

July 27, 2021

Chairperson and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY10522

Re: Proposed Multi-Family Building at 156 Palisade Street
Design Schemes for 5 Residential Units

Dear Chairperson and Members of the Planning Board:

As the architect representing 156 Palisade Street, LLC, I am submitting design schemes for a proposed 5-unit three-story multi-family building, dated July 27, 2021, attached, for your review and comment. Our submission consists of the following drawings:

S-1 Zoning Data, Site Plan, & Building Section
A-1 Garage Plan & Typical First & Second Floor Plan
A-2 Third Floor Plan & Roof Plan
A-3 Elevations

Our submission shows further development of schematic plans for a 5-unit residential building, previously "Scheme C", that we presented to the Planning Board at the July 1st meeting. These drawings describe a 3-story building located towards the front of the lot to reduce excavation of the sloped grade at the rear of the property. The proposed lot coverage is 34.8%, which is 2% higher than the 32.8% allowed by the current zoning regulations for the MDR-2 zoning district. The pedestrian entry to the building is provided at the basement for handicap access, and at the first floor by way of exterior steps and a front entry platform.

There are two 2-bedroom units at the second and third floors with balconies on the front façade, and a 3-bedroom unit at the third floor with a private roof deck. The 3-bedroom unit at the third floor is set back 10'-9" from the main façade to reduce visibility of the upper story from Palisade Street. At the roof is common deck space to be shared by all the units. The exterior elevations have been designed to harmonize with existing buildings on the street, in compliance with the Palisade Street Building Design Guidelines, and include the following features:

- Primary façade no higher than 37 ft.
- Secondary datum created by front porch.
- "Punched out" openings.
- Minimum 5'-0" setback between primary and secondary façades.
- The uppermost floor is recessed back from the primary façade.

I look forward to presenting these drawings at the Planning Board meeting on August 5th. Thank you for your time and consideration to review our proposal.

Sincerely,

A handwritten signature in black ink, reading "Christina Griffin". The signature is fluid and cursive, with the first name "Christina" and last name "Griffin" clearly distinguishable.

Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.