

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

From : George E. Pommer, P.E.
Vice President

Dated : December 31, 2020

Subject : Site Plan Review
Owner/Applicant – Ashford Avenue Apartments, LLC
185-191 Ashford Avenue
Tax ID: 3.90-55-32.4

Drawings

Reviewed : “Zoning Data”, Revised 12/21/20, Sheet S-1.
“Photos/Map”, Revised 12/21/20, Sheet S-2.
“Photos/Map”, Revised 10/16/20, Sheet S-3.
“Site Plan”, Revised 12/21/20, Sheet S-4.
“Site Plan”, Revised 12/21/20, Sheet A-1.
“Second Floor Plan”, Revised 12/21/20, Sheet A-2.
“Third Floor Plan”, Revised 12/21/20, Sheet A-3.
“Roof Plan”, Revised 12/21/20, Sheet A-4.
“Exterior Elevations”, Revised 12/21/20, Sheet A-5.
“Exterior Elevations”, Revised 12/21/20, Sheet A-6.
“Exterior Elevations”, Revised 12/21/20, Sheet A-7.
“Exterior Elevations”, Revised 12/21/20, Sheet A-8.
“Topographic Survey”, Dated 5/8/20.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review. The applicant proposes the construction of a multifamily residential building and off-street parking on 0.38 acres in the DT zoning district. The improvements also include pervious pavers and landscaping.

Pursuant to our review, the following items should be addressed by the applicant.

1. The proposed building is located within the side yard setback; therefore, a variance is required.

2. It appears the proposed structure exceeds the allowable building height as measured per Section 300-14 "Building Height" of the Dobbs Ferry Village Code. A variance may be required.
3. The site is located along Ashford Avenue (CR 134). Referral to Westchester County may be required.
4. Proposed grade elevations should be provided and should clearly indicate how such grades will meet existing site grades and grades of adjacent properties.
5. The proposed location, direction, power and time of operation of any proposed outdoor lighting should be shown. Details should be provided.
6. A detailed landscaping plan should be provided.
7. Snow pile areas should be indicated on the plan.
8. The items proposed to be demolished or removed should be shown on a demolition plan.
9. A construction sequence should be shown on the plans.
10. General construction notes should be added to the plans.
11. Site details should be provided. Work in the right-of-way should conform to Village Standards.
12. A detailed description of the existing drainage system should be provided.
13. The location of all existing and proposed roof leaders and downspouts should be provided.
14. Existing stormwater facilities should include sizes, invert elevations and drainage piping. It should be clarified as to where the existing structures drain.
15. Signed and sealed drainage calculations for the proposed pervious pavers should be provided.
16. All drainage structures must be able to withstand H-20 loading.
17. Soil testing in accordance with Appendix D of the NYSDEC Stormwater Management Design Manual should be performed to confirm separation and infiltration requirements.

18. The area of the proposed pervious pavers should be protected from over-compaction during construction. The area should be fenced off during construction or the area should be de-compacted prior to installation of the infiltration units.
19. Details should be provided for the proposed pervious pavers and pervious grass block pavers. Limits of these pavers should be shown.
20. The limits of pervious pavers should be shown on the “as-built” survey submitted to the Village. This should be noted on the plans.
21. Post-construction maintenance notes should be provided for the stormwater management practices.
22. A separate plan should be provided for erosion control in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, and should include, but not be limited, to the following: location of construction limits, silt fence, inlet protection, concrete wash-out, soil stockpiles, and anti-tracking pad. Details should be provided.
23. Tree protection should be shown on the Site Plan and a detail should be provided.
24. The location of all existing and proposed utilities should be shown (i.e. water, gas, electric, storm, sewer, cable, etc.).
25. It appears the proposed project will increase sewer flow to the municipal system. This should be analyzed.
26. The name and address of the surveyor and the date of the survey should be shown on the site plan.
27. The name(s) and address (or lot, block and section numbers) of each adjacent property should be shown on the site plan.
28. A north arrow should be shown on the site plan.
29. Details should be provided regarding how the solid waste containers will be collected. If Village trucks are to enter upon a private roadway or driveway, then the Owner shall provide proof of ownership, written consent, and a hold harmless agreement per the requirements of Section 258-5 D. of the Dobbs Ferry Village Code. Additionally, it should be demonstrated that the waste collection truck can access, collect waste, and exit the site without excessive maneuvers.

30. The quantity of cut/fill material to be imported/exported should be stated on the plans.
31. The following notes should be shown on the plans:


“The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.”

““As-Built” drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.”

“The restoration for work performed within the Village Right-of-Way shall be performed to the satisfaction of the Village Engineer and Department of Public Works.”

“Before the Site Plans are signed by the Chairman of the Planning board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer in a form satisfactory to the Village Attorney.”

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.



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