

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

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

Dated : May 27, 2021

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

Drawings Reviewed : “Renderings”, Revised 3/24/21, Sheet R-2.
“Site Plan”, Revised 5/12/21, Sheet S-1.
“Basement Plan”, Revised 5/18/21, Sheet B-1.
“First Floor Plan”, Revised 5/18/21, Sheet A-1.
“Second Floor Plan”, Revised 5/18/21, Sheet A-2.
“Third Floor Plan”, Revised 5/18/21, Sheet A-3.
“Roof Plan”, Revised 5/18/21, Sheet A-4.
“Exterior Elevations”, Revised 5/18/21, Sheet A-6.
“Exterior Elevations”, Revised 5/18/21, Sheet A-7.
“Electrical Plan”, Revised 5/19/21, Sheet E-1.
“Landscape Plan”, Revised 5/19/21, Sheet LP-1.0.
“Existing and Demolition Plan”, Revised 5/17/21, Sheet C-1.
“Erosion and Sediment Control Plan”, Revised 5/17/21, Sheet C-2.
“Stormwater Management Plan”, Revised 5/17/21, Sheet C-3.
“Details”, Revised 5/17/21, Sheet C-4.
“Tributary Area Map”, Revised 5/17/21, Sheet TAP.

Documents Reviewed : Letter from Christina Griffin, Dated 5/19/21.
Letter from David Young, Dated 5/4/21.
Stormwater Management Plan & drainage Analysis, Revised 5/17/21.
Lighting fixture cut-sheets, undated.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated April 29, 2021. 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 stormwater mitigation and landscaping.

ENVIRONMENTAL AND CIVIL ENGINEERING
STUDIES • REPORTS • DESIGN


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. The applicant is aware of this.
2. As previously mentioned, several trees, flowers, and ornamental grasses are proposed in the Village right-of-way. It should be confirmed that these species conform with the Village standard practice. This should be reviewed by the Village's Landscape Architect.
3. Village trucks will be required to enter upon a private driveway to collect waste containers. 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. The applicant is aware of this.
4. Per the applicant, the proposed development will create 2,350 GPD of sewer flow. It should be determined by the Village if inflow/infiltration (I/I) reduction is required.
5. Proposed exterior electrical conduit locations should be shown. Conduit should be kept away from drainage practices, such as the porous asphalt and the infiltration system.
6. A drain is proposed at the base of the bicycle ramp. It should be clarified as to where this drain discharges.
7. It appears retaining walls will be required to construct the bicycle ramp and east of parking space #20. These should be labeled and details should be provided.
8. The overflow pipe is labeled as a 16" diameter pipe at 6.3% slope. However, per the invert information, it appears the overflow pipe is a 6" diameter pipe at 0% slope. This should be addressed.
9. Based on the maximum storage elevation, it appears that in 100-year storm event flow would be discharging into the overflow pipe. As a result, the overflow pipe should be included in the HydroCAD model.
10. The tributary area shown on the map is greater than the area used in the HydroCAD model. Additionally, the map excludes areas, such as planters, which would be tributary to the infiltration system. The map and HydroCAD model should be revised to match each other and the proposed topography.
11. An appropriate means of decompaction of the area under proposed porous asphalt and turfstone pavers should be provided.

Dobbs Ferry Planning Board
Site Plan Review
185-191 Ashford Avenue
May 27, 2021
Page 3

12. The Stormwater Management Facilities Maintenance Program table should also include the proposed porous asphalt and turfstone pavers.

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.



GEP:WJA:cg