

October 20, 2022

By Hand Delivery

Aaron J. Schmidt
Deputy Commissioner
Town of Greenburgh
15 South Stone Avenue
Elmsford, New York 10523

**Re: Daberto Henriquez and Flor M. Sosa
Pre-Submission Review of Site Development Plan
45 North Washington Avenue, Hartsdale
Section 8.250, Block 183, Lot 3 (the "Property")**

Dear Mr. Schmidt:

We represent Daberto Henriquez and Flor M. Sosa (the "Owners") in connection with their intended proposal for a complete redevelopment of the Property to construct a new multi-family apartment development. Please accept this letter in advance of a pre-submission conference to discuss this valuable project.

The Owners intend to replace the existing two-story frame house with a new two-floor residential dwelling to accommodate eight units, together with the addition of 16 parking spaces on the easterly portion of the Property. A portion of the new residential building will be improved over part of the steep slope. There will be a walkway connecting the dwelling to the parking lot, with trees and/or other landscape circling the entire Property.

The steep slopes and limited green space, among other topographical conditions, presented interesting challenges when designing the proposed development. These include the extent of excavation work which will be necessary, ensuring sufficient open space, and providing for handicap accessibility and parking accommodations. The Owners and design team have gone through alternate designs to create a well-thought proposal for discussion purposes. While the proposal will require two more variances than an alternate option earlier conceptualized, the proposal is preferred because it provides for less impervious surface, more efficient parking, less retaining walls and more level usable space. The layout of the units under the preferred proposal will also allow for larger two bedroom units, private balconies and porches.

Along with site plan approval, the proposal will require variances for: (1) minimum lot area (24,000 sf required / 22,912 sf proposed); (2) maximum building coverage (18.3% allowed / 26.16% proposed); (3) front yard setback (40 ft required / 30.5 ft proposed); (4) side yard setback (40 ft required / 37 ft proposed); and (5) rear setback (40 ft required / 10 ft proposed).

Enclosed please find nine (9) sets of the Pre-Submission Conference Set and materials for your review, further detailing the proposed development. These materials include a Zoning Map with street and aerial views, a survey of the Property, a Steep Slopes Plan, proposed site plans, grading and utility plan, zoning analysis, proposed 1st floor design and renderings. For compassion purposes, the materials also include an alternative plan and analysis which was not desirable for several reasons we can discuss. These materials were prepared by Gallin Beeler Design Studio PLLC, which has been retained by the Owners to assist in the approvals, permitting, and construction phases of this project.

We are interested in further discussing this project with the Town, prior to its formal submission, so that the Owners have the opportunity to address and incorporate any comments the Town may have for this project.

We look forward to meeting with you to have a positive discussion on this Project and, thereafter, submit a formal application for review with the Planning Board as early as practicable.

Respectfully submitted,

ZARIN & STEINMETZ

By: 
Jacob E. Amir

Encls.

cc:
Garrett Duquesne, Commissioner
Daberto Henriquez
Flor M. Sosa
Ray Beeler
Frank Spataro
Pietro Catizone
David Steinmetz