



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: OCTOBER 13, 2020

AGENDA ITEM SECTION: PROJECTS REQUIRING BOARD REVIEW

AGENDA ITEM NO. : 3

AGENDA ITEM: 58 COLONIAL AVENUE CONSTRUCTION OF RETAINING WALL ON VILLAGE RIGHT OF WAY

ITEM BACKUP DOCUMENTATION:

1. LETTER & ATTACHED DRAWING DATED OCTOBER 5, 2020 FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD., TO MR. ED MANLEY/VILLAGE ADMINISTRATOR
2. LETTER DATED OCTOBER 5, 2020 FROM MR. IAIR ROSENKRANZ/AHRB CHAIRMAN, TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES

GOTHAM

RECEIVED

OCT 06 2020

by the Village Clerk
Village of Dobbs Ferry, NY

Padriac Steinschneider

Gotham Design & Community Development Ltd.

329 Broadway

Dobbs Ferry, New York 10522

(914) 693-5093 ■ Fax: (914) 693-5390

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October 5, 2020

Village Administrator Manley
112 Main Street
Dobbs Ferry, New York 10522

Re: 58 Colonial - Bray Residence

RECEIVED

OCT - 5 2020

Village of Dobbs Ferry
Building Department

Dear Mr. Manley:

This letter is to request that the pending matter pertaining to work within the Village right-of-way for the above referenced project be included on the agenda of the October 13 Board of Trustees meeting.

Since the Board of Trustees heard this application at its August 11, 2020 meeting, we have been to two meetings of the Architectural and Historic Review Board (AHRB) and two meetings of the Planning Board. At the first of each Boards meetings on this matter, the Boards both noted their need to visit the site. The members of each Board were able to do that in advance of their next meeting.

The AHRB approved the design of the site plan for 58 Colonial Avenue at its September 14, 2020 meeting. The only requirement stipulated by the AHRB in granting approval was that the wood-ties be stained to match the house.

The Planning Board approved the design of the site plan for 58 Colonial Avenue at its October 1, 2020 meeting. That approval was subject to the wall proposed along the sidewalk not exceeding 30 inches in height and that adverse impacts on the existing trees be avoided.

I have attached copies of the Site Plan that was reviewed by the Planning Board at its October 1, 2020 meeting for your consideration.

Please let me know if there is anything else that you need for this matter to be placed on the agenda of the October 13, 2020 Board of Trustees meeting.

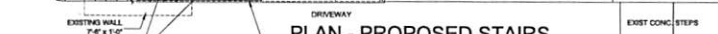
Also, please let me know if you have any questions or suggestions about this matter that need to be addressed prior to this being considered by the Board of Trustees.

Thanks

Padriac Steinschneider

As Owner's Representative for Chelsea and Chris Bray

* 10% WPM to 10% WPM: The special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the drained value (taken from Section 1810 of the IRC and Figure K001.2 (c) A of the IRC are likely to occur and should be considered in the design.

[illegible]

A number line is shown with tick marks at 0, 1, 2, 4, and 8. The segment between 2 and 4 is shaded black.

58 COLONIAL AVENUE BUILDING COVERAGE TABLE



GOTHAM

329 Broadway
Dobbs Ferry, N.Y. 10522

ISSUED / REVISIONS

SHEET TITLE:

AS NOTED	FMS

A-1

October 5, 2020

Mayor and Board of Trustees
Village of Dobbs Ferry

Re: 58 Colonial Ave: 3.120-112-4; Christopher Kenneth ; Retaining Walls and Landscape

Dear Mayor and Board of Trustees,

The applicant for 58 Colonial Ave, Christopher Kenneth, has presented to our Architectural and Historical Review Board a proposal describing changes, repairs and upgrades to Retaining Walls, Front Steps and Landscaping.

The board supports the applicant improvements. Therefore, we recommend the Board of Trustees approve this project subject to:

- The new proposed retaining wall to not exceed 30 inch in height
- The new proposed retaining wall be positioned to avoid adverse impacts on the existing trees along the sidewalk in the right-of-way, specifically to control dirt to wash onto the sidewalk.
- The wood ties shall be stained to match the color of the house.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Iair Rosenkranz', with a long horizontal flourish extending to the right.

Iair Rosenkranz
Architectural Historical and Review Board
Cc/ Dale Greenwald, Dipti Shah, Paul Colombo, Brandon Morrison