

August 20, 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
As-of-Right Design Scheme for 4 Residential Units

Dear Chairperson and Members of the Planning Board:

As the architect representing 156 Palisade Street, LLC, I am submitting preliminary design drawings, dated August 20, 2021, attached, describing a proposed 4-unit three-story multi-family building, for your review and comment. Please note the following changes to the previous submission:

1. The number of units have been reduced to four, consisting of one 1-bedroom unit, one 2-bedrom unit, and two duplex 3-bedroom units.
2. The lot coverage and building height has been reduced to comply with the current MR-2 zoning regulations.
3. The side yard setback on the southwest side of the building has been increased to 12 ft, .in response to neighbor's concern of close proximity of the driveway to her property.
4. Two schemes for a garage at the basement level have been included for consideration, as follows:
Scheme A - Garage provides 7 parking spaces, including handicap space, in compliance with parking requirements
Scheme B - Garage provides 5 parking spaces, and 2 on-street parking spaces. The benefit of this scheme is the reduction of excavation and construction costs. Note that the existing 2-fmily house has no off-street parking and requires 3 sparking spaces.

I look forward to presenting these drawings at the Planning Board meeting on September 9th. Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
CGA Studio Architects

cc: Michael Lang
President 156 Palisade Street LLC