

October 20, 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 amended drawings for your review:

Survey of 11 Lyman Place, dated 4-12-23

Architectural Drawings, dated 10-20-23

A-0	Title Sheet, Project Imagery, List of Drawings
S-1	Site Plan, Location Map & Zoning Data
L-1	Landscape Plan & Exterior Lighting Layout
M-1	Exterior Material & Color Scheme

Signature Building Systems (Modular) Drawings, dated 10-20-23

1a	Lot 1 - Front Elevation Lot 1
1b	Lot 1 - Rear Elevation
1c	Lot 1 - Side Elevation 1
1d	Lot 1 - Side Elevation 2
2a	Lot 2 - Front Elevation Lot 1
2b	Lot 2 - Rear Elevation
2c	Lot 2 - Side Elevation 1
2d	Lot 2 - Side Elevation 2

Civil Engineering Drawings & Documents, dated 6-15-23

C-1	Demolition Plan
C-2	Stormwater Management Plan
C-3	Details

Stormwater Management Plan & Drainage Analysis Report
Response letter to Village Engineer's Comments

We have reviewed the comments received from Nelson Pope Voorhis, dated 9-28-23, and have amended the drawings in response to comments made by the Planning Board members at the meeting on October 5th. Please see our response, as follows:

1. The property survey, showing the surveyor's seal and signature, has been submitted.
2. The owners have confirmed that the property consist of two legal tax lots: 3.60-22-3 & 3.60-22-4. Note that these tax lots are indicated in the "Data for Zoning Compliance" on Dwg. S-1, dated 10-20-23.
3. The exterior elevations and materials and color scheme have been amended to show more variety in design, and to avoid excessive dissimilarity. The house on Lot #2 has a different treatment of the façade, as compared to the house on Lot No.1, and has hipped roofs rather than a gable roofs.
4. Two native trees have been added to the lots, to compensate for the removal of existing trees.
5. We will response to the request for a separate exterior lighting plan, in a follow-up to this submission.

I look forward to presenting these drawings at the Planning Board meeting on November 2nd.
Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
CGA Studio Architects