**Jules Ranz MD and Bonnie Horen**

**257 Judson Avenue**

**Dobbs Ferry, NY 10522**

September 8, 2021

Stephen Hunter, Chair

Village of Dobbs Ferry Planning Board

112 Main Street

Dobbs Ferry, NY 10522

Re: 253 Judson Avenue

Dear Mr. Hunter and Board Members:

Since 1982 we have been owners of 257 Judson Avenue, the property two houses away from the referenced property and the last house at the end of the dead-end street. We have always appreciated the intimate environment of the relatively compact homes on this section of Judson Avenue, south of Beechdale Rd We share all of the concerns raised by Dawn and Lee Gayer in their letter dated September 7, 2021 and previously submitted to the Planning Board. We also would like to stress certain issues that are of particular concern to us.

First, we believe that the proposed house will be of a size and style that is not in fitting with the surrounding homes. The Village Code places residential context-based height and massing limits on construction. The maximum ridge height is “1.25 times the average ridge height of buildings on lots within the context limit area” of the subject property. The maximum eave height is “1.15 times the average eave height of buildings on lots within the context limit area” of the subject property. It appears to us that a submission showing a scaled streetscape drawing, including a table of eave and ridge heights of the houses within 200 feet of the property, required by the Village Code and the AHRB, has not been provided or considered by the Planning Board or the AHRB. We think it is important that this information be provided and considered.

Second, with the effects of climate change being thrust in our faces on a regular basis lately, we are particularly concerned about drainage and environmental issues. The large footprint of the proposed house and all of the paved areas and pool, as well as the removal of multiple large trees on the property, will create environmental issues, including erosion and water run-off into the stream running through the front yard of the property during rain events, that will cause flooding and affect homeowners south of the property, as well as Hillside Woods.

Third, we wanted to point out the dramatic rock ledge visible in our back yard, the rock protruding into the Gayer’s basement and the very large rock ledge which has caused the property at the top of the street to be put on indefinite hold (and there may be more instances we are unaware of). We are very concerned about the possibility that significant rock formations will be encountered during excavation that will cause the property to become a construction site for far longer than estimated. We are also concerned that the property owner will request a permit for rock blasting or other removal which would cause far more noise and disruption for the neighboring residents.

Finally, on several occasions in the past, access to our dead-end in general and our home in particular has been impeded by vehicles blocking either the entire road or our driveway. This is not only an inconvenience but also an extreme safety hazard since we have no other means of ingress or egress. This issue must be addressed, and there must never be any time during construction when residents and emergency vehicles cannot pass on the street.

We thank the Board for addressing our concerns and ask that the issues raised here and in the letter from Dawn and Lee Gayer be taken into consideration in its review of the proposed construction plan.

Sincerely,



Jules Ranz and Bonnie Horen

cc: Village of Dobbs Ferry AHRB

 Ed Manley, Building Department Head