

April 6, 2021

By E-Mail and Hand Delivery

Hon. Vincent Rossillo, Mayor
and Members of the Village Board of Trustees
Village Hall
112 Main Street
Dobbs Ferry, New York 10522

***Re: The Masters School
Site Plan Application for “Innovation and Entrepreneurship Center”
49 Clinton Avenue***

Dear Mayor Rossillo and Members of the Village Board:

Our firm represents The Masters School regarding its proposed 3-story (plus cellar), approximately 22,361 s.f. Innovation and Entrepreneurship Center (“IEC”) on its campus in front of the Middle School Building, located at 49 Clinton Avenue. The Masters School respectfully requests placement on the BOT’s next available Agenda for an initial presentation and discussion, commencement of the SEQRA process, and referral to the Planning Board and Architectural and Historic Review Board pursuant to Section 300-52 of the Village Code.¹

The IEC would be a new, state-of-the-art educational and workshop building for the School’s thriving engineering and computer science curriculum that is already offered to existing students. These are key courses that are very popular among the students in all grades (and desired by colleges and employers), but they are currently spread throughout outdated classrooms in different buildings. The IEC would allow The Masters School to stay current by

¹ The Board of Trustees has jurisdiction over this Site Plan Application because the Property is in an Educational/Institutional Zoning District.

accommodating these classes in a centralized location that would be designed and equipped specifically for these vital areas of learning. For example, the IEC would include “makerspace” rooms for robotics, coding, and other hands-on, personalized learning experiences.

Importantly, as these engineering and computer science classes are already offered at The Masters School, the IEC would not increase the student body population or faculty, and thus the *project would not result in additional traffic* on Clinton Avenue or other Village roads. It also does not require new parking.

The Project would also include other elements to mitigate and avoid any potential adverse environmental impacts. The Project would include green stormwater management practices, including a bioretention pond and subsurface controlled-flow stormwater detention, to provide water quality treatment and ensure no increase of runoff rates. The Project proposes new landscaping, including native plantings and a vegetated buffer along the nearby parking area, to enhance the aesthetic appearance of the IEC. Views to and from the nearby Estherwood Mansion and Carriage House would be preserved. The IEC would also be set back a substantial distance from Clinton Avenue (approximately 500 feet). Moreover, the existing softball field next to the IEC would be maintained with some minor realignments.

As discussed with the Village during our pre-application meetings, the Project also proposes to merge the 6 tax lots comprising the Property into a single tax lot. This is already in the process of being accomplished administratively by the Town of Greenburgh.

Accordingly, The Masters School is pleased to submit this Site Plan Application for the IEC. As the School is hopeful to break ground around late summer/early fall, it also asks that the BOT, Planning Board and/or AHRB conduct joint meetings, as appropriate, to facilitate the Village’s review. The School looks forward to working together with the Village and its consultants to process this Application as expeditiously as possible.

Enclosed please find the following materials in support of this Application:

- Site Plan Application Form
- Full Environmental Assessment Form
- Coastal Assessment Form
- Stormwater Memorandum, prepared by MFS Engineers & Surveyors
- Site Plan Drawings
 - Survey, prepared by Kenneth B. Salzmann
 - Civil Drawings, prepared by MFS Engineers & Surveyors
 - Architectural and Landscape Drawings, as well as Cross Sections and Elevations (11x17), prepared by Marvel
 - Lighting Plan, prepared by Dot Dash Lighting Design

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz

Brad Schwartz

Maximillian Mahalek

Encls.

cc: Ed Manley, Building Official/Land Use Officer
Dan Roemer, Assistant Building Inspector
Lori Lee Dickson, Esq.
Daniel Pozin, Esq.
The Masters School
Marvel
MFS Engineering & Surveyors