

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

**Date:** July 19, 2022

**Re:** Proposed work at 24 Eldredge Place – Application # 2022-0230 – Exterior Addition

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 1 story Bedroom and Bath addition of the single-family residence at 24 Eldredge Place.

As you can see on the drawings, the work consists of adding 1 story addition, The existing 1<sup>st</sup> floor is 1,407 SF, the additional building coverage is 486 SF for a total of 1,893 SF (zoning allows 2,910 SF). The proposed total impervious coverage is appx 3,764 SF (zoning allows 4,365 SF). The proposed sitework includes new Main Entry and driveway steps and with minor re-grading and pre-engineered retaining walls. We are proposing the removal of 4 trees to accommodate the addition and retaining walls under Tree Application AT2022-0069. Included in the drawings are stormwater system drawings by HEC.

The proposed addition conforms to all zoning requirements for coverage, setbacks and height.

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 August 4th.

Sincerely Yours,



Michael B. Lewis  
AIA, Leed AP