

July 22, 2021

**Via Electronic Mail and Hand Delivery**

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

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

Dear Chairman Hunter and Members of the Planning Board:

We make this submission on behalf of The Masters School in advance of the Planning Board’s August 5<sup>th</sup> meeting. Enclosed is a draft SWPPP and an updated Site Plan package that responds to comments issued by Hahn Engineering on June 30, 2021 and Nelson Pope Voorhis on June 21, 2021, as well as comments raised during the public hearing on July 1<sup>st</sup>. A digital SWPPP has been provided; please let us know if the Board requires any hard copies.

The School’s plans for the IEC have not changed since they were presented to your Board in July. Since the last meeting, the School conducted a Site Visit with members of the Board. In addition, on July 16<sup>th</sup>, SHPO issued a final determination of “No Adverse Impact” with respect to the Estherwood Mansion and Carriage House (copy enclosed). The School will also appear before the Architectural and Historic Review Board on July 26<sup>th</sup>.

Some questions came up during the Site Visit about the new building’s architecture. The Project architects from Marvel can further describe the architectural treatment during the August meeting. In sum, the IEC will be a z-shaped contemporary steel-framed building. The building will be terraced into the sloped landscape, situating the main entrance at an upper level to the north, and secondary entrances at a lower level to the south. The exterior will be constructed of a cast-in-place, board-formed concrete at the base, and natural finish standing-seam zinc panels

will clad the upper facade and roof. Fenestration will be comprised of metal-and-glass storefront doors, double-height curtain walls, and windows systems, all in black anodized aluminum framing. Terraces with permeable paving, curvilinear gravel pathways, and planted landscaping will wrap the exterior grounds. The existing mature trees along the perimeter of the site will be preserved.

We hope that the Planning Board will be positioned to close the public hearing and make a positive recommendation to the Board of Trustees at your August Meeting.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz

Brad K. Schwartz

Encls.

cc: Ed Manley, Building Official/Land Use Officer  
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