

February 9, 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, we are 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]

Subdivision Plat Drawing

Architectural Drawings, dated 2-9-24

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 2-8-24

C-1	Stormwater Management Plan [Revised]
C-2	Details [Revised]
C-3	Details [Revised]
TR-1	Turning Radius Plan [New Document]

Stormwater Management Plan & Drainage Analysis [Revised 2/7/24]

In response to the comments made by the Planning Board members and Village Consultants at meeting on the February 1st we have revised the drawings as follows:

1. We have incorporated a front porch that spans the full width of the front façade into the design. The porch complies with 300-34-B(4)(c)(1) as it projects 6 ft into the front setback which is less than the limit of 50% ie 8.25 ft.
We are requested a waiver from Zoning Code Section 300-34-B(4)(c)(2) for the proposed porch width of 20 ft which exceeds the Zoning Code limit of 12 ft (or 50% of the 24 ft front façade width) by 8 ft.
2. We have revised the site plan and associated coverage calculations per the larger front porch and per the Civil Engineer's recommended added paving areas to enable vehicular access to the garage and outdoor parking spots. Coverage percentages are still below the maximum permitted for Lot B.
3. We have articulated the North and South elevations to introduce a change in plane at the change in cladding.
4. We have added a lower landing to break up the long stair up to the rear porch on the South façade and introduced lattice below.
5. We have articulated the columns and beam surrounding the front porch cutout on the South façade.

In response to the Village consultants' written comments dated 1/26/24:

6. NPV expressed concern about the ground floor office – this space has been re-assigned as a Gym.
7. We have modified the plant legend on sheet L-1 to list deciduous shrubs and corrected the color assigned to "Native Ground Cover" in the legend.
8. NPV requested the Fire Department review this application – The Building Inspector has reviewed this application directly with the Fire Department. They did not express any concerns and would access the building from the street.

Please refer to Hudson's response letter addressing AI Engineers' comments.

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

Sincerely,



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