

January 18, 2024

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, creates 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.

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

Survey of 107 Palisade Street, dated 6-27-23 [as previously submitted, included on USB for reference]

Architectural Drawings, dated 1-18-24

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

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

- C-1 Stormwater Management Plan [as previously submitted]
 - C-2 Details [as previously submitted]
- Stormwater Management Plan & Drainage Analysis [as previously submitted, included on USB for reference]

Documents

Unilock Permeable Paver Information [New Document]

In response to the comments made by the Planning Board members and Village Consultants at meeting on the December 7th we have revised the drawings as follows:

1. The design of the proposed house on Lot B has been revised to be further articulated and more consistent.
2. The material and color scheme has been amended to reflect the changes described above and to be more responsive to the neighboring context.

In response to the Village consultants' written comments dated 12/4/23:

3. NPV requested sky exposure plane calculations however NPV clarified by email on 12/10/23 that these calculations are in fact not required in the MDR-2 zone.
4. NPV requested a narrative regarding compliance with Appendix H Guidelines: The proposed project complies with Appendix H recommendations as follows:
 - a. The project creates a public to private transition zone with the proposed landscape path and front porch
 - b. The proposed frontage of 24.5 ft is below the 40 ft recommended limit
 - c. The proposed design articulates a strong horizontal expression line at the 2nd floor with the eave of the pitched roof at the 2nd to 3rd floor setback
 - d. Appendix H recommends smaller massing elements at the first floor and a setback between the 2nd and 3rd floors – the proposed design follows these recommendations.
5. All lighting to comply with 300-41 as noted on lighting schedule on sheet L-1 & by fixture reference photos on sheet M-1
6. Tree Valuation Compliance with 300-51: The diameter of the proposed trees has been added to plan. Also refer to the "Tree Valuation Chart" added to top left of sheet L-1
7. A landscaping plan was provided on the left side of sheet L-1 – drawing title has been revised to note "LANDSCAPING PLAN"
8. Parking spot dimensions have been added and/or highlighted on sheets S-1 and A-1.
9. AI Engineers requested information for the proposed permeable pavement which has been provided in this submission.

We look forward to presenting these drawings at the Planning Board meeting on February 1st. Thank you for your time and consideration to review our proposal.

Sincerely,



Karen J. Chubak AIA
Project Architect
Christina Griffin Architect P.C.