



April 13, 2023

Planning Board
Village of Dobbs Ferry
12 Main Street
Dobbs Ferry, NY 10522

24 N. ASTOR
IRVINGTON
NY 10533
TEL 914
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Re: 23 Seneca Residence
Section 3.50, Block 7, Lot 4
23 Seneca Street
Dobbs Ferry, NY 10522

Dear Members of the Planning Board:

The Owners of the above-referenced property are submitting a request for site plan approval to add a single dedicated on-site parking spot for the two-family residential property which they have been renovating. The property was a pre-existing two-family residence without any onsite parking provided. The addition of the parking spot is requested in anticipation of future accessibility needs for the senior parent of the property owner who will be moved into the first-floor unit. The increases in coverage is under that which is permissible by the zoning and will be offset in part by a pervious paver system proposed for the spot and further by a storm water system to mitigate the net increase in impervious coverage. We will have that information prepared for review as part of the next submittal.

We appreciate the Board's consideration of this matter on behalf of our client.

Sincerely,

Natercia Walko, Project Manager
Opacic Architects