

April 20, 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 April 20, 2023:

Architectural Drawings

A-0 Title Sheet, Project Imagery, List of Drawings
A-1C Basement Floor Plan Scheme C
A-2 First Floor Plan
A-6 East Elevation
M-1 Material Color Scheme

Landscape Drawings

SP-1C Landscape Site Plan Scheme C
PL-1C Planting Plan Scheme C

Civil Engineering Drawings

C-1C Stormwater Management Plan Scheme C

The revisions to the drawings are in response to the comments from the Planning Board, Village Consultants and the neighbors at the April 6th meeting.

The Architectural drawings show a refined design of the link and main entry portion of the addition. The revisions solidify this piece of the project as a transitional design, combining modern elements and references to the existing building.

Sheets A-1C and A-2 have been revised to depict the current configuration of the entry porch in plan – building coverage numbers and impermeable coverage numbers are unchanged. Zoning calculations remain as previously submitted and the project still requires a waiver for 1,060 SF of building coverage or 3.8%.

The Landscape drawings have been modified in response to Planning Board Member and neighbors' comments as follows:

12 Spring Street
Hastings-on-Hudson
New York 10706
914.478.0799

christinagriffinarchitect.com

CGA
studio
ARCHITECTS

The Planting plan and Site plan have been revised to maintain and protect the existing English Yew tree located in the current front yard driveway circle.

We have added a general planting note for the Landscape Architect to review and assess all existing site shrub material for possible maintenance or reuse in the new landscape.

The Civil engineering drawing has been revised to show the approximate location of the proposed domestic and fire services as well as the sewer service.

I look forward to presenting our latest drawings for the project at the Planning Board meeting on May 4th. Thank you for your time and consideration to review our revised proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal, CGA Studio Architect