

June 17, 2021

Chairperson and Members of the Planning Board  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY 10522

Re: Proposed Mixed-Use Building at 185 Ashford Avenue  
Revisions to Planning Board Submission

Dear Chairperson and Members of the Planning Board:

As the architect representing Ashford Avenue Apartments, LLC, owner of 185 Ashford Avenue, I am submitting the attached revised drawings, dated June 17, 2021, in response to comments from the Planning Board / BOT at the June 3, 2021 meeting, and in response to the memo from Valerie Monastra, Village Planner, dated June 1, 2021. Our submission consists of the following revised drawings:

S-1 Zoning Data  
S-2 Site Plan  
A-4 Roof Plan  
A-5 Exterior Elevations – South Elevation  
A-6 Exterior Elevations – West and East, Fence Detail  
A-7 Exterior Elevations – North Elevation  
C-1 Existing & Demolition Plan  
C-2 Erosion & Sediment Control Plan  
C-3 Stormwater Management Plan  
C-4 Details  
TAP Tributary Area Map  
Response Letter to Hahn Engineering Memo, from Hudson Engineering  
Stormwater Narrative  
Site Plan Application, including Short Environmental Assessment Form  
Coastal Assessment Form

Submitted revisions include the following items:

1. The Zoning Data has been revised to show the Affordable Unit Calculation and Transparency Calculation, as well as an updated impervious coverage calculation to show added planting area. See Sheet S-1.
2. The Site Plan has been revised to show (5) proposed street parking spaces at Ashford Avenue. The owner will work with the Village efforts as needed to provide street parking. The additional parking will have the benefit of providing convenient customer access to the retail spaces, as traffic calming for this area of Ashford Avenue. See Site Plan, Sheet S-2.
3. The Roof Plan has been revised to show the setbacks from the main building to the proposed bulkhead. The bulkhead is set back 27'-3" from the front façade, and 37'-11" and 31'-8" from the sides of the building, concealing it from view at street level. The bulkhead floor area is 580 sf or 9.7% of the roof area below; 20% or 1,188 sf maximum floor area is allowed. Also shown on the Roof Plan is a 3-foot-high parapet wall with 6" high metal guard rail, which conforms to the Dobbs Ferry Zoning Code allowable height regulations. See Sheet A-4.

4. The Exterior Elevations have been revised to show a 3-foot-high parapet wall with 6" high metal guard rail, which conforms to the Dobbs Ferry Zoning Code allowable height regulations. Also shown is the portion of the existing non-conforming building to be removed at the West Elevation. See Sheets A-5, A-6, and A-7.
5. In response to concern about the existing tree to be removed at the west side of the property, every effort has been made to preserve the existing trees on the site and to maximize the green buffers without impeding required access to the driveway, parking areas and the building. The removal of the tree at the west side of the property is necessary to allow the access ramp into the basement bicycle storage area, as well as to allow space for a 3-point turn for the car at parking space #11 as it backs out. It also allows an area for the required snow pile area in winter months. The improved plantings at the new planting areas, including the added green buffer at the east corner of the building, will enhance the site over its current condition. See Site Plan, Sheet S-2.
6. In response to the Village Planner memo, a Site Plan Application, Short Environmental Assessment Form, and Coastal Assessment Form have been submitted.
7. In response to the Village Planner memo, parking spaces sizes dimensions have been clarified. See Site Plan, Sheet S-2.
8. In response to the Village Planner memo regarding unbundling parking, the owner re-affirms that assigned spaces will first be offered to tenants in the building, and any unutilized parking spaces available will be available for rent to area residents or to provide additional retail parking. Any unclaimed spaces will be assessed on a yearly basis.
9. In response to the Village Planner memo regarding the Landscaping Plan, a native grass species will be selected to replace the Fountain Grass shown on the current plan. A revised Landscaping Plan will be provided after comments from the Village's consulting Landscape Architect are provided.

I look forward to presenting these drawings at the Planning Board meeting on July 1. Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC  
Principal  
Christina Griffin Architect P.C.