

May 19, 2021

Chairperson and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY10522

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 May 19, 2021, in response to comments from the Planning Board / BOT at the April 8, 2021 meeting, and in response to the memo from Hahn Engineering, dated December 31, 2020. Our submission consists of the following revised drawings:

R-2 Renderings of Proposed Building
S-1 Site Plan
B-1 Basement Plan, Photographs at Rear of Existing Property
A-1 First Floor Plan
A-2 Second Floor Plan
A-3 Third Floor Plan
A-4 Roof Plan
A-6 Exterior Elevations – West and East, Fence Detail
A-7 Exterior Elevations – North Elevation
E-1 Electrical Plan - Exterior
LP-1 Landscape Plan
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
Exterior Lighting Specifications

Submitted revisions include the following items:

1. The decks at the West Elevation have been removed in response to privacy concerns for the adjacent neighbor. See Exterior Elevations, Sheets A-6 and A-7; see Floor Plans, Sheets A-1 – A-4. Also see 3D rendering, Sheet R-2.
2. The existing trees to remain and to be removed have been indicated on the plans, and a tree protection detail has been added. See Sheets S-1 Site Plan, L-1 Landscape Plan, and C-1 Existing and Demolition Plan. Also see Tree Protection Detail, C-2 Erosion and Sediment Control Plan.
3. Photographs at the rear of the property have been included to show the existing greenery screen separating the proposed project from neighboring properties. See Sheet B-1.

4. The sidewalk in the public right-of-way has been revised to shown a standard concrete walk in conformance with Village standards. See Concrete Walk Detail, Sheet C-4.
5. An Electrical Plan showing exterior lighting has been added, see Sheet E-1. Lighting fixture specifications are also included.
6. A Basement Plan is included, showing the proposed Bicycle Storage Room. Note that the rear of the building provides best access to the Bicycle Storage Room, as the basement floor is only 4 ft. below the proposed driveway/parking grade, allowing ramped access for ease of use among residents. The bicycle room is in close proximity to a main entrance to the building. Due to site constraints and the goal of providing an interior space with electrical outlets for bicycle charging, this location works best for bicycle storage within the scope of the project. See Basement Plan, Sheet B-1.
7. In response to concerns for the first floor units facing the parking area at the rear of the building, the sill height at the windows have been raised to be above the level of the parked cars. In addition, to avoid potential exhaust fumes impacting the first floor units, signage is shown at the parking area, indicating head-in parking only. See North Elevation, Sheet A-7, and Site Plan, Sheet S-1.
8. Fencing at the property has been clearly indicated, and a fence detail has been added. See Site Plan, Sheet S-1, and West Elevation and Fence Detail, Sheet A-6.
9. Regarding unbundled parking, the owner will offer assigned spaces to tenants in the building, but will make any unutilized parking spaces available to rent to area residents or to provide additional retail parking. Any unclaimed spaces will be assessed on a yearly basis.
10. In response to concern about the number of electrical charging stations for cars, note that the conduit shown at the rear of the building will allow for up to (10) charging stations for residents. See Site Plan, Sheet S-1, and Electrical Plan, Sheet E-1.
11. In response to the suggestion to provide on-street parking in front of the building to provide public ease of access to the retail spaces, the owner is in support of the Village efforts to accomplish this and will work with the Village as needed, including possibly narrowing the sidewalk in this area to allow street parking. The additional parking would also have the benefit of serving as traffic calming for this area of Ashford Avenue.

I look forward to presenting these drawings at the Planning Board meeting on June 3rd. Thank you for your time and consideration to review our proposal.

Sincerely,



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