

## Plan Submittal Form

Address: \_\_\_\_\_

Application #: \_\_\_\_\_

Project: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Plans attached are being submitted for:

Building permit application 1 PDF copy & 2 paper copies ¼ scale

Amendment to an application or permit, 2 sealed copies

Final As Built to close permit, 1 sealed copy

Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

BOT- 1 PDF copy + 5 paper copies ¼ scale

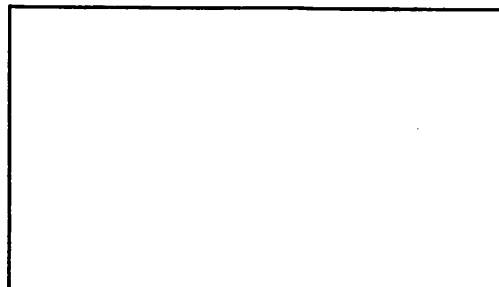
PB - 1 PDF copy + ~~7 paper copies ¼ scale~~ 4 paper copies at 1/4 scale

ZBA - 1 PDF copy + 4 paper copies ¼ scale

AHRB – 1 PDF copy + 2 paper copies ¼ scale

4 copies as requested on Site Plan  
Application - please let us know if  
more copies are required.

Received Stamp:



March 20, 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:

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. All other documents remain as previously submitted.

Subdivision Plat Drawing  
[revised water and sewer lines to the existing house; previously labeled incorrectly]

Architectural Drawings, dated 3-20-24

S-1	Zoning Data, Coverage Calculations, Site Plan & Location Map
A-1	Basement Floor Plan & First Floor Plan
A-3	Exterior Elevations
M-1	Exterior Material & Color Scheme

Civil Engineering Drawings & Documents, dated 3-7-24

C-1	Stormwater Management Plan
TR-1	Turning Radius Plan

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

1. Sheets A-1, A-3 and M-1 have been revised to clarify continuity of the base of the building and to show a transition trim board between the stucco base and the board and batten walls in the same plane above it as well as areas of lap siding above which are recessed 6".

In response to the Village consultant (NPV)'s written comments dated 2/29/24 and subsequent emails about paver permeability from the Building Inspector:

1. The building inspector requested that the siteplan note the percent of permeability of the pavers.  
Sheet S-1 has been revised to note 45% permeability for the pavers. The coverage charts have been revised accordingly.

2. NPV expressed concern about whether the project was under the maximum impervious coverage and whether there were discrepancies between the civil site plan and architectural siteplan.  
Sheets S-1 and C-1 have been double-checked to match and graphics of sheet C-1 have been revised to show the building footprint more clearly. The project is under the maximum impervious coverage even without the 45% deduction for impervious pavers.
3. NPV expressed concern about turning space for the car in Garage Spot #2.  
Sheet TR-1 has been revised to show all four cars in all scenarios so turning space provided for each vehicle is clear.

We look forward to presenting these drawings at the Planning Board meeting on April 4<sup>th</sup>.  
Thank you for your time and consideration to review our proposal.

Sincerely,



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