



VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522
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RESOLUTION X-2021

VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION

Property: 185-191 Ashford Avenue (Section Block and Lot 3.90-55-32.4 and DT Zone)

Background

WHEREAS, Ashford Avenue Apartments LLC (the “Applicant” and “Owner”) is seeking Site Plan approval to substantially rehabilitate and expand a mixed-use building to include 12 residential dwelling units and two (2) retail/live work dwelling units. The property is located at 185-191 Ashford Avenue, Section Block and Lot 3.90-55-32.4 (“Project Site”) and is located in the DT, Downtown Transition, zoning district; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning chapter; and

WHEREAS, The Planning Board has carefully examined the Application and the Applicant’s materials as follows:

1. Site Plan Application Form dated June 17, 2021
2. Short Environmental Assessment Form June 16, 2021
3. Coastal Assessment Form dated June 9, 2021
4. Letter to Planning Board by Christina Griffin Architects dated June 17, 2021
5. Site Plans by Christina Griffin Architects last revised July 22, 2021
 - a. S-1 Zoning Compliance
 - b. S-2 Site Plan
 - c. S-3 Location Map, Photos of Neighboring Properties
 - d. S-4 Streetscape of Neighboring Properties
 - e. R-1 3D Renderings
 - f. B-1 Basement Plan, Photos of Existing Conditions
 - g. A-1 First Floor Plan
 - h. A-2 Second Floor Plan
 - i. A-3 Third Floor Plan
 - j. A-4 Roof Plan
 - k. A-5 South Elevation
 - l. A-6 West and East Elevation
 - m. A-7 North Elevation
 - n. E-1 Electric Plan
 - o. LP-1 Landscape Plan
 - p. C-1 Existing and Demolition Plan

- q. C-2 Erosion and Sediment Control Plan
- r. C-3 Stormwater Management Plan
- s. C-4 Details

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer, and planner.

WHEREAS, the Planning Board closed the public hearing on July 1, 2021 and at the same meeting, the Board deliberated in public on the Applicant's request for recommendation.

Planning Board Determination

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should consider requiring the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board including the July 29, 2021, engineering review letter.
2. The Applicant proposes to unbundle its off-street parking spaces. This would include the potential renting of unused parking spaces to area residents. While the Planning Board is in favor of unbundled parking, the renting of spaces to persons other than the occupants or tenants of the building, is an additional use which is not a permitted use in the DT district. The Village Board should consider amending the zoning code to allow parking in the DT district.
3. The Applicant also noted that they are in favor of providing on-street parking in front of the building to offer public ease of access to the retail spaces. The Planning Board is in favor of the proposed parking spaces on Ashford Avenue. However, it is recommended that the Village Board request additional details on the width of Ashford Avenue and the current drive lanes to determine if the proposed on-street parking would be possible or if modifications to the striping and roadway are necessary to accommodate on-street parking.

Motion By:

Seconded by:

CHAIRMAN HUNTER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED

RESULT:	MOTION:
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I hereby attest that the above Resolution was approved by the Planning Board at its July 1, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date