

To: Peter Hoffman, Chair
Village of Dobbs Ferry Zoning Board

Date: December 6, 2022

Re: Proposed work at 164 Palisade Street (includes 87 Cedar Street) – App# A2022-0449

Dear Mr. Hoffman and Members of the Planning Board,

On behalf of our client, Michael Lang – 164 Palisade Associates LLC, we are submitting this application for a 2 ½ story addition to the multiple-family residence at 164 Palisade Street.

The lot has 2 buildings – The 164 Palisade Street house with 2 current dwelling units, and 87 Cedar Street with 1 dwelling unit. As shown on the drawings, the work consists of adding a 2 ½ story addition to the multiple-family residence at 164 Palisade Street. We are in the MDR-2 Zone and fall under the Character Guidelines for Palisade Street.

The allowable building coverage is 40% of the 4,150 SF site = 1,660 SF. The existing 1st floor of both buildings (building coverage) is 1,628 SF (39%). The additional proposed coverage is a modest 110 SF up to 1,738 SF (41.8%).

The allowable impervious coverage is 60% = 2,490 SF. The existing impervious coverage is appx 1,519 SF + 1,628 SF of building coverage = 3,147 SF (76%). We are substantially reducing the proposed impervious coverage down to 657 SF + the proposed building coverage of 1,738 SF = 2,395 SF (58%).

The proposed sitework includes removing a tall concrete retaining wall and chain link fence on Palisade Street and a new entry at Palisade Street with minor re-grading and retaining walls. Parking wise – the town installed sidewalk ramps, steps, and railings blocking the former Palisade Street garage and Cedar Street driveway, it is physically not possible to provide parking on site, we are located directly across the street from the 99 Cedar Street Parking lot.

Dwelling units – 87 Cedar Street has 1 D.U, 164 Palisade has 2 D.U.s for 3 total. At 164 Palisade St Basement level there was a Garage made unusable after the town installed sidewalk ramps, steps, and rails blocking the former Palisade Street garage entry, and Cedar St driveway. We are proposing to utilize this currently unused former garage - Basement space as a 4th D.U.

The proposed building conforms to all zoning requirements for coverage, setbacks and height, with the following exceptions.

1. 164 Palisade St - Front Yard Setback – the Palisade St required front yard setback is 20' or prevailing, prevailing is appx 6' average on Palisade St. The existing main house at 164 Palisade is on the sidewalk setback 1'-5" from the property line, the existing 2 story porch is setback 2'-3", next to a 10' vertical concrete wall We are proposing to remove the 2 story porch and vertical concrete wall on the sidewalk, the proposed new addition face is setback 9'-1".

M I C H A E L L E W I S A R C H I T E C T S P C

2. 164 Palisade St - Side Yard Setback – South side near 156 Palisade St. Required side yard setback is 10', proposed addition is setback 10'-3". North side yard (Cedar St) is existing non conforming, setback 5'-0".
3. 164 Palisade St – Required Combined Side Yard Setback is 20'. Our proposed addition and existing non conforming side yard total 15'-3".
4. 87 Cedar St – Rear Yard setback – we are proposing to raise the roof pitch – height appx 30". Existing non conforming condition – rear yard required setback is 25', existing and proposed setback for raised roof is setback 5'-10"
5. 87 Cedar St – Side Yard setback – we are proposing to raise the roof pitch – height appx 30". Existing non conforming condition – side yard required setback is 10', existing and proposed setback for raised roof is setback 2'-4"
6. Building Coverage – as noted above, we are asking for an added 110 SF of building coverage, space, which is less than a 2.8% increase from the existing coverage, and a variance of 1.8% increase.

Basement Apartment (former Garage)– as noted above we propose the approval of this space as D.U.4.

Thank you in advance for your time and attention to the project. We are hoping to get on the 1.11.23 Zoning Board agenda

Sincerely Yours,



Michael B. Lewis
AIA, Leed AP