

November 21, 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 11-21-23

A-0	Title Sheet, Project Imagery, List of Drawings
S-1	Revised Site Plan, Location Map & Zoning Data
S-4	Revised Exterior Lighting Layout
S-5	Revised Sky Exposure Plane Diagrams
L-1	Revised Landscape Plan
M-1	Revised Exterior Material & Color Scheme

Civil Engineering Drawings & Documents, dated 11-20-23

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

Stormwater Management Plan & Drainage Analysis Report, dated 11-20-23

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

1. The configuration of the residences has been changed to show larger front porches that extend beyond the garage doors, making the porches a prominent feature of the front façades, similar to neighboring houses.
2. The site plan has changed to show a single car garage and outdoor parking space with a wider side yard, to allow evergreen screening of parked car in the outdoor parking space.
3. The front yard has been increased to 25'-5", consistent with the front yards of neighboring properties.

4. 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 design for the front porch, entry door, roof configuration, window type, exterior cladding, roofing material, and color scheme, as compared to the house on Lot No.1.
5. The exterior lighting layout, sky exposure diagrams, and landscaping plan has been modified to coordinate with the revised site plan.

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

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
CGA Studio Architects