



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: AUGUST 11, 2020
AGENDA ITEM SECTION: PRESENTATION
AGENDA ITEM NO. : 3
AGENDA ITEM: PRESENTATION ON THE APPLICATION OF 398 ASHFORD AVENUE FOR A CHANGE OF USE OF 3 RETAIL UNITS TO RESIDENTIAL
ITEM BACKUP DOCUMENTATION: 1. LETTER DATED JULY 13, 2020 FROM MR. DAVID ROTBARD TO BOARD OF TRUSTEES 2. 398 ASHFORD AVENUE PLAN SUBMITTAL FORM

ITEM BACKUP DOCUMENTATION:

1. LETTER DATED JULY 13, 2020 FROM MR. DAVID ROTBARD TO BOARD OF TRUSTEES
2. 398 ASHFORD AVENUE PLAN SUBMITTAL FORM



David Rotbard

Partner

56 Main St.
Hastings on Hudson 10706

7/13/20

Dear Board of Trustees, Village of Dobbs Ferry,

Thank you for the time in reviewing these proposed plans. This building is a "first impression" building based on where it sits, close to the highway, and the entrance to Dobbs. It has been a horrible eyesore for the town, and others passing by as well. I have made considerable efforts to improve the appearance, and will continue to do so.

The issue we are meeting about today is the ground floor use. While I do not have an issue with commercial or office use, I do not think it will be the best for the traffic flow, and I think it will negatively affect the area; traffic, parking, people flow...I look forward to reviewing this with you.

About me: I am a local entrepreneur, I work in Real Estate, and Technology, I believe in safety, and efficiency and sustainable/accessible housing.

I would also love to have a nice mural on the building that draws people in to the beauty of our town! I figured I would add that, and see if it got any traction.

Regards,

David

David Rotbard

Plan Submittal Form

Address: 398 Ashford Ave. Dobbs Ferry NY, 10522

Application #: _____

Project: Change of use - Ground Floor (2-3 Units)

Name: David Rotbard

Email: drotbard@gmail.com

Phone: 212-363-0851

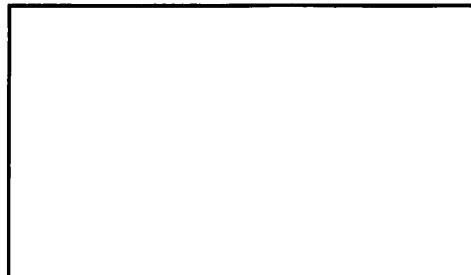
Plans attached are being submitted for:

- ☐ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

- ☒ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☐ PB - 1 PDF copy + 7 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☐ AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:





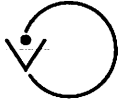
ASHFORD BUILDING

RESIDENTIAL & APARTMENT BUILDING

398 ASHFORD ST.

DOBBS FERRY, NY 10522

chadha + associates
architecture + interiors + design



200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2862 | www.chadhaassociates.com | F 312 332 8634

CLIENT

ASHFORD DOBBS LLC

56 Main Street
Hastings on Hudson, NY 10705

PROJECT

398 ASHFORD
RESIDENTIAL BUILDING

DOBBS FERRY, NY 10522

ISSUED FOR

01	ISSUED FOR PERMIT	03/19/20
NO.	DESCRIPTION	DATE



SHEET TITLE

TITLE SHEET, CODE AND
PROJECT INFO.

SHEET NO.

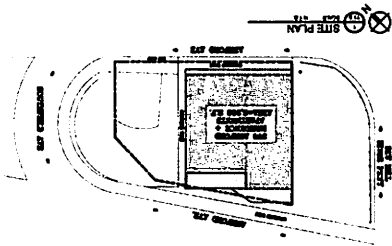
T1.0

C+A JOB NO. 5421-01

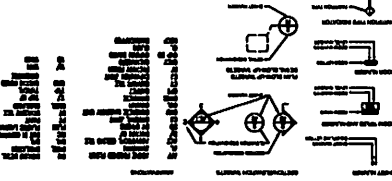
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE TECHNICAL ASPECTS OF THE DESIGN AND FOR OBTAINING THE NECESSARY PROFESSIONAL SEALS AND SIGNED CERTIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND FOR OBTAINING THE NECESSARY INSPECTIONS AND APPROVALS.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND FOR OBTAINING THE NECESSARY PROFESSIONAL SEALS AND SIGNED CERTIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND FOR OBTAINING THE NECESSARY INSPECTIONS AND APPROVALS.
7. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND FOR OBTAINING THE NECESSARY PROFESSIONAL SEALS AND SIGNED CERTIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND FOR OBTAINING THE NECESSARY INSPECTIONS AND APPROVALS.
9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND FOR OBTAINING THE NECESSARY PROFESSIONAL SEALS AND SIGNED CERTIFICATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND FOR OBTAINING THE NECESSARY INSPECTIONS AND APPROVALS.

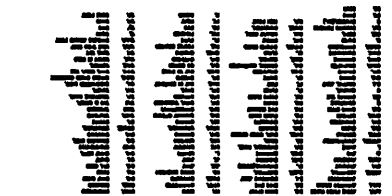
LOCATION PLANS



SYMBOL LEGEND



ABBREVIATIONS



SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE DESIGN AND CONSTRUCTION OF THE ASHFORD BUILDING, A RESIDENTIAL AND APARTMENT BUILDING, IN ACCORDANCE WITH THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.

INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE
01	TITLE SHEET, CODE AND PROJECT INFO.	03/19/20
02	GENERAL NOTES	03/19/20
03	LOCATION PLANS	03/19/20
04	SYMBOL LEGEND	03/19/20
05	ABBREVIATIONS	03/19/20
06	SCOPE OF WORK	03/19/20
07	INDEX OF DRAWINGS	03/19/20

PROJECT INFORMATION

1. PROJECT NAME	ASHFORD BUILDING
2. PROJECT ADDRESS	398 ASHFORD ST., DOBBS FERRY, NY 10522
3. PROJECT OWNER	ASHFORD DOBBS LLC
4. PROJECT ARCHITECT	CHADHA + ASSOCIATES
5. PROJECT ENGINEER	CHADHA + ASSOCIATES
6. PROJECT CONTRACTOR	CHADHA + ASSOCIATES
7. PROJECT DATE	03/19/20

STATEMENT OF COMPLIANCE

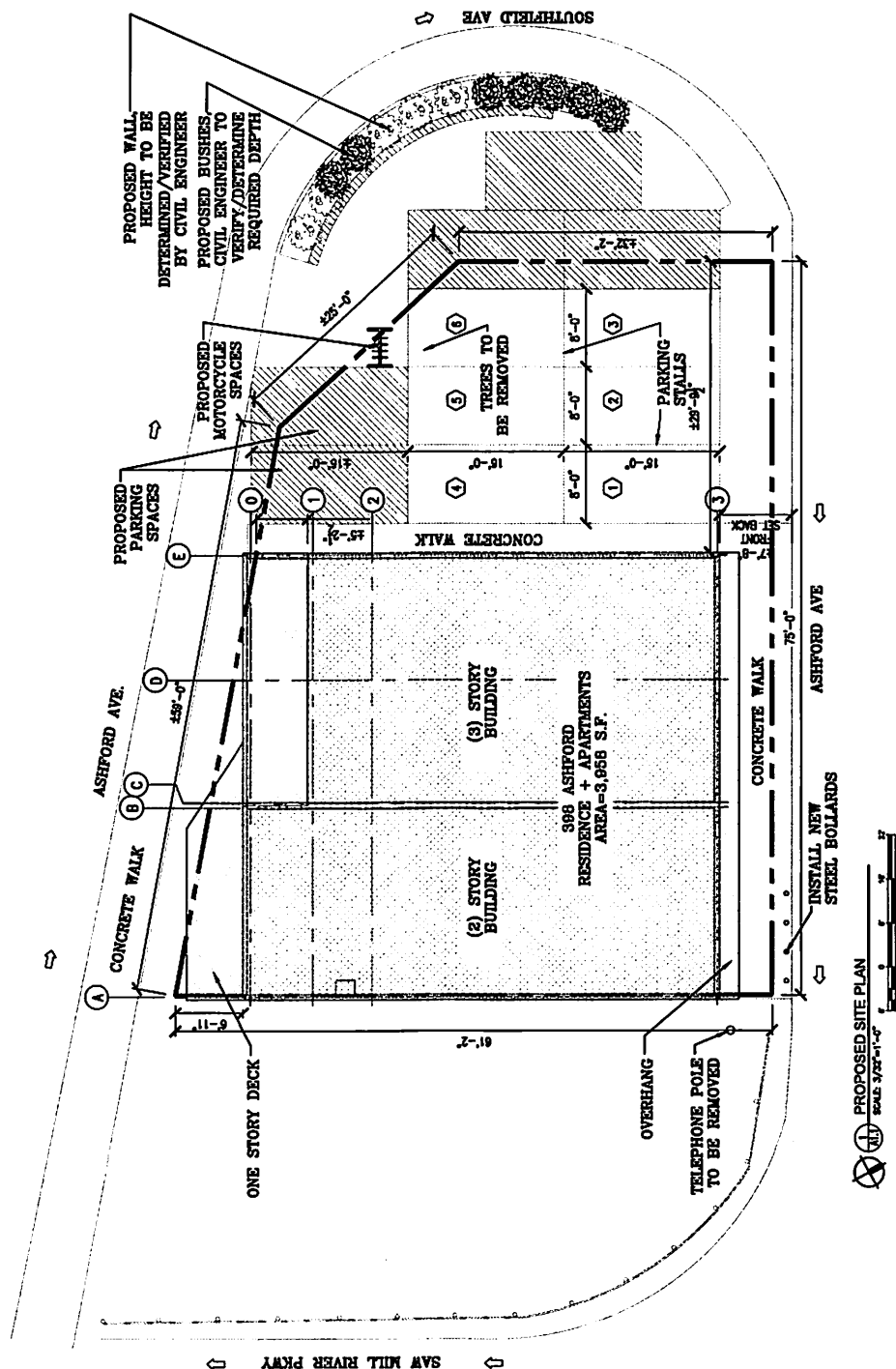
I, the undersigned, being a duly licensed Professional Engineer in the State of New York, do hereby certify that the design of the Ashford Building, a Residential and Apartment Building, in accordance with the NYC Department of Buildings Codes and Regulations, has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of New York.

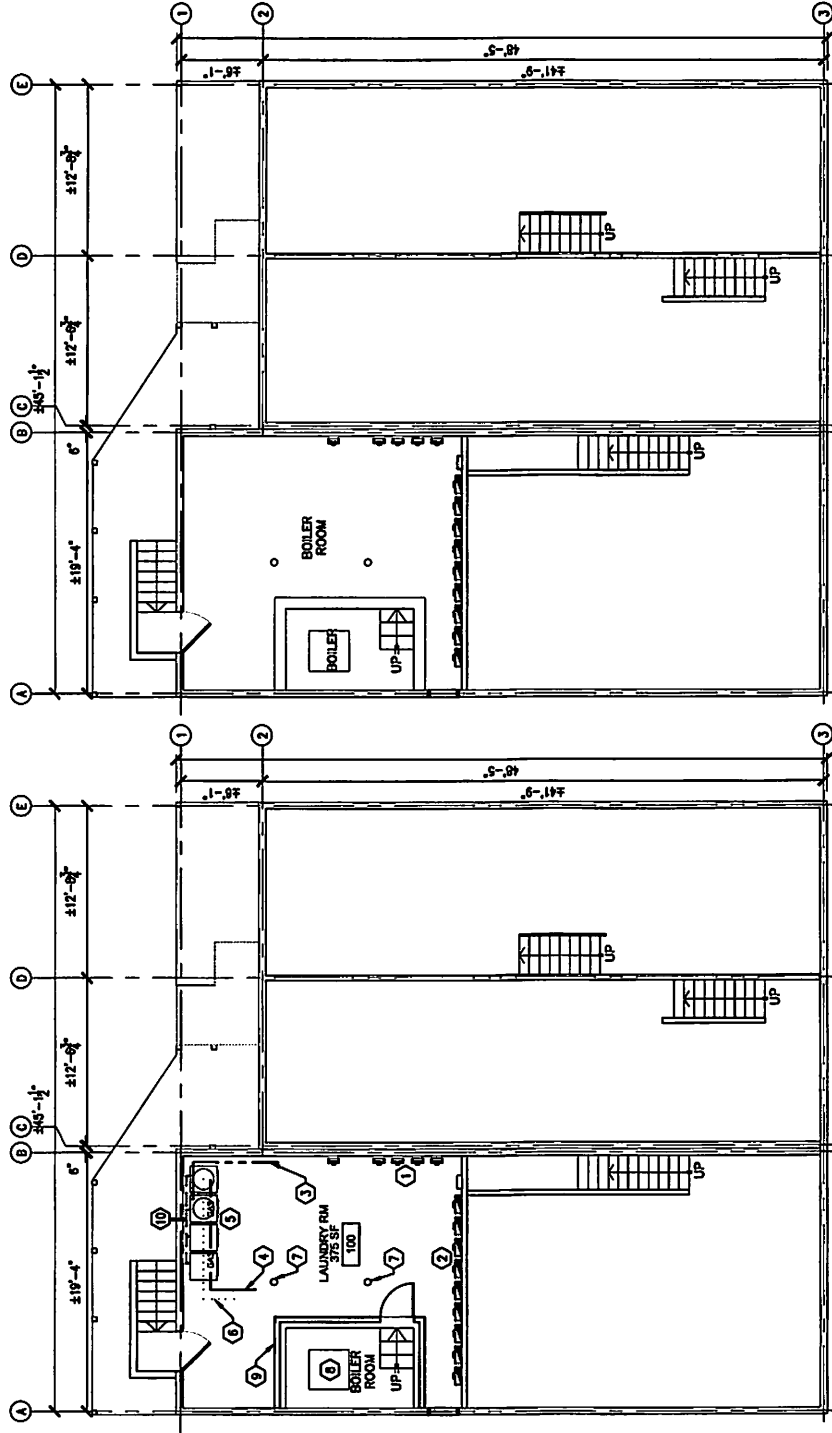
ADA TITLE III REQUIREMENTS

THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT IN ACCORDANCE WITH THE ADA TITLE III REQUIREMENTS, AS SET FORTH IN THE NYC DEPARTMENT OF BUILDINGS CODES AND REGULATIONS.

PROJECT DATA

PROJECT NO. 5421-01
PROJECT NAME: ASHFORD BUILDING
PROJECT ADDRESS: 398 ASHFORD ST., DOBBS FERRY, NY 10522
PROJECT OWNER: ASHFORD DOBBS LLC
PROJECT ARCHITECT: CHADHA + ASSOCIATES
PROJECT ENGINEER: CHADHA + ASSOCIATES
PROJECT CONTRACTOR: CHADHA + ASSOCIATES
PROJECT DATE: 03/19/20



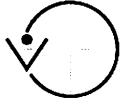


BASEMENT PROPOSED FLOOR PLAN

BASEMENT EXISTING FLOOR PLAN

KEY NOTES

1. EXISTING GAS METER.
2. EXISTING ELECTRICAL PANEL AND METERS.
3. THE EXISTING DRAINAGE SYSTEM FOR THE WASHERS TO THE EXISTING SEWER.
4. CONNECT GAS LINES FOR THE WASHERS AND DRIVERS TO THE EXISTING GAS LINE.
5. (a) WASSER UNITS, (b) 2" x 2" DRYER UNITS.
6. CONNECT HOT & COLD WATER LINES FOR THE WASHERS TO THE EXISTING WATER SUPPLY.
7. EXISTING STRUCTURAL COL. TO REMAIN, NO CHANGE.
8. EXISTING DRYER EQUIPMENT.
9. NEW 2HR FIRE RATED WALL.
10. VENTS FOR THE WASHERS AND DRIVERS.



200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2282 | www.chadha.com | F 312 332 8034

CLIENT

ASHFORD DOBBS LLC

56 Main Street
Hastings on Hudson, NY 10705

PROJECT

**398 ASHFORD
RESIDENTIAL BUILDING**

DOBBS FERRY, NY 10522

ISSUED FOR

01 ISSUED FOR PERMIT 03/19/20
NO. DESCRIPTION DATE



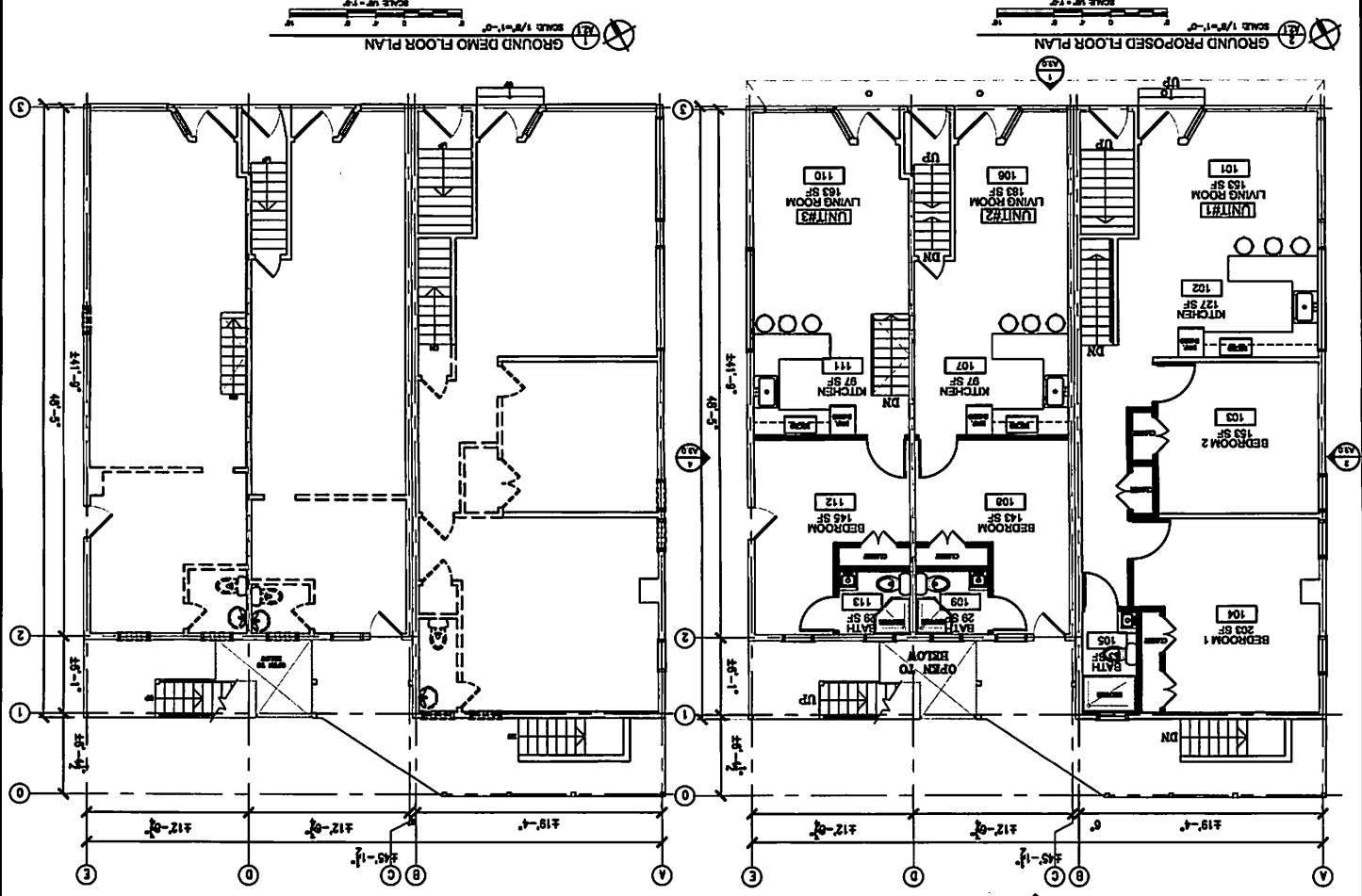
SHEET TITLE

**GROUND FLOOR
DEMO & PROPOSED
PLANS**

SHEET NO.

A2.1

C+A JOB NO. 5421-01



7 GROUND PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"
SCALE: 1/8"=1'-0"

8 GROUND DEMO FLOOR PLAN
SCALE: 1/8"=1'-0"
SCALE: 1/8"=1'-0"



CLIENT

ASHFORD DOBBS LLC

56 Main Street
Hastings on Hudson, NY 10705

PROJECT

398 ASHFORD
RESIDENTIAL BUILDING

DOBBS FERRY, NY 10522

ISSUED FOR

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	03/19/20



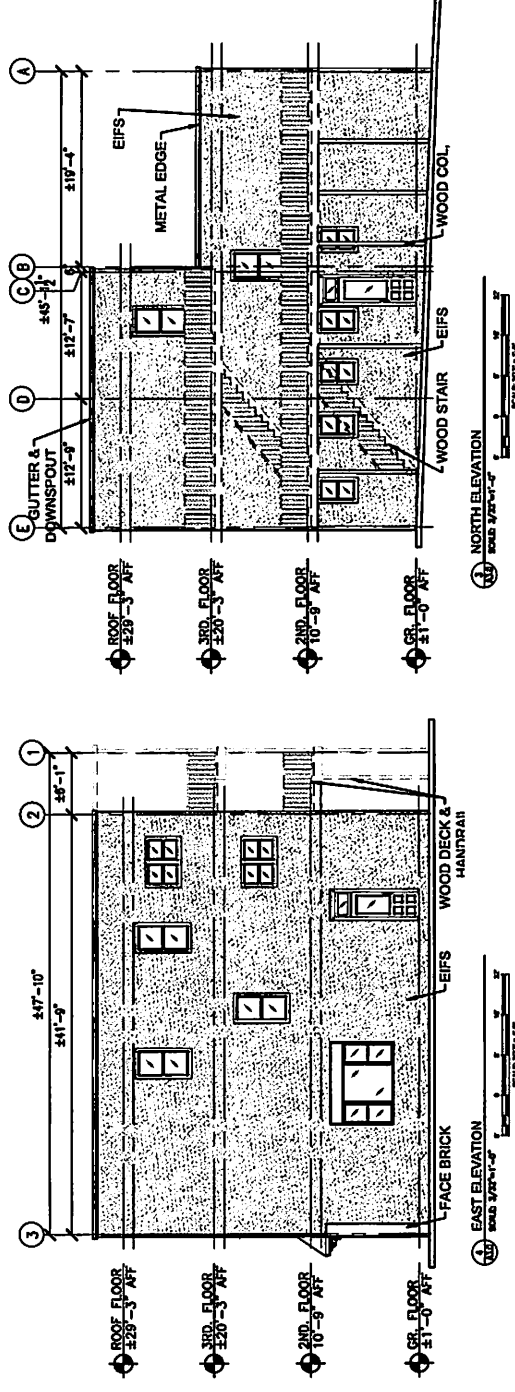
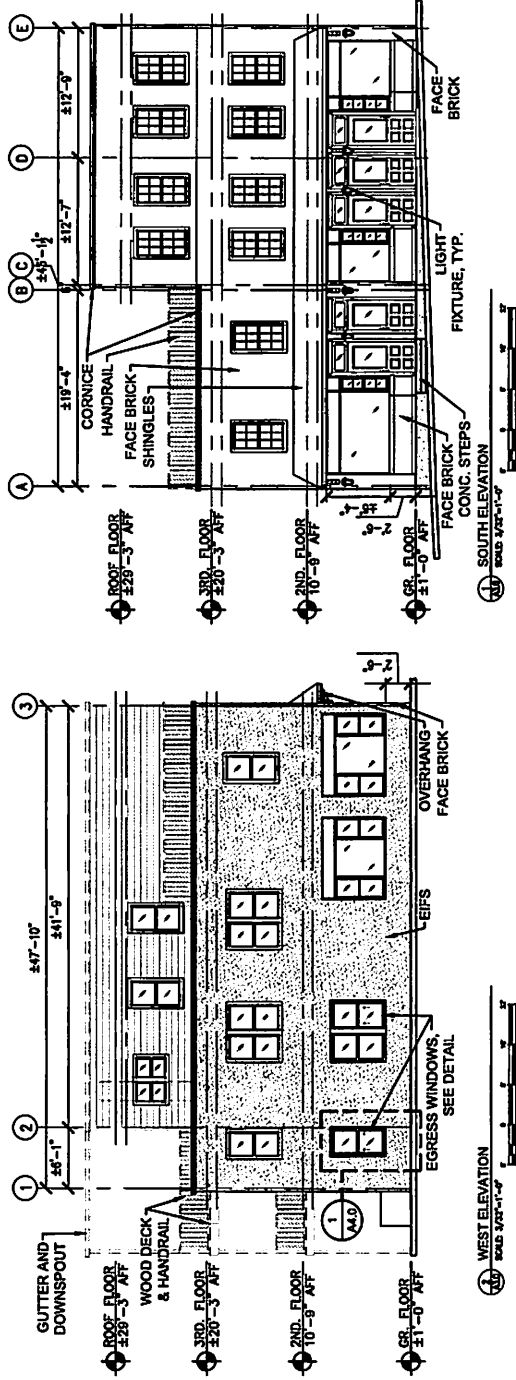
SHEET TITLE

EXTERIOR
ELEVATION

SHEET NO.

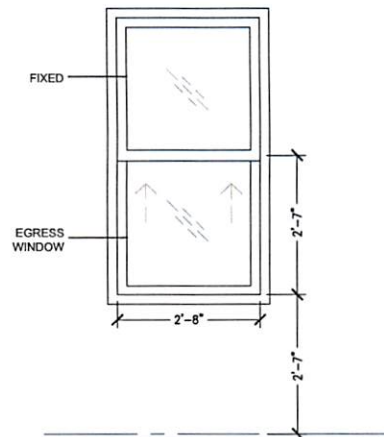
A3.0

C-A JOB NO. 5421-01



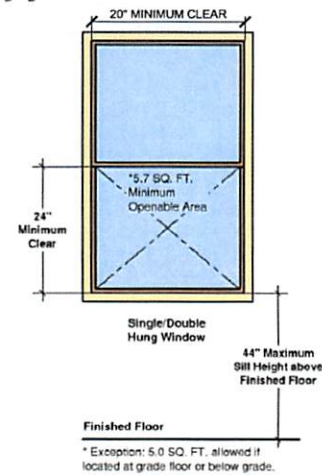
PER SECTION R310 OF THE 2016 INTERNATIONAL RESIDENTIAL CODE

1. MINIMUM 5.7 SQUARE FEET OF NET CLEAR OPENING AREA.
EXCEPTION: 5.0 SQUARE FEET ALLOWED IF LOCATED AT GRADE FLOOR OR BELOW GRADE.
2. MINIMUM 24 INCHES OF NET CLEAR HEIGHT OPENING.
3. MINIMUM 20 INCHES OF NET CLEAR WIDTH OPENING.
4. MAXIMUM 44 INCHES TO WINDOW SILL MEASURED FROM FINISHED FLOOR.



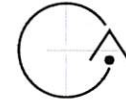
1 EGRESS WINDOW DETAIL
SCALE: 1/2"=1'-0"
SCALE: 1/8"=1'-0"

Single/Double Hung Egress Window



2 EGRESS WINDOW CODE
SCALE: 1/8"=1'-0"

chadha + associates
architecture + interiors + design



200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.rwaarchitects.com | F 312 332 0894

CLIENT

ASHFORD DOBBS LLC

56 Main Street
Hastings on Hudson, NY 10705

PROJECT

398 ASHFORD
RESIDENTIAL BUILDING

DOBBS FERRY, NY 10522

ISSUED FOR

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	03/19/20



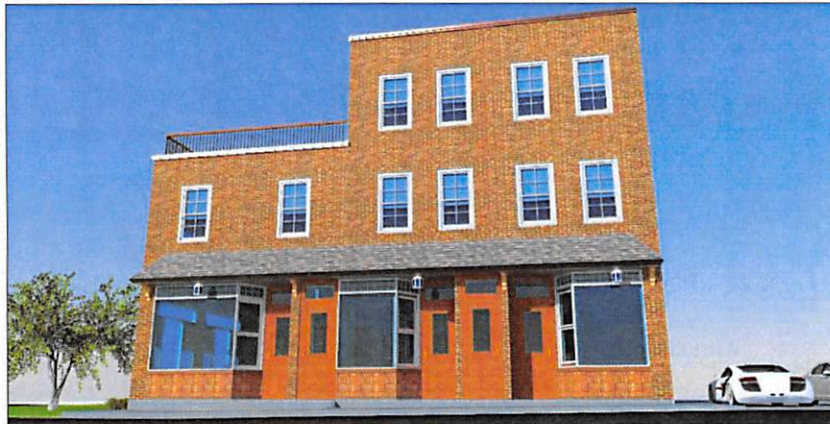
SHEET TITLE

EGRESS WINDOW
DETAIL

SHEET NO.

A4.0

C+A JOB NO. 5421-01



chadha + associates
architecture + interiors + design



205 WEST MONROE STREET SUITE 2075 CHICAGO ILLINOIS 60606
T 312 332 2962 | www.chadhaassociates.com | F 312 332 8894

CLIENT

ASHFORD DOBBS LLC
56 Main Street
Hastings on Hudson, NY 10705

KEY PLAN

PROJECT

**398 ASHFORD
RESIDENTIAL
BUILDING**

DOBBS FERRY, NY 10522

ISSUED FOR

1	ISSUE FOR REVIEW	08/16/19
NO.	DESCRIPTION	DATE

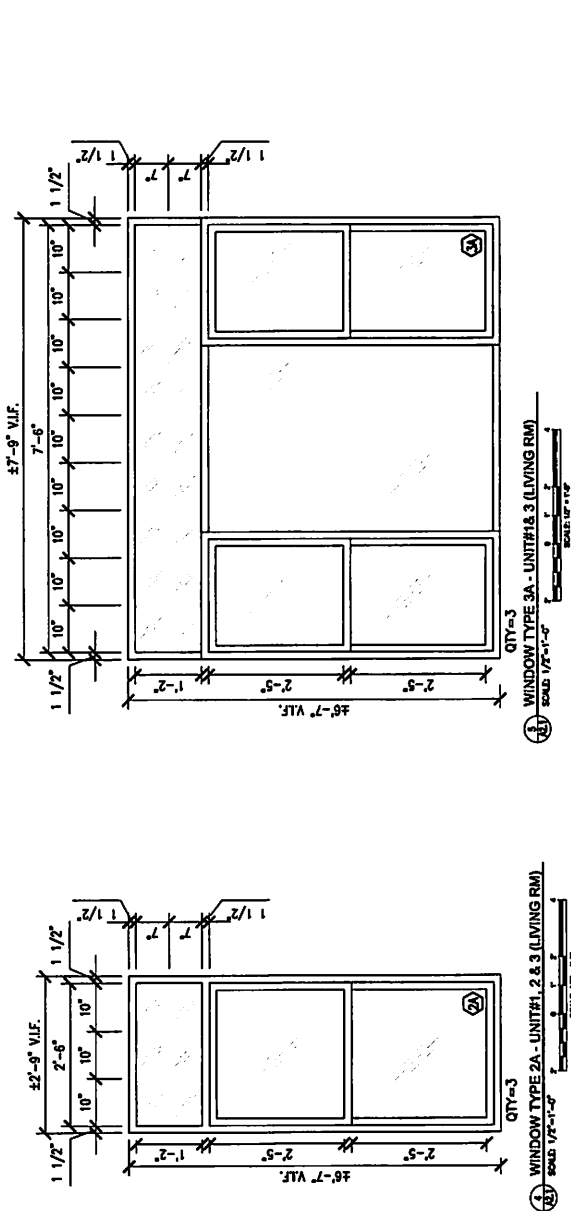
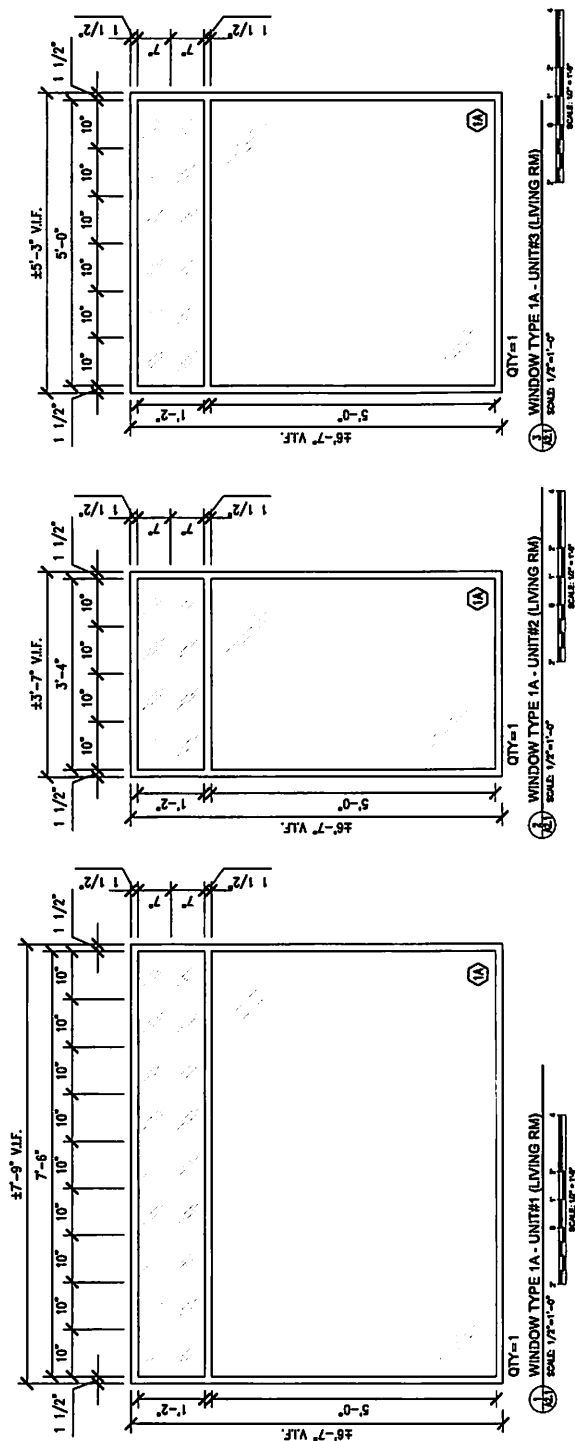
SHEET TITLE

**PERSPECTIVE
RENDERING**

SHEET NO.

A2.2

C+A JOB NO 5421-01



IN PAYMENT)

UNIV OF THE DEMINIC PART OF INTS 11:12 AND

SAW MILL RIVER PARKWAY
FORMERLY R.O. 1299
NOW AS PER FILED MAP 2722-13, SHEET 14-A
WESTCHESTER COUNTY PARK COMMISSION

