

December 19, 2023

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

Re: Residences at 11 Lyman Place
Proposed Lot Subdivision & Construction of two new single-family houses
Tax ID: 3.60-22-3 & 3.60-22-4
Building Permit Application #A2023-0338

Dear Chairperson and Members of the Planning Board:

As the architect for two new single-family houses at 11 Lyman Place Lots No.1 and No.2, engaged by the contract vendee for the property, 11 Lyman Place LLC, I submitting the following revised drawings for your review:

Architectural Drawings, dated 12-19-23

| | |
|-----|--|
| A-0 | Title Sheet, Project Imagery, List of Drawings |
| S-5 | Revised Sky Exposure Plane Diagrams |
| M-1 | Revised Exterior Material & Color Scheme |

In response to comments made by the Planning Board members at the meeting on December 7, 2023, we have revised the drawings as follows:

1. To create more dissimilarity between the houses, the design of the house on Lot 2 has been revised to show a different roof slope and configuration at the main roof and porch. The roof slope was changed from 9/12 to 6/12, and both the upper and lower roofs are hipped. This design varies from the house in Lot 1 with regard to these features, allowing each house to have its own distinct shape and character
2. The sky exposure diagrams and materials and color scheme have been amended to show the changes described above.

I look forward to presenting these drawings at the Planning Board meeting on the January 4, 2024. Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
CGA Studio Architects

12 Spring Street
Hastings-on-Hudson
New York 10706
914.478.0799

christinagriffinarchitect.com

CGA
studio
ARCHITECTS