



November 10, 2023

Mr. Stephan Hunter, Chairman  
PLANNING BOARD  
Village of Dobbs Ferry  
Village Hall  
112 Main Street  
Dobbs Ferry, New York 10522

**Re: 45 Gould Ave. Ossining NY**  
**S/B/L: 3.100-80-7, Zone District: "OF-6"**

Dear Mr. Hunter & Honorable Members of the Planning Board,

As it relates to the aforementioned property/project location, we appear before your Board this evening on behalf of our Client, *Ms. Jayashree Iyers*, who seeks to construct a 356 SqFt. addition to the rear of an existing 1.5 -Story, single-family residence. The addition includes the conversion of an existing sunroom into the primary suite will include a master bathroom and walk-in-closet. The existing kitchen layout and cabinetry is to remain. A new exterior door with steps down to the existing patio is also proposed at the rear of the home.

The proposed renovation will NOT be detrimental or have a negative impact to adjacent properties, or the surrounding neighborhood. To the contrary, the improvements to the home will likely have a positive impact to the overall character of the neighborhood.

Thank you in advance for your consideration. Should you have any additional questions or comments, please feel free to contact our office at your earliest convenience.

Sincerely,



Jorge B. Hernandez, R.A.  
President

Cc: Job File No.: 23-078