

November 14, 2023

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

Re: 107 Palisade Street, Dobbs Ferry, NY 10522  
Proposed lot subdivision & proposed two-family residence on Lot B  
Tax ID: 3.80-36-17  
Building Permit Application #A2023-0305

Dear Chairperson and Members of the Planning Board:

The proposed subdivision of the lot at 107 Palisade Street into Lot A and Lot B, as required for the construction of the proposed three-story two-family residence on Lot B, created two conditions on Lot A which required the review of the Zoning Board of Appeals. The ZBA granted the two variances requested at their meeting on September 13, 2023 for the distance from parking on Lot A to the new property line between Lots A and B and for the percent of impermeable surface on Lot A once the Lot is subdivided.

As the architect for a proposed residence at 107 Palisade Street, engaged by the owner of the property, Maria Theresa Lorenz, I am pleased to submit the following drawings for your review:

Survey of 107 Palisade Street, dated 6-27-23

Architectural Drawings, dated 11-14-23

- A-0 Title Sheet, List of Drawings & Photos of Existing Conditions
- S-1 Zoning Data, Coverage Calculations, Site Plan & Location Map
- S-2 Area Map of Neighborhood, Photographs of Neighboring Properties & Streetscape
- A-1 Basement Floor Plan & First Floor Plan
- A-2 Second Floor Plan, Third Floor Plan & Roof Plan
- A-3 Exterior Elevations
- L-1 Landscape Plan & Exterior Lighting Layout
- M-1 Exterior Material & Color Scheme

Civil Engineering Drawings & Documents, dated 11-13-23

- C-1 Stormwater Management Plan
- C-2 Details
- Stormwater Management Plan & Drainage Analysis

Documents

- Site Plan Application
- Escrow Account Form – as submitted with ZBA Application but also required by this application.

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**CGA**  
**studio**  
ARCHITECTS

Copies of Mailing Letter, Affidavit of Notice & Photos of Notice Signs – as submitted with ZBA Application but also required by this application.

Checks

\$1,500 Land Use application fee

\$6,500 escrow fee for site plan greater than 5,000 SF & Subdivision 1-2 Units

The project consists of the subdivision of the existing lot at 107 Palisade Street into two parcels, Lot A and Lot B, to allow the construction of a new two-family residence on Lot B. The lot presently contains a two-story three-unit residence with a detached garage Lot A which will remain as existing on the newly created Lot A.

I look forward to presenting these drawings at the Planning Board meeting on December 7<sup>th</sup>.  
Thank you for your time and consideration to review our proposal.

Sincerely,



**Christina Griffin AIA LEED AP CPHC**  
Principal  
CGA Studio Architects