

February 5, 2026

Chairperson Lindsay Krakauer
Members of the Planning Board
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, NY 10591

Re: Waterfront Open Space 2, Edge-on-Hudson
Sleepy Hollow, New York

Dear Chairperson Krakauer and Members of the Planning Board:

On behalf of Lighthouse Landing Communities LLC (the "Applicant"), we are pleased to submit the enclosed supplemental materials in support of the Waterfront Open Space 2 site plan and wetland permit approval. The updated materials are based on comments received at the Board's December Work Session and include, but are not limited to, the following modifications:

- Modified pathway network, including more direct connections between spaces and creation of a separate bike path from Hollows Pass toward Kingsland Point Park.
- Kayak storage increased to accommodate additional kayaks and other equipment in the Boathouse. A washdown area has been added adjacent to the kayak storage.
- Expanded office/retail space, support space and restrooms.
- Expanded waterside porch space adjacent to the Community Space. Creation of a splash play area and fire pit circle. Relocation of potential ice rink to a larger area within the adjacent lawn.
- Realignment of the kayak launch with a stone boulder edge.

We look forward to the continued review of this application with the Planning Board at its next available work session and/or regular meeting.

Very truly yours,

DTS Provident Design Engineering, LLP



Mark S. Gratz, P.E.
Senior Associate

MSG/MNS
Enclosure

cc: S. McCarthy, Y. Ishisuka, Peter Chavkin, M. Kuen, L. McKinnon, J. Tatro



EDGE-ON-HUDSON

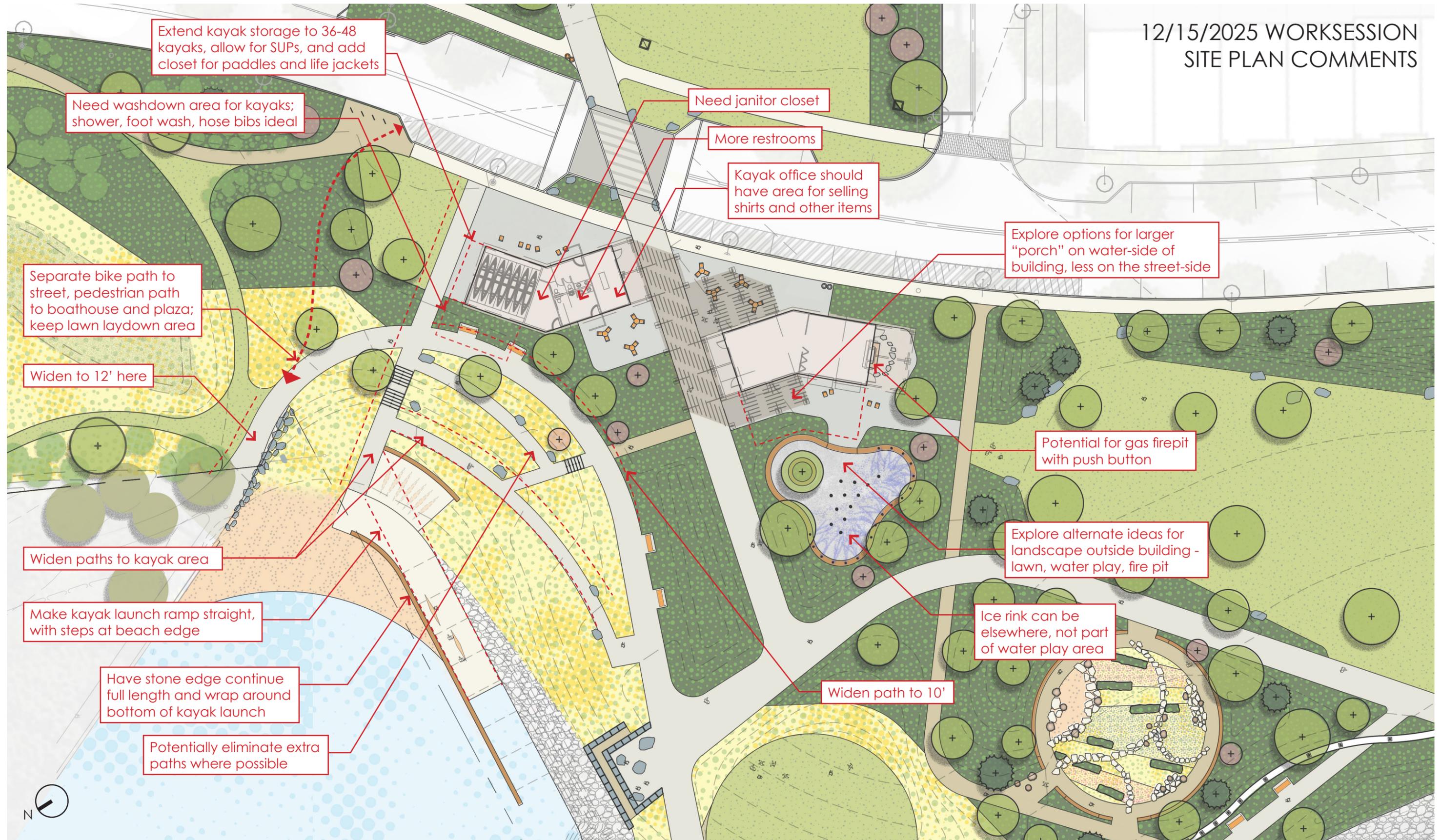
Waterfront Open Space Phase II Design

Nelson Byrd Woltz Landscape Architects





12/15/2025 WORKSESSION
SITE PLAN COMMENTS



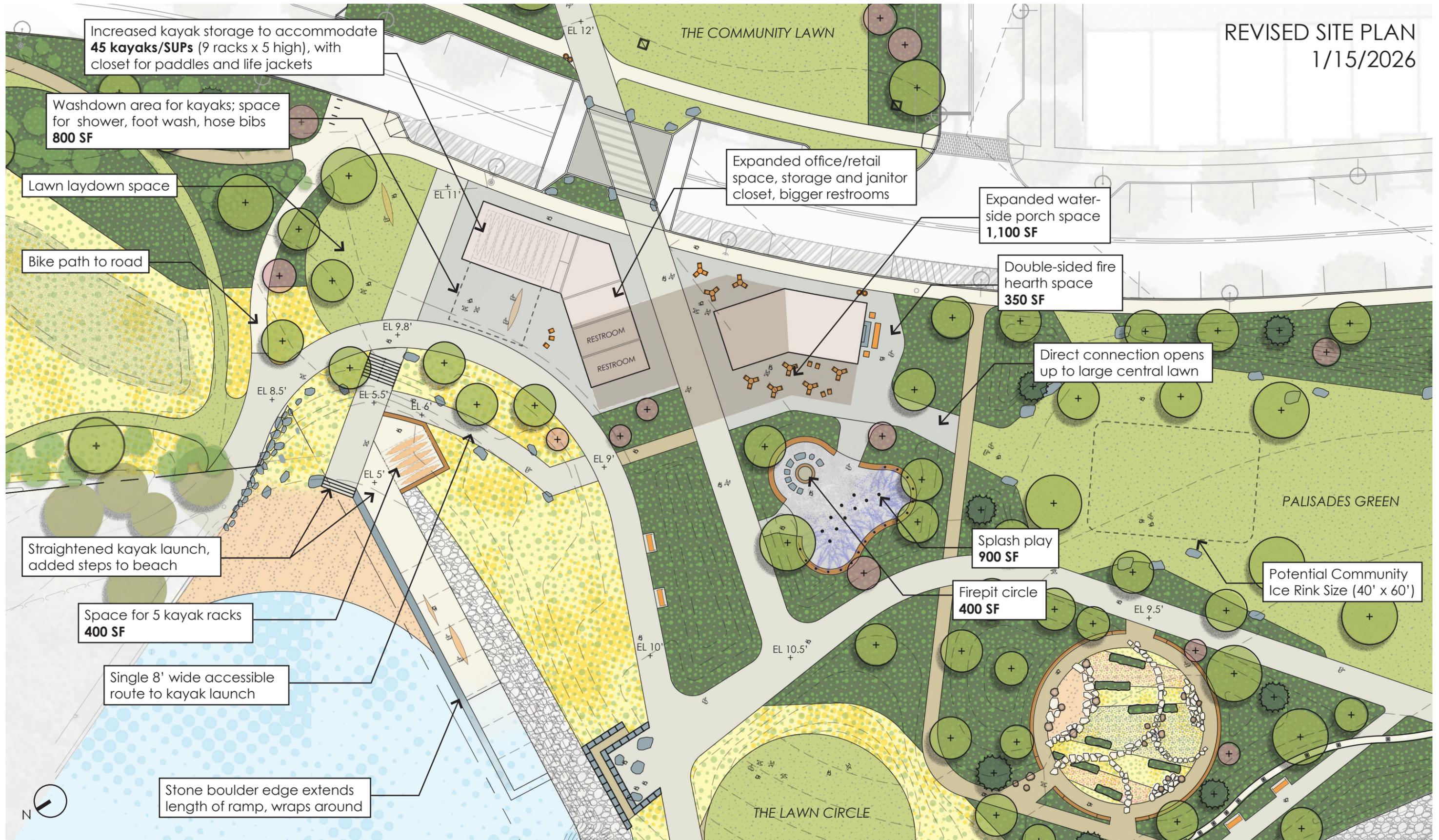


PREVIOUS SITE PLAN SHARED AT 12/15/2025 WORKSESSION



REVISED SITE PLAN 1/15/2026

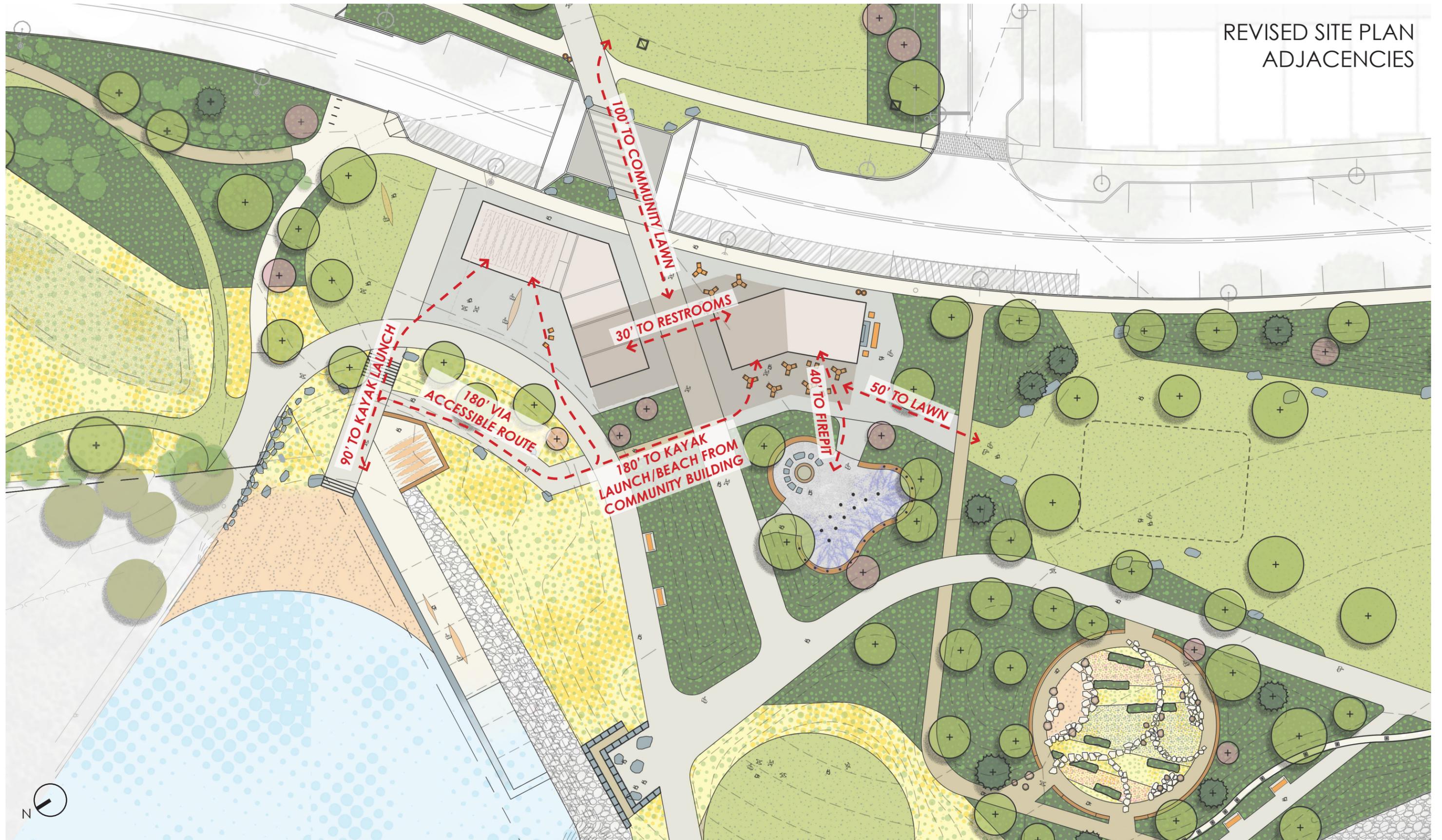




REVISED SITE PLAN
DIMENSIONS



REVISED SITE PLAN
ADJACENCIES



SITE PLAN COMPARISONS

Kayak Launch



PREVIOUS SITE PLAN SHARED AT 12/15/2025 WORKSESSION

REVISED SITE PLAN 1/15/2026



SITE PLAN COMPARISONS

Boathouse



Proposed adjustment shown in dashed red

PREVIOUS SITE PLAN SHARED AT 12/15/2025 WORKSESSION



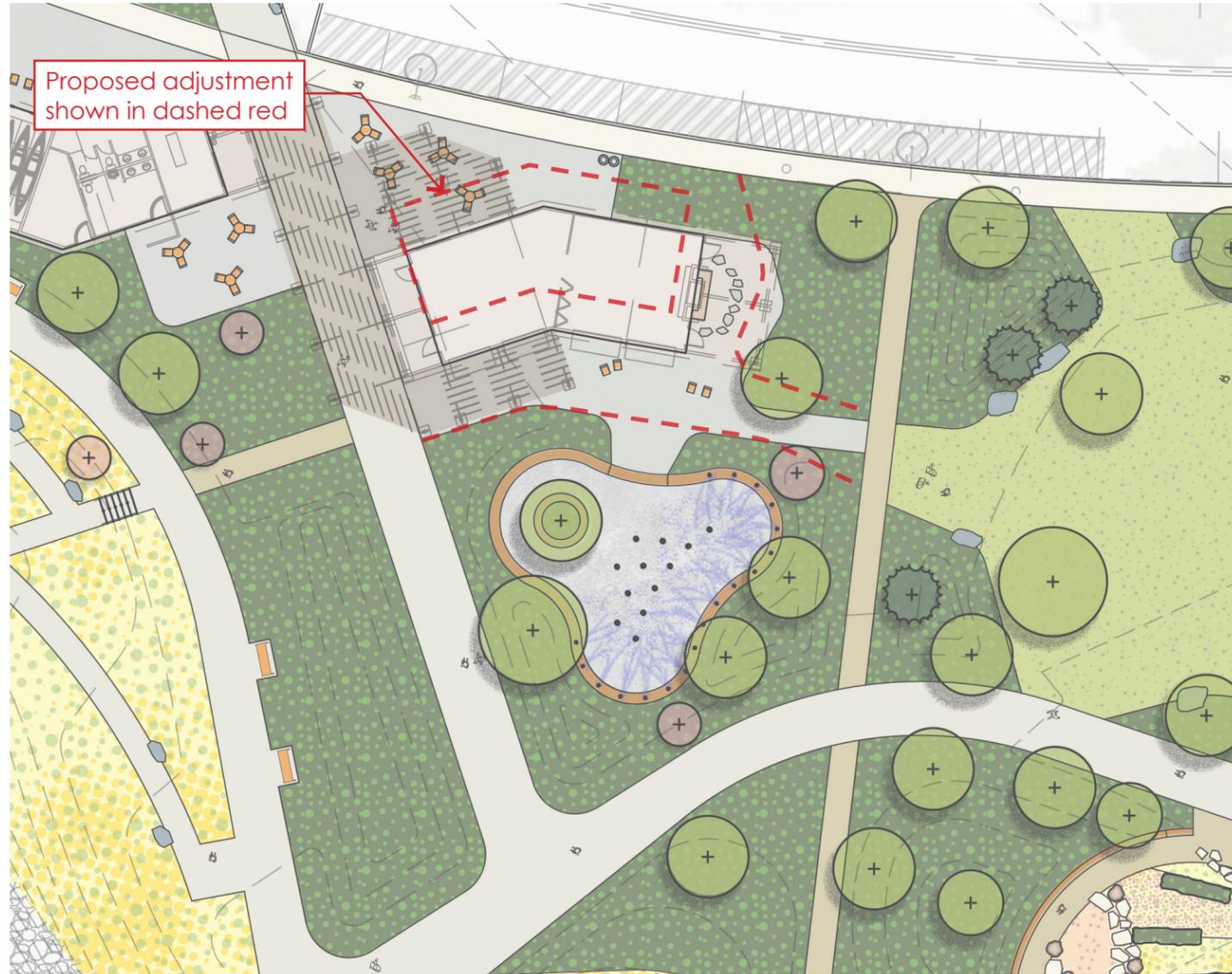
Previous site plan version outline

REVISED SITE PLAN 1/15/2026



SITE PLAN COMPARISONS

Community Building, Splash Pad, Firepit



PREVIOUS SITE PLAN SHARED AT 12/15/2025 WORKSESSION



REVISED SITE PLAN 1/15/2026



SPLASH PLAY AREA

Inspiration Images



FIREPIT AND SEATING OPTIONS

Inspiration Images



Stone Boulder Seating



Movable Chairs



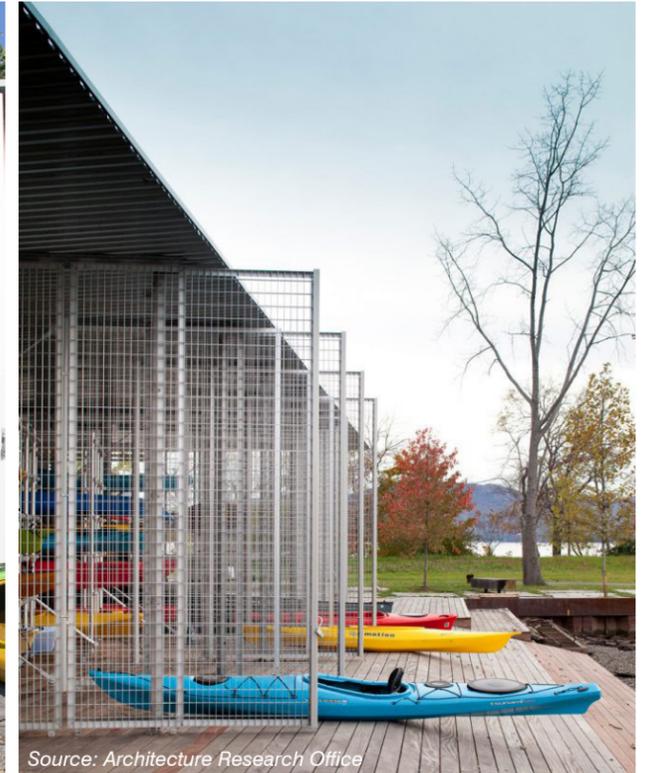
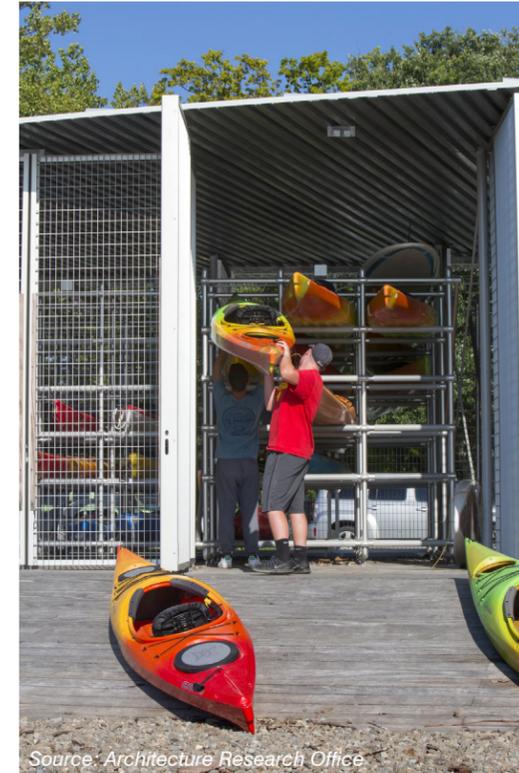
Permanent Seating Circle



Mix of Permanent and Movable Seating

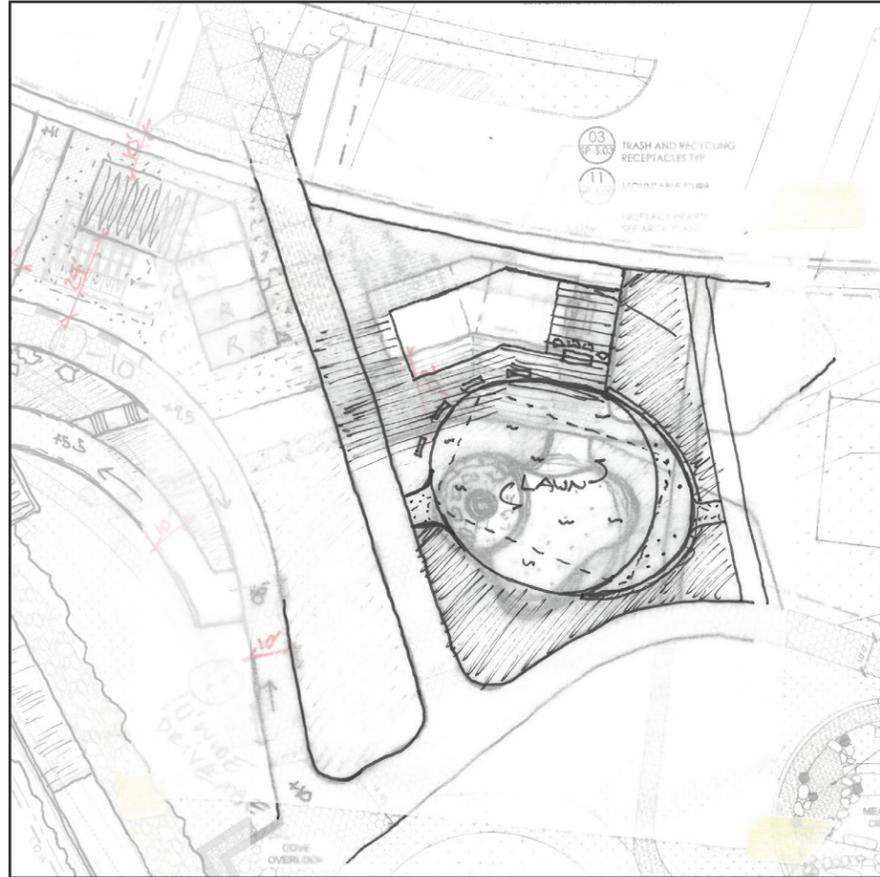
KAYAK STORAGE RACKS

*Dimensions and images courtesy of Architecture Research Office, architects for the Kayak Pavilion at Long Dock Park



ADDITIONAL EXPLORATIONS

Community Building, Splash Pad, Firepit, Ice Skating Rink



Alternate Sketch 1 - Oval Lawn with Splash Pad

CONSIDERATIONS:

- Difficult geometry to fit large lawn
- Already have adjacent larger lawns
- Reduces plaza space around community building
- No great location for additional firepit
- Splash pad location creates barrier to Palisades Green



Alternate Sketch 2 - Large Lawn/Plaza, Remove All Planting

CONSIDERATIONS:

- Already have adjacent larger lawns, may be duplicating program too much
- Splash pad too close to building, firepit hearth, and plaza seating
- Not enough separation between splash pad and road
- No great location for additional firepit



Alternate Sketch 3 - Large Lawn with Splash Pad at Edge

CONSIDERATIONS:

- Already have adjacent larger lawns, may be duplicating program too much
- Awkward location for splash pad adjacent to high-use paths
- Already tried this firepit location, agreed it's too exposed to wind and too far from community building



EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT
Lighthouse Landing Communities LLC
50 River Street
Sleepy Hollow, NY 10591

LANDSCAPE ARCHITECT

Nelson Byrd Woltz
Landscape Architects

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212.260.2270

SITE ENGINEER

DTS • PROVIDENT
Intelligent Land Use

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P: 914.428.0010

LIGHTING CONSULTANT

KGM KARLAN GERHARD MCCABROLLI
ARCHITECTURAL LIGHTING
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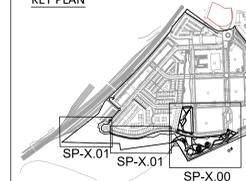
COASTAL/MARINE ENGINEER

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Tel.: 203-377-0663

ARCHITECT

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Pawling, NY 12564

KEY PLAN



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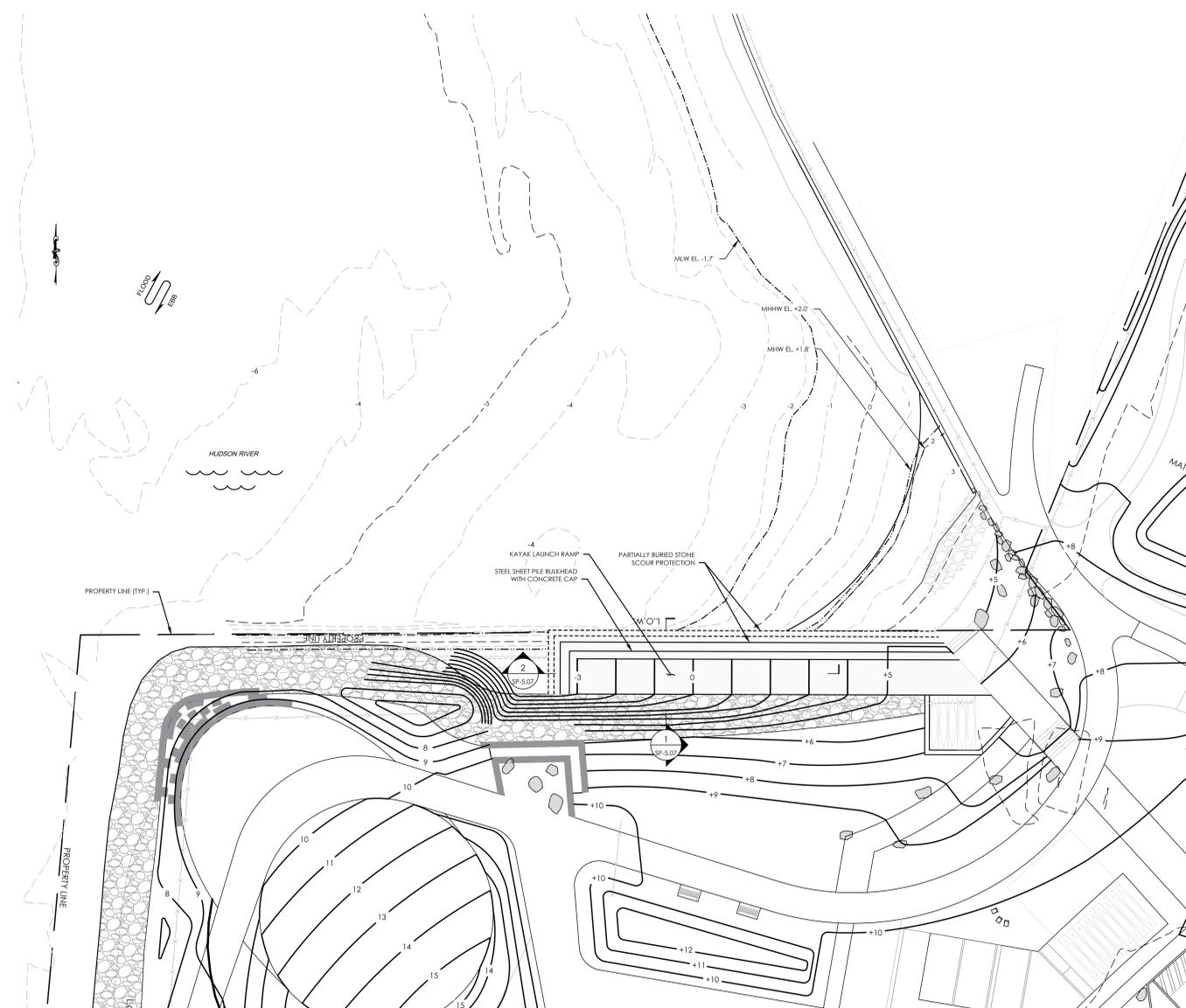
| NO. | DATE | ISSUE |
|-----|-----------|----------------------------------------|
| 1 | 9/4/2023 | REVISED KAYAK LAUNCH & PLAN BACKGROUND |
| 2 | 1/11/2025 | REVISED KAYAK LAUNCH PLAN & SECTIONS |
| 3 | 1/13/2025 | REVISED PER WORK SESSION |

DRAWING TITLE

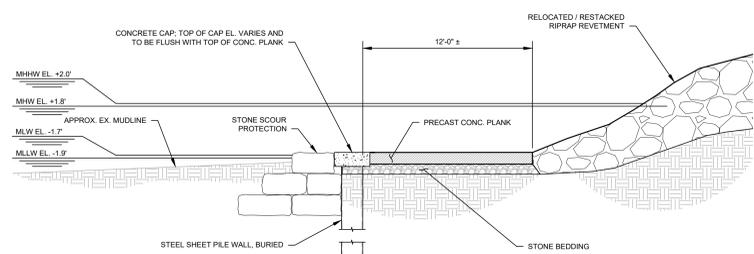
SITE DETAILS - KAYAK LAUNCH

DRAWN BY: SLB CHECKED BY: ADS
PROJECT NO: 780.500 DATE: 5/5/25
DRAWING NO:

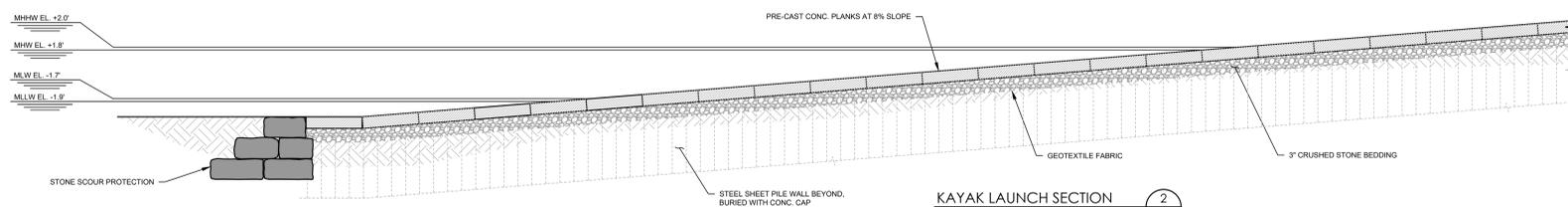
SP-5.07



PARTIAL KAYAK LAUNCH SITE PLAN
SCALE: 1" = 20'



KAYAK LAUNCH SECTION 1
SCALE: 1" = 3'



KAYAK LAUNCH SECTION 2
SCALE: 1" = 5'

NOTE(S):

1. REVELMENT STONE SHOULD BE SIZED BASED ON THE FOLLOWING TABLE:

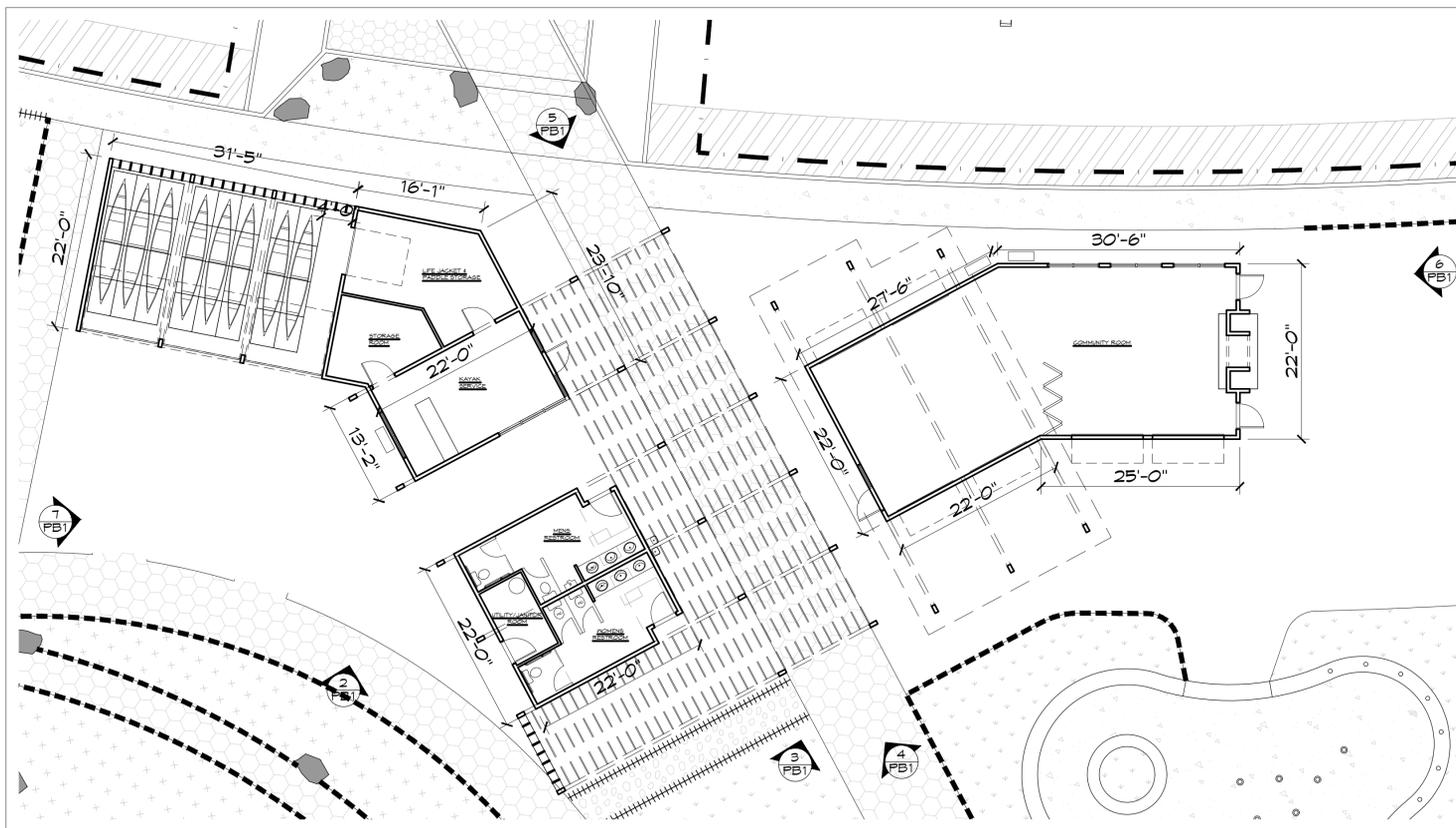
| NEW RIP RAP GRADATION | | |
|-----------------------|--------------------|------------------------|
| PERCENT PASSING | RIPRAP STONE (LBS) | NOMINAL DIMENSION (FT) |
| 0 | 155 | 1.0 |
| 15 | 495 | 1.5 |
| 50 | 1230 | 2.0 |
| 85 | 2425 | 2.5 |
| 100 | 4950 | 3.1 |

2. TIDAL ELEVATION DATA HAS BEEN TAKEN FROM BENCH MARK SHEET FOR HAVESBRAW BAY, NY, STATION 8518724 FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TIDES AND CURRENTS WEBSITE.

| PROJECT TIDAL ELEVATIONS | |
|-------------------------------|--------------|
| DATUM | HAVD 88 (FT) |
| MEAN HIGHER HIGH WATER (MHHW) | +2.0 |
| MEAN HIGH WATER (MHW) | +1.8 |
| HAVD 88 | 0.0 |
| MEAN LOW WATER (MLW) | -1.7 |
| MEAN LOWER LOW WATER (MLLW) | -1.9 |



SCALE: 1" = 20'



1 FLOOR PLAN
Scale: 3/32" = 1'-0"



2 PERSPECTIVE
Scale: N.T.S.



3 PERSPECTIVE
Scale: N.T.S.

EXPOSED TIMBER CANOPY



TILT UP GARAGE DOORS

STANDING SEAM METAL ROOF

DUAL SIDED FIREPLACE WITH WOOD STORAGE

PORCELAIN VANEER



4 ELEVATION A
Scale: N.T.S.



5 ELEVATION B
Scale: N.T.S.



6 ELEVATION C
Scale: N.T.S.



7 ELEVATION D
Scale: N.T.S.



POLYCARBONATE WINDOWS



VERTICAL SIDING

ALUMINUM WINDOWS



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BOATHOUSE
EDGE ON HUDSON
PALISADES PARK
SLEEPY HOLLOW, NY

| NO. | REVISION | BY | DATE |
|-----|------------------|-----|----------|
| | ISSUE FOR REVIEW | MPM | 9-10-25 |
| | ISSUE FOR REVIEW | MPM | 9-30-25 |
| | ISSUE FOR PD | MPM | 11-10-25 |
| | ISSUE FOR REVIEW | MPM | 1-23-26 |
| | ISSUE FOR REVIEW | MPM | 2-24-26 |



LAURANCE D. APPEL, R.A., N.J. # A1-0149
N.Y. # 025008
PA # RA-014580-B

PLAN & ELEVATIONS

DRAWN BY: MPM
CHECKED BY: MPM
CLIENT: 8-18-25
DATE: BREV01

DRAWING:

PB-1

COMM. #: N/A