincerely Yours,



Michael B. Lewis  
AIA, LEED AP