

April 17, 2024

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 drawings for your review:

Architectural Drawings, dated 3-21-23:

T	Revised Cover Sheet
S-1	Revised Site Plan
S-3	Revised Streetscape
S-4	Revised Exterior Lighting Layout
S-5	Revised Sky Exposure Diagrams
L-1	Revised Landscaping Plan
M-1	Revised Exterior Material & Color Scheme
A-1	Revised Elevations of Lot #1 Residence
A-1	Revised Elevations of Lot #2 Residence

C-1 - C-3 Revised Civil Engineering Drawings & Stormwater Narrative, dated 4-12-24  
Revised Subdivision Plat, dated 4-16-24

In response to comments made by the Planning Board members at the meeting on March 7, 2024, we have made the following changes to reduce the size and bulk of both houses:

1. The total floor area of the residence at Lot #1 has been reduced from 2,710 to 2,210 SF. The garage has been removed, and instead has two open parking spaces. This change enabled the two houses to have more dissimilarity, since only one house now has a garage facing the street.
2. The height of the lot #1 house has been lowered by 2'-5 1/2", and the roof configuration has been changed to lower steep gables with shed dormer, to reduce scale and bulk.
3. The total floor area of the Lot #2 residence has been reduced from 2,710 to 2,686 SF; the length of the house has been reduced in length by 2'-4"
4. The setbacks vary at the front, side yards to create the variation in yards that exists in the neighborhood – see revised Site Plan, Dwg. S-1.

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ARCHITECTS

I look forward to presenting these drawings the Planning Board meeting on the May 2, 2024.  
Thank you for your time and consideration to review our proposal.

Sincerely,



**Christina Griffin** AIA LEED AP CPHC  
Principal  
CGA Studio Architects