

July 1, 2021

**Via Electronic 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 Danforth Apartments  
      Site Plan Application for Expansion of Open Air Terrace  
      100 Danforth Avenue ("Property")***

Dear Mayor Rossillo and Members of the Village Board:

Our firm represents Lincoln Property Company ("Applicant"), the owner and operator of the multi-family residential apartment building known as The Danforth Apartments. The Applicant submits this Site Plan Application to make minor improvements to expand an existing raised, open-air tenant amenity space on the Property ("Project"). The Applicant 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 pursuant to Section 300-52 of the Village Code.<sup>1</sup>

A strong demand for additional outdoor amenity and recreation space for tenants of The Danforth became apparent during the COVID-19 pandemic. To meet this demand, the Applicant is proposing to enlarge the existing open-air terrace utilized by tenants for barbecuing and as a sitting area by approximately 1,032 s.f. This enlargement would increase the impervious coverage on the Property by only .1%. As depicted on the enclosed Site Plan drawings, the proposed minor improvements will include the construction of a new retaining wall with new fencing, pavers, and landscaping.

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<sup>1</sup> The Board of Trustees has jurisdiction over this Site Plan Application because the Property is in the Chauncey Park Zoning District.

The Applicant looks forward to working together with the Village and its consultants to process this Application as expeditiously as possible. In support of this Site Plan Application, enclosed please find a Site Plan Application Form, Short Environmental Assessment Form, and Site Plan Drawings prepared by MG New York Architects, PLLC.

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz

Brad Schwartz

Kasey Brenner

Encls.

cc: Ed Manley, Building Official/Land Use Officer  
Dan Roemer, Assistant Building Inspector  
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