July 5, 2022

Chairperson Marjorie Hsu
Members of the Planning Board
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, NY 10591

Re: Block O/P and N Site Plan Amendment
Edge-On-Hudson
199 Beekman Avenue, Sleepy Hollow, NY

Dear Chairperson Hsu and Members of the Planning Board:

On behalf of Lighthouse Landing Communities LLC (the “Applicant”), we herein submit supplemental materials in support of its request to amend the approved Blocks O/P and N Townhomes Two Site Plan. The locations and sizes of the single-story clubhouse/sales office, single-story fitness center, pool, and number of parking spaces would remain the same from that previously submitted; however, additional improvements to the plan have been made as described below.

The grading plan was revised to coordinate with the architecture presented at the June 16, 2022 meeting, as there had been an unintentional disconnect. Specifically, the building first floor elevations, pool deck and parking lot have been raised in elevation by approximately three feet. The raised elevation provides additional privacy to residents using the amenity spaces, including the pool. A retaining wall at the south end is proposed to support the raised finish grade elevations. Additional site improvements include the addition of a sunken Pool Equipment Area on the east side of the parking lot to help screen the required mechanical equipment and an adjustment to the parking area layout to maintain the 44 spaces previously proposed. Bike Parking has also been added adjacent to the Fitness Center and the location of an electric transformer has been shown, screened by evergreen shrubbery. See Fig. No. 1, Block N Layout and Utilities Plan; Figure 2, Block N Grading Plan; and, Figure 3, Block N Landscape Plan.

Also attached are five (5) additional architectural graphics showing the elevated pool deck, revised building elevations, fencing, the sunken Pool Equipment Area, and architectural accent lighting to supplement the parking lot lighting previously shown.

We look forward to reviewing this application with the Planning Board at its July 21, 2022 meeting.

Very truly yours,
DTS Provident Design Engineering, LLP

Matthew N. Steinberg, AICP
Associate

Enclosure
cc: Craig Tompkins, Peter Chavkin, Bill McGuiness, Mark Weingarten, Esq.
1. FUTURE ACCESS EASEMENT

2. ELECTRIC TRANSFORMER

3. POLE ТOP LIGHT FIXTURE, TYP. (SEE DETAIL ON SP-7.1)

4. CONCRETE WALK

5. ADA ACCESSIBLE PARKING WITH SIGNAGE

6. POOL EQUIPMENT AREA

7. CONCRETE APRON

8. SECTION 115.10, BLOCK 1, LOT 3.34

9. SECTION 115.10, BLOCK 1, LOT 3.35

10. REDUCE EXIST. 8" WATER MAIN STUB TO A 6" FIRE SERVICE AND 4" DOMESTIC SERVICE (SIZE TO BE CONFIRMED)

11. CONNECT LATERAL 6" PVC SEWER TO LEGEND DRIVE SANITARY SEWER (SIZE TO BE CONFIRMED)

12. CONNECT LATERAL 6" PVC SEWER TO LEGEND DRIVE WATER MAIN (SIZE TO BE CONFIRMED)

13. CONCRETE WHEEL STOP (TYP.)

14. REDUCE EXIST. 8" WATER MAIN STUB TO A 6" FIRE SERVICE AND 4" DOMESTIC SERVICE (SIZE TO BE CONFIRMED)

15. EXTEND 5' CONC. WALK, TYP.

16. 1-STORY CLUBHOUSE SALES OFFICE FFE 19.40

17. 1-STORY FITNESS CENTER FFE 19.40

18. POOL

19. CONCRETE APRON

20. WHITE-PAINTED PAVEMENT MARKING, TYP.

21. CONC. CURB, TYP.

22. EDGE-ON-HUDSON SLEEPY HOLLOW, NY
**EDGE ON HUDSON - BLOCK N**

CLUBHOUSE & POOL FOR BLOCKS 0&P

Elevations @ 1/8"=1'-0" (on 24 x 36)

**MATERIALS**

- **Sto Rainscreen Cladding (Uzanno 109ST)**
- **Marvin Elevate windows (Charcoal)**
- **Powder Coated Black Aluminum Pool Fence**
  - 1/2" X 3.5" Vertical Slats
  - 1.5" X 3.5" Top & Bottom Rails
- **18" Square Fiberglass Columns & Lintel with Charcoal Fabric Awnings Along Pool Deck (9'-6" high)**

**WEST (LEGEND DRIVE) ELEVATION**

**EAST ELEVATION**

**SOUTH ELEVATION**

**NORTH ELEVATION**

**PARTIAL ELEVATION @ 1/4"=1'-0"**
EDGE ON HUDSON - BLOCK N
CLUBHOUSE & POOL FOR BLOCKS 0&P

1'-6" PARAPET
TOP OF WALL 1'-0"
ABOVE TOP OF PERIMETER
PARAPET WALL
WALL HUNG CONDENSERS
5' x 5' OPENING
BLACK STEEL GRATE OVER

BUILDING SECTION @ 3/8"=1'-0"

AERIAL VIEW

ROOF DETAIL - AIR CONDITIONING CONDENSER LOCATION
Typical - both buildings
SECTION @ 1-1/2"=1'-0"

EDGE ON HUDSON - BLOCK N
CLUBHOUSE & POOL FOR BLOCKS 0&P
7-1-2022

BLACK POWDER COATED ALUMINUM PANELS
1" x 6" TOP RAIL
.75" x 2.5" SPINDLES @ 4" O/C
2.5" x 2.5" POSTS ON CORNERS AND MIDPOINTS
1" X 5" BOTTOM RAIL

CONC. BLOCK WALL PARGED & PAINTED
MATCH CLUBHOUSE EXTERIOR FINISH

PLAN @ 1/2"=1'-0"

PERSPECTIVE
FLUSH LANDSCAPE UPLIGHTING AT THE BASE OF EACH COLUMN & AS INDICATED AROUND EACH BUILDING