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June 29, 2022

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Honorable Chairman Stephen Hunter
and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522

Re: Mercy College
Amended Site Plan Application
555 Broadway, Dobbs Ferry, NY

Dear Hon. Chairman Hunter and Members of the Board:

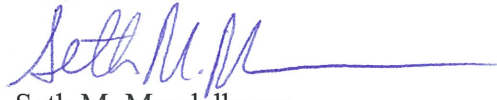
As we discussed at the June 2, 2022 Planning Board meeting, this firm represents Mercy College ("Mercy") in connection with its amended site plan application for the construction of a permanent open-aired pavilion in The Grove area of the campus (where a large temporary tent has been installed during the COVID-19 pandemic) and upgrades to the R-Lot, consisting of full depth reconstruction of the existing parking lot with no increase in footprint or impervious site area, together with installation of new energy-efficient LED lighting and drainage improvements in the upper lot (collectively the "Proposed Project").

We are writing to supplement our response to the comments of the Planning Board at the June 2nd meeting and the respective memos from the Board's consultants, Valerie Monastra, AICP, dated May 31, 2022, and Anthony Oliveri, P.E., dated May 28, 2022, regarding the Proposed Project, in advance of the joint Planning Board/Board of Trustees public hearing scheduled for July 7th. Enclosed please find the following additional documents:

- 1) A photometric plan for the proposed Pavilion lighting, demonstrating that the proposed lighting will not have an adverse impact on adjacent properties; and
- 2) A inventory and assessment report from certified arborist Davey Resource Group Inc. dated June 27, 2022, noting the size, condition, and location of the trees in proximity to the construction. The arborist has been contracted to work with the college to provide a tree preservation plan that will be followed through the construction to reduce the disturbance impact and confirm that the Proposed Project will appropriately protect existing trees to the maximum extent practicable.

We look forward to discussing this matter further at the July 7th joint public hearing, after which we respectfully request that the Planning Board adopt a positive recommendation to the Board of Trustees regarding the Amended Site Plan application (including a consistency determination with the Village's LWRP). Thank you for your consideration.

Very truly yours,



Seth M. Mandelbaum

SMM:srw

Enc.

Cc (w/enc.): Mayor Vincent Rossillo and Members of the Board of Trustees
Lori Lee Dickson, Esq.
Valerie Monastra, AICP
Anthony Oliveri, P.E.
Mercy College Development Team