



## **VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA**

**MEETING DATE:** SEPTEMBER 28, 2021

**AGENDA ITEM SECTION:** DISCUSSION ITEMS

**AGENDA ITEM NO. :** 3

**AGENDA ITEM:** CONSIDER A RESOLUTION SETTING A PUBLIC HEARING FOR THE PROJECT AT 185 ASHFORD AVENUE AFTER REVIEW OF REFERRAL MEMO FROM PLANNING BOARD FOR SITE PLAN APPROVAL

**ITEM BACKUP DOCUMENTATION:**

1. SITE PLAN SUBMITTAL FORM FOR 185 ASHFORD AVENUE
2. MEMORANDUM & ATTACHMENTS DATED SEPTEMBER 20, 2021 FROM VALERIE MONSTRA, AICP TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
3. DRAWINGS FOR 185-191 ASHFORD AVENUE
4. DRAFT RESOLUTION

**Plan Submittal Form**

Address: 185 ASHFORD AVE

Application #: A2020-1041

Project: Mixed-Use Building

Name: Andrew Cortese

Email: ANDREW@CORTESECONSTRUCTION.COM; SL@CGASTUDIO.COM

Phone: 914-478-0799

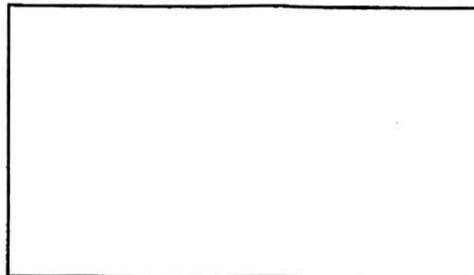
Plans attached are being submitted for:

- 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:





## MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**CC:** Richard Leins, Esq. Village Administrator  
Lori Lee Dickson Esq. Village Attorney  
Ed Manley, Building Inspector

**DATE:** September 20, 2021

**RE:** 185-191 Ashford Avenue

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Ashford Avenue Apartments LLC (“Applicant”) 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 (“Project”). Twenty (20) onsite surface parking spaces will be provided. 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.

This Application was before the Planning Board for a recommendation, and one was issued at the August 5, 2021, Planning Board meeting. The recommendation and supporting documentation are attached to the end of this memorandum, including the Village Engineer’s review letter.

### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** The SEQR process has not yet commenced. The Applicant has provided a Short Environmental Assessment Form (EAF) and this application is categorized as an Unlisted Action under SEQR. The Village Board will be the Lead Agency for this application due to its site plan approval authority. See below for additional SEQR comments.
2. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees. A public hearing conducted by the Village Board will be required.
3. **Zoning.** The Applicant provided an updated zoning table, and the Building Inspector provided a zoning letter with his final determination on the zoning compliance of this application. No waivers or variances are required for this Project.

4. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.
5. **Affordable Housing.** The Applicant proposes to provide one unit of affordable housing in accordance with §300-40 of the Zoning chapter.

#### SEQR/ENVIRONMENTAL REVIEW COMMENTS

Part I of the EAF is complete. Based on the responses to the EAF Part I, a few environmental topics require additional information from the Applicant, and those topic areas are summarized below.

1. **Threatened or Endangered Species.** The EAF identified the following threatened or endangered species: Bald Eagle. A consultation with NYSDEC is recommended as part of this SEQR review.
2. **Construction.** The Applicant should provide additional information on construction impacts including daily truck trips and truck routes.
3. **Archaeological Site.** The Project Site is within an archeologically sensitive area and typically would require a consultation with SHPO. However, the Project will be located on previously disturbed land. Therefore, it is recommended that consultation with the State Historic Preservation Office (SHPO) is not necessary.

#### SITE PLAN COMMENTS

1. **Unbundled Parking.** The Applicant is proposing unbundled parking. Specifically, the Applicant proposes to offer assigned spaces to tenants in the building but will make any unutilized parking spaces available to rent to area residents or provide additional retail parking. By renting out spaces to persons other than the occupants or tenants of the building, it was determined by the Building Inspector that the parking will constitute as an additional use which is not a permitted in the DT district (Table A-2 in the Zoning chapter). The Planning Board recommends that the Village Board should consider amending the zoning to allow parking, non-accessory use in the DT district (see attached recommendation resolution).
2. **Unit 1.** As noted in our June 1, 2021, review memorandum, the windows in Unit 1 face the parking area are the only windows for the bedroom and living areas in that apartment. There will be little natural sunlight made available to the residents in Unit 1 for the bedroom and living areas due to the overhang of the parking and the size of the windows. The Village Board may want to consider having the Applicant provide additional windows on the side of the building.
3. **Lighting.** The Applicant provided a lighting plan and noted that the lighting will comply with §300-41 of the Zoning chapter. It is recommended that the Applicant submit a photometric analysis to demonstrate that the proposed lighting will comply with those requirements.



**VILLAGE OF DOBBS FERRY**  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION 11-2021**

**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 require 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 favors unbundled parking, the renting of spaces to persons other than the occupants or tenants of the building is a parking, nonaccessory use, which is not a permitted use in the DT district. The Village Board should consider amending the zoning code to allow a parking, nonaccessory use 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 supports 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: Chairman Hunter

Seconded by: Mr. Brosnahan

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" 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 checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1 <sup>ST</sup> ALTERNAATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="1"/> ABSENT/EXCUSED
RESULT:	<b>MOTION: PASSES</b>				

I hereby attest that the above Resolution was approved by the Planning Board at its August 5, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

  
 \_\_\_\_\_  
 Chairman Hunter

Date: August 5, 2021

## MEMORANDUM

**To:** Stephen Hunter, Planning Board Chairman

**C:** Planning Board Members  
Richard Leins, Interim Village Administrator  
Ed Manley, Building Inspector  
Dan Pozin, Planning Board Attorney,  
Valerie Monastra, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** July 29, 2021

**Re:** Site Plan  
185-191 Ashford Avenue  
Village of Dobbs Ferry

With regard to the above mentioned project, this office has reviewed the following plans and submittals:

- Plans entitled: “Mixed Use Building at 185-191 Ashford Avenue”, prepared by Christina Griffin Architect, PC, dated 7/22/2021;
- Plans entitled: “Proposed Building, 191 Ashford Avenue”, prepared by Hudson Engineering & Consulting, PC, dated 7/1/2021;

Our remaining comments are as follows:

1. Comment regarding the proposed on street parking from our June 29<sup>th</sup> memo remains.
2. Notes regarding inspection and certification of the existing sewer service size and capacity must be added to the plan.
3. It is noted that a sump pump has now been proposed to discharge stormwater runoff from the new bicycle ramp and the footing drains. It is not clear where this is to be installed (basement?). Sizing criteria should be provided as well as actual float elevations specified on the plans.

Thank you



# MIXED-USE BUILDING

185-191 ASHFORD AVENUE, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706



OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS
ASHFORD AVENUE APARTMENTS, LLC ANDREW CORTESE 145 PALISADE ST. SUITE 318E DOBBS FERRY NY 10522 914-478-4250 ANDREW@CORTESECONSTRUCTION.COM	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 CG@CGASTUDIO.COM	HUDSON ENGINEERING & CONSULTING, P.C. 45 KNOLLWOOD ROAD SUITE 201 ELMSFORD, NY 10523 914.909.0420 HUDSONEC.COM	BOT SUBMISSION 8-14-20 REVISED BOT SUBMISSION 10-16-20 PLANNING BOARD SUBMISSION 12-12-20 PLANNING BOARD SUBMISSION 12-12-20 PLANNING BOARD / BOT REVISIONS 01-27-21 PLANNING BOARD SUBMISSION 03-24-21 PLANNING BOARD/BOT SUBMISSION 04-22-21 PLANNING BOARD SUBMISSION 05-18-21 PLANNING BOARD SUBMISSION 06-17-21 PLANNING BOARD SUBMISSION 07-22-21 AHRB SUBMISSION 07-29-21 BOT SUBMISSION 09-03-21	A-0 TITLE SHEET, 3D RENDERING, DATES, LIST OF DRAWINGS R-1 RENDERING OF BUILDING M-1 COLOR SCHEME, MATERIALS A-6C COLOR SCHEME - WEST & EAST ELEVATION A-7C COLOR SCHEME - NORTH ELEVATION S-1 ZONING COMPLIANCE S-2 SITE PLAN S-3 LOCATION MAP, PHOTOS OF NEIGHBORING PROPERTIES S-4 STREETScape OF NEIGHBORING PROPERTIES B-1 BASEMENT PLAN, PHOTOS OF EXISTING CONDITIONS A-1 FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 THIRD FLOOR PLAN A-4 ROOF PLAN A-5-A-7 EXTERIOR ELEVATIONS E-1 ELECTRICAL PLAN - EXTERIOR LP-1 LANDSCAPE PLAN HUDSON ENGINEERING DRAWINGS: C-1 EXISTING & DEMOLITION PLAN C-2 EROSION & SEDIMENT CONTROL PLAN C-3 STORMWATER MANAGEMENT PLAN - C-4 DETAILS



RENDERING OF PROPOSED BUILDING

SCALE: NTS

MULTI-USE BUILDING AT  
 185 - 191 ASHFORD AVENUE  
 DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT PC**  
 10 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.478.0769  
 www.christinagriffinarchitect.com

PLANNING BOARD RESOLUTION 3.24.21  
 SET SUBMISSION 9.3.21

Sheet No.

Date

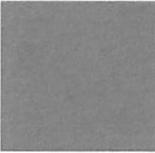
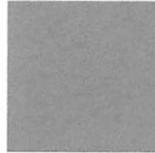
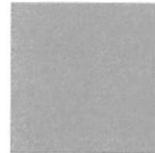


R-1



### COLOR SCHEME

SCALE: 1/4" = 1'-0"

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| <br><b>1.</b> GLEN-GERY THIN BRICK, STONE GREY KLAYCOAT | <br><b>2.</b> AZEK TRIM & PANELS AT STOREFRONT, PAINT FINISH, BENJAMIN MOORE SLATE, #CW-700 | <br><b>3.</b> AZEK CORNICE AND PILASTERS, PAINT FINISH, BENJAMIN MOORE LAMPBLACK, #CW-695 | <br><b>4.</b> 3-COAT CEMENT STUCCO WITH INTEGRAL COLOR AT ENTRY, COLOR MATCH TO BENJAMIN MOORE COMET, #1628, FINE STUCCO FINISH | <br><b>5.</b> 3-COAT CEMENT STUCCO WITH INTEGRAL COLOR, COLOR MATCH TO BENJAMIN MOORE FROSTLINE, #AF-5, FINE STUCCO FINISH | <br><b>6.</b> HARDIEPLANK ARTISAN SHIPLAP CEMENTITIOUS SIDING, PAINT FINISH, BENJAMIN MOORE BONE BLACK, #CW-710 | <br><b>7.</b> AZEK FACIA AND TRIM BOARDS, PAINT FINISH, BENJAMIN MOORE STERLING, #1591 | <br><b>8.</b> 3-COAT CEMENT STUCCO AT ROOF DECK PARAPET WALL, COLOR MATCH TO BENJAMIN MOORE PAPER WHITE, #1590, FINE STUCCO FINISH | <br><b>9.</b> HARDIEPLANK ARTISAN SHIPLAP CEMENTITIOUS SIDING, PAINT FINISH, BM LAMPBLACK, #CW-695 | <br><b>10.</b> 3-COAT CEMENT STUCCO AT BULKHEAD, COLOR MATCH TO BENJAMIN MOORE LAMPBLACK, #CW-695, FINE STUCCO FINISH | <br><b>11.</b> PELLA WINDOWS, LIFESTYLE SERIES, ALUMINUM CLADDING, BLACK FINISH | <br><b>12.</b> ALUMINUM METAL RAILING, BLACK FINISH | <br><b>13.</b> SOLID FLAT-PANEL WOOD OR FIBERGLASS DOOR, BLACK FINISH |
|--|---|---|---|---|---|--|--|--|---|---|---|---|



MIXE-USE BUILDING AT  
 185 - 191 ASHFORD AVENUE  
 DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC  
 10 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.478.0799  
 www.christinagriffinarchitect.com

PROJ. SUBMISSION 1.26.21  
 REG. SUBMISSION 3.31.21  
 COLOR SCHEME MATERIALS  
 Date: 4/1/2021

**M-1**











**AREA MAP / PHOTOS OF NEIGHBORING PROPERTIES**

SCALE: NTS

MULTI-USE BUILDING AT  
**185 - 191 ASHFORD AVENUE**  
 DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT PC**  
 10 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.475.0759  
 www.christinagriffinarchitect.com

PLANNING BOARD (BOT REVISIONS) 12/20  
 PLANNING BOARD REVISIONS 2/22  
 DATE SUBMITTED 1/21

PHOTOS / MAP  
 AS SHOWN



**S-3**



## STREETSCAPE OF NEIGHBORING PROPERTIES

SCALE:  $\frac{1}{16}'' = 1'-0''$

MULTI-USE BUILDING AT  
**185 - 191 ASHFORD AVENUE**  
 DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT PC**  
 10 Spring Street  
 Hightstown, NJ 08520, New York 10706  
 914.478.0789  
 www.christinagriffinarchitect.com

Date: \_\_\_\_\_  
 PLANNING BOARD, 105 REVISED 1.27.21  
 PLANNING BOARD, 105 REVISED 1.27.21  
 PLANNING BOARD, 105 REVISED 1.27.21  
 ARB, SUBMISSION, 7.26.21

Drawn by: \_\_\_\_\_  
 STREETScape  
 Scale: AS SHOWN

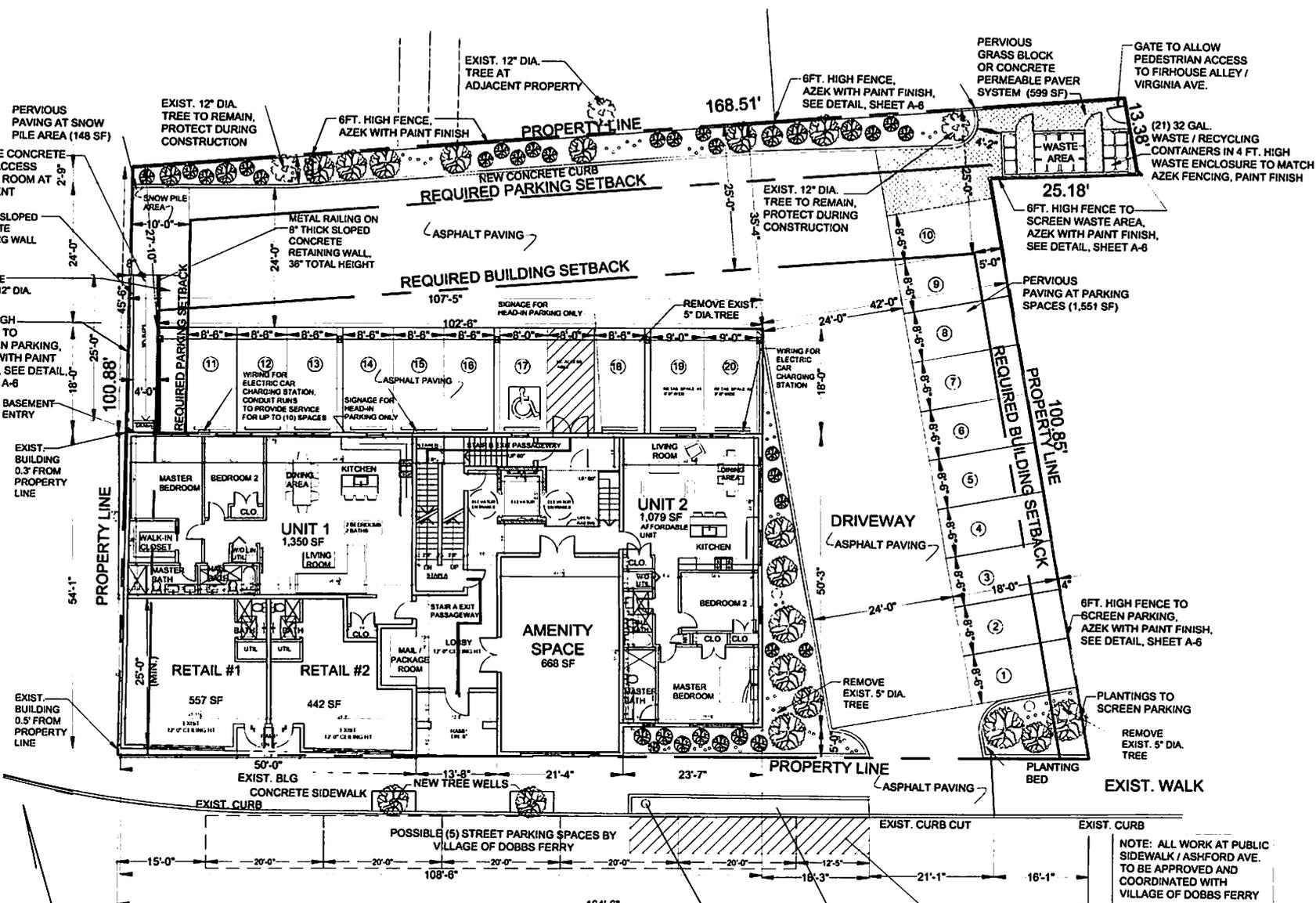


**S-4**



PROJ. NO.	185-191
DATE	11/11/2021
DESIGNER	CHRISTINA GRIFFIN
ARCHITECT	CHRISTINA GRIFFIN ARCHITECT PC
REGISTERED ARCHITECT	CHRISTINA GRIFFIN
NO. 11110000000000000000	11/11/2021
PROJECT NO.	185-191
DATE	11/11/2021
DESIGNER	CHRISTINA GRIFFIN
ARCHITECT	CHRISTINA GRIFFIN ARCHITECT PC
REGISTERED ARCHITECT	CHRISTINA GRIFFIN
NO. 11110000000000000000	11/11/2021

NOTE: ALL WORK AT PUBLIC SIDEWALK / ASHFORD AVE. TO BE APPROVED AND COORDINATED WITH VILLAGE OF DOBBS FERRY



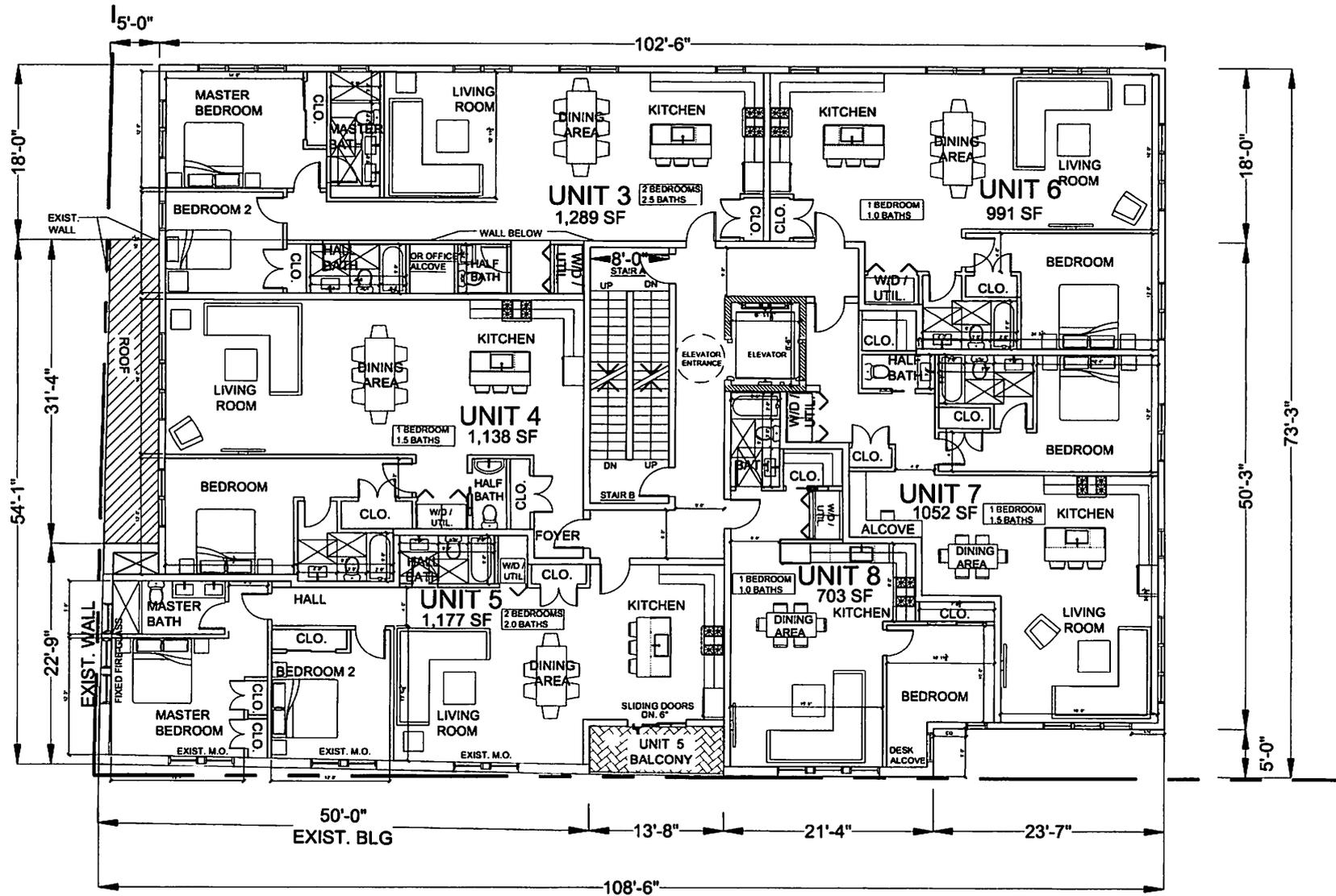
**ASHFORD AVENUE**  
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



REMOVE EXIST. 24" DIA. TREE: NEW TREE TO REPLACE EXISTING. SEE LANDSCAPING PLAN, SHEET L-1

EXIST. CUT-OUT IN WALK FOR PLANTINGS

PAINT SHOULDER TO NARROW LANE FOR TRAFFIC CALMING; OR WIDEN SIDEWALK, PER TRAFFIC COMMITTEE MEMO, BY VILLAGE OF DOBBS FERRY



**SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"

MIXED-USE BUILDING AT  
**185 - 191 ASHFORD AVENUE**  
 DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT PC**  
 10 Springs Street  
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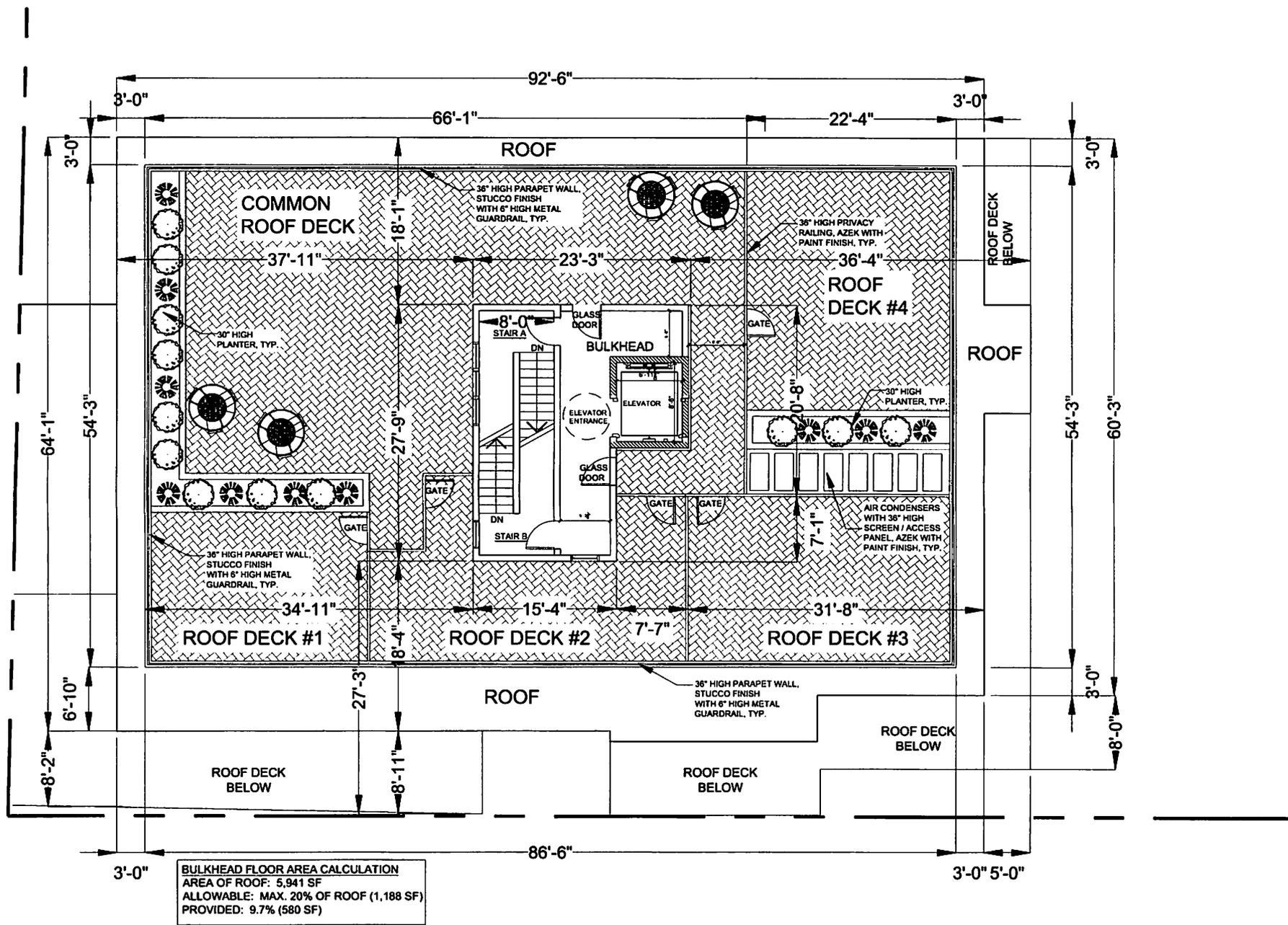
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 PLANNING BOARD REVIEW: 11.21  
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 PERMITS: 11.21

Project No.  
 SECOND FLOOR PLAN  
 AS SHOWN



**A-2**





# ROOF PLAN

SCALE: 3/16" = 1'-0"

MIXED-USE BUILDING AT  
**185 - 191 ASHFORD AVENUE**  
 DOBBS FERRY, NY 10522

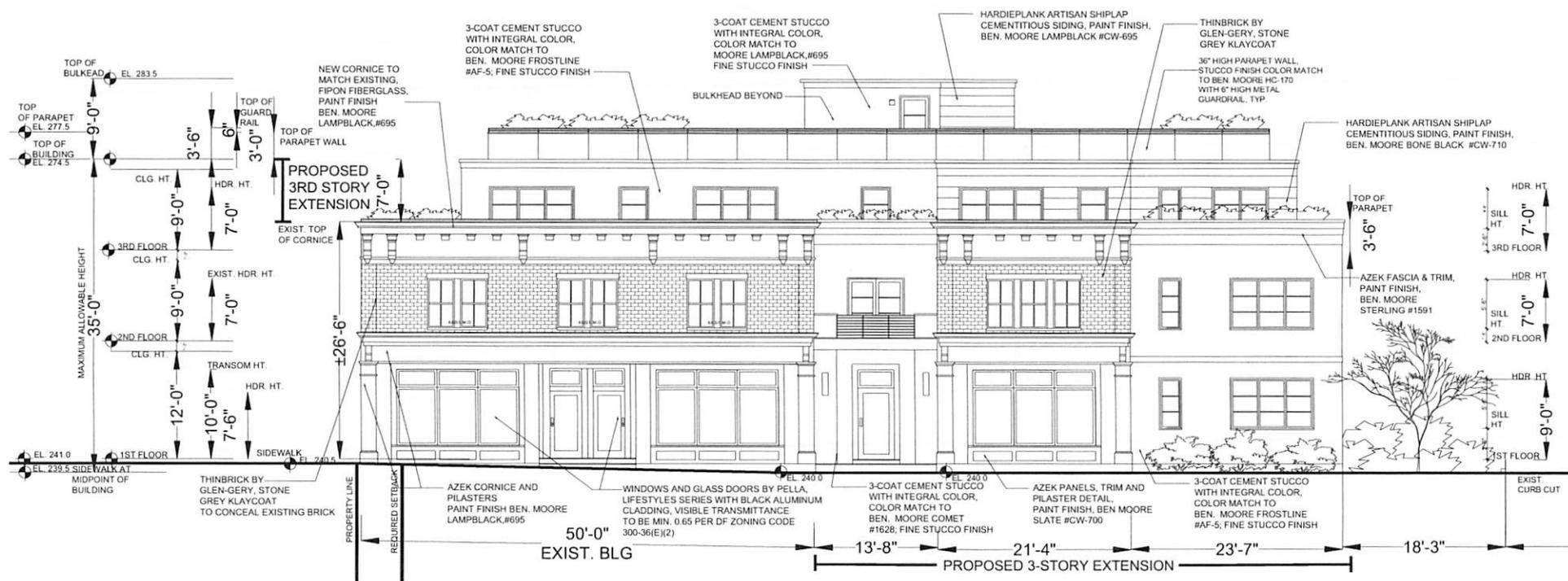
**CHRISTINA GRIFFIN ARCHITECT PC**  
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 Hastings-on-Hudson, New York 10706  
 914.478.0799  
 www.christinagriffinarchitect.com

DOT SUBMISSION 8-14-20  
 REVISIONS 9-25-20  
 PERMITTED BOARD SUBMISSION 11-13-20  
 PLANNING BOARD REVIEW SUBMISSION 1-17-21  
 PERMITTED BOARD SUBMISSION 3-24-21  
 PR. SUB. 3-11-21  
 PR. SUB. 6-17-21

Drawn by  
**ROOF PLAN**  
 Date  
 AS SHOWN



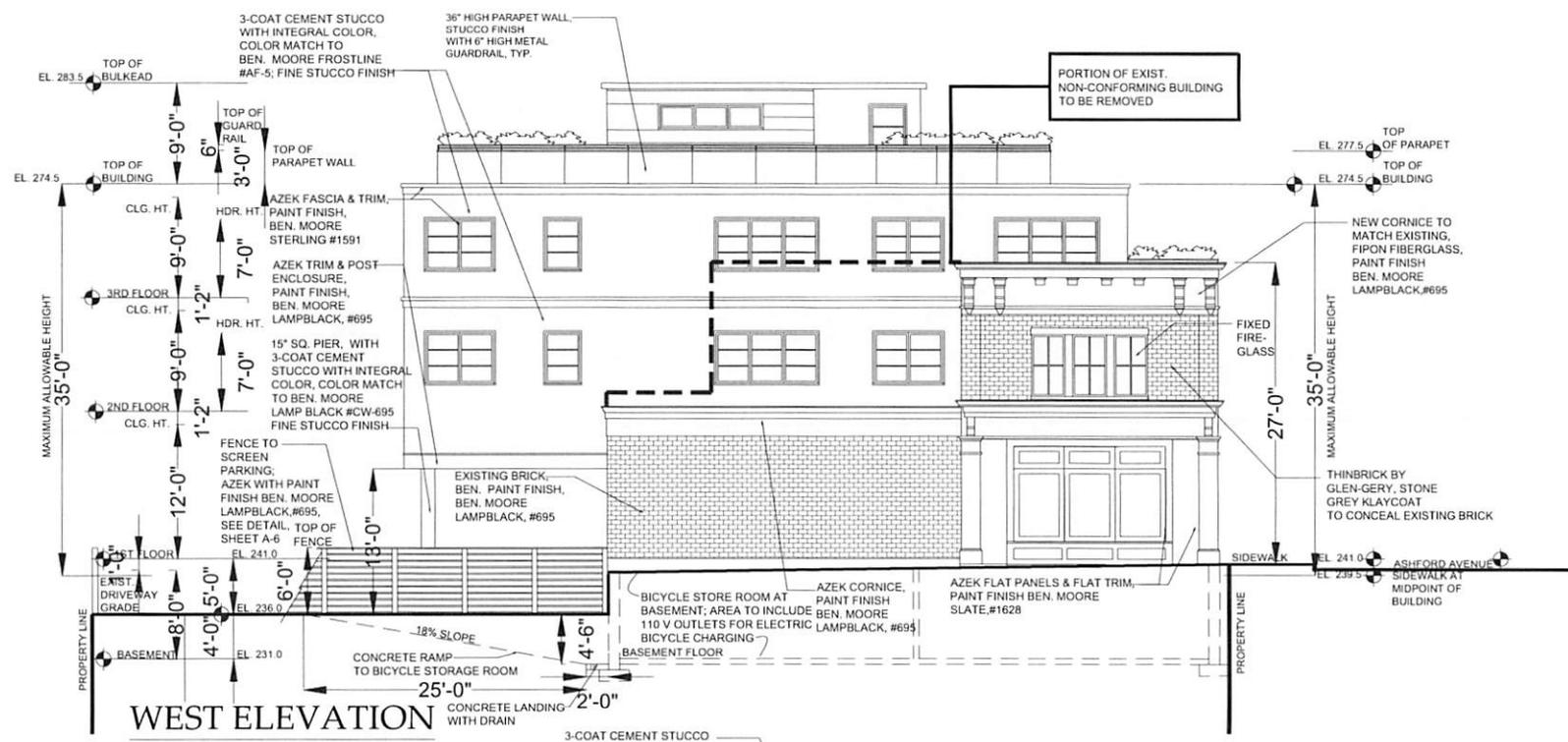
**A-4**



**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

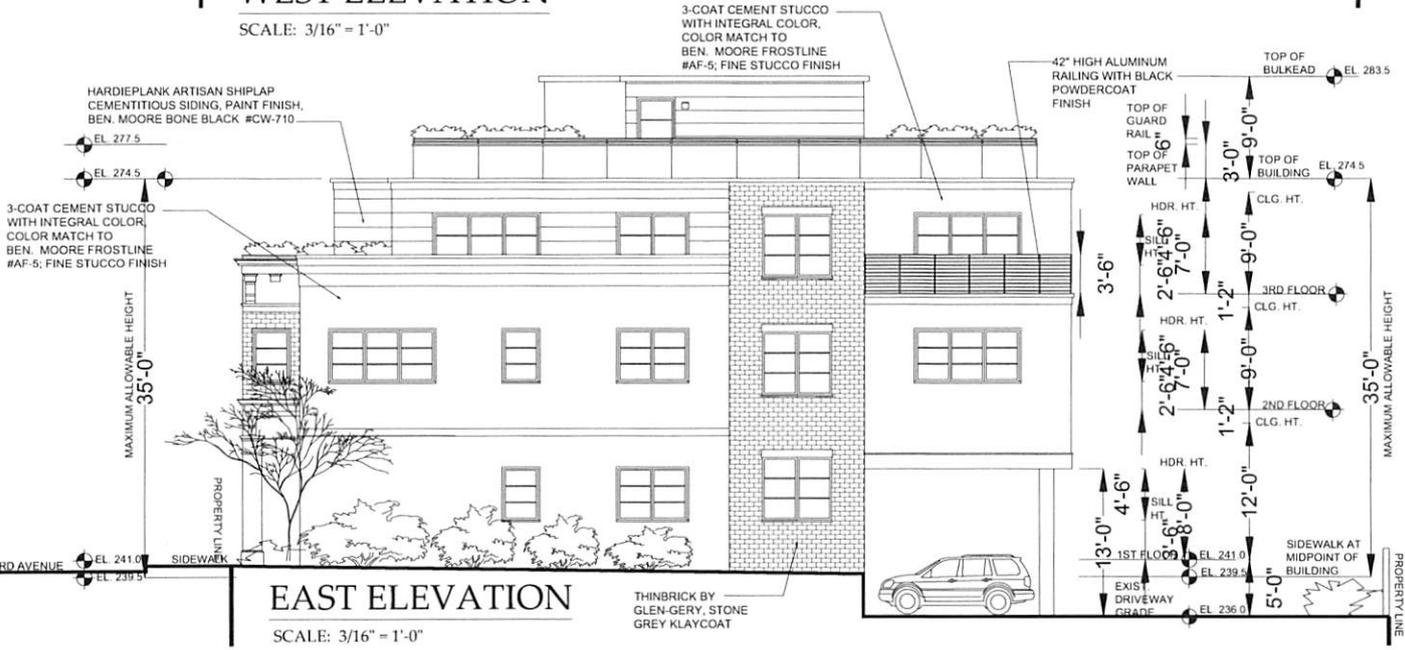


DATE	DESCRIPTION
08.05.20	PRELIMINARY PLAN
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10.05.20	REVISIONS
11.05.20	REVISIONS
12.05.20	REVISIONS
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11.12.21	REVISIONS
12.12.21	REVISIONS
01.01.22	REVISIONS
02.01.22	REVISIONS
03.01.22	REVISIONS
04.01.22	REVISIONS
05.01.22	REVISIONS
06.01.22	REVISIONS
07.01.22	REVISIONS
08.01.22	REVISIONS
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10.01.22	REVISIONS
11.01.22	REVISIONS
12.01.22	REVISIONS



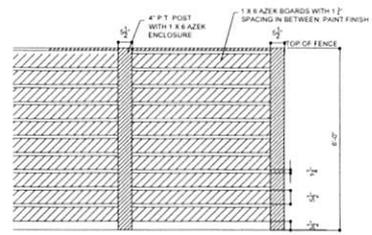
**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**FENCE DETAIL**

SCALE: 1/2" = 1'-0"



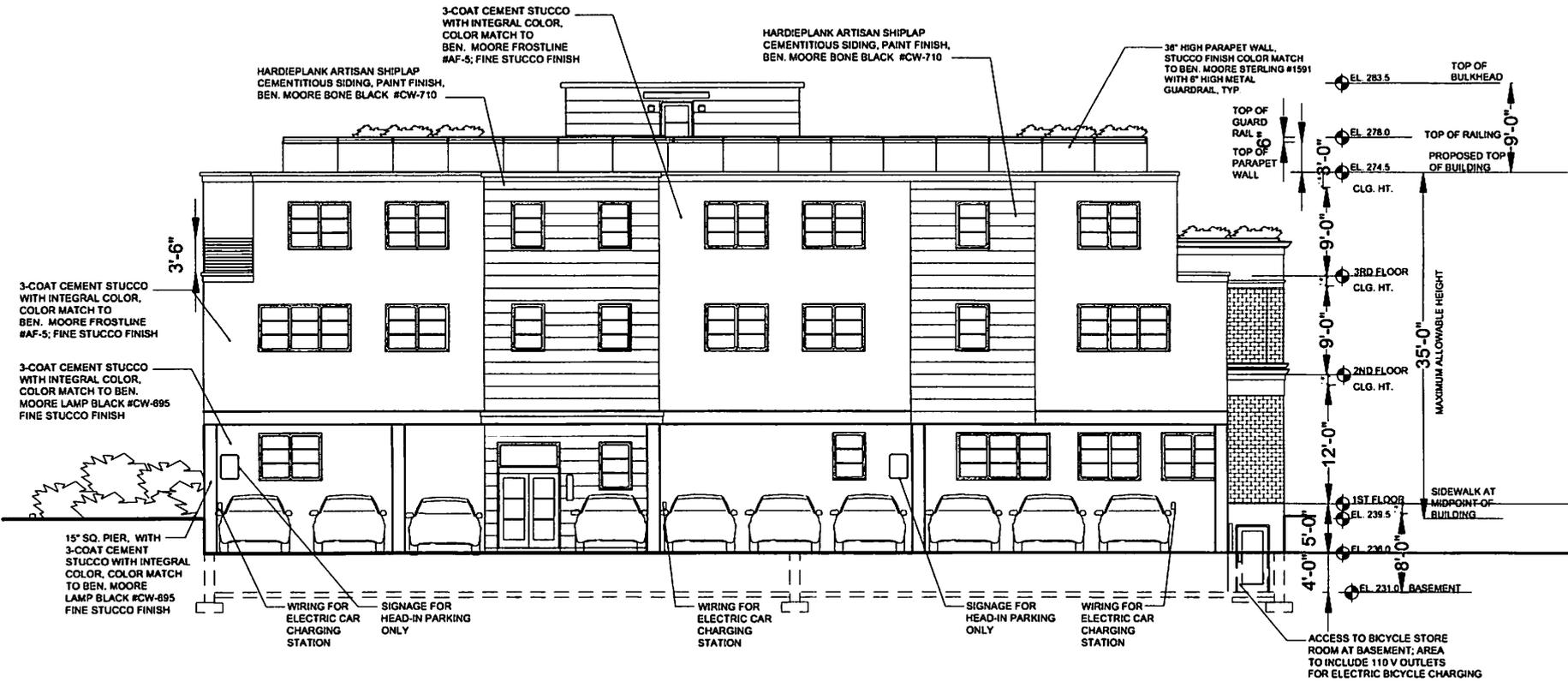
MIXE-USE BUILDING AT  
**185 - 191 ASHFORD AVENUE**  
 DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT PC**  
 10 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.476.0768  
 www.christinagriffinarchitect.com

DATE: 08/15/2024  
 DRAWN BY: J. GRIFFIN  
 CHECKED BY: J. GRIFFIN  
 PROJECT: 185-191 ASHFORD AVENUE  
 DRAWING: EXTERIOR ELEVATIONS  
 SHEET: A-7  
 PLANNING BOARD SUBMISSION 3.24.21  
 PLANNING BOARD SUBMISSION 4.27.21  
 PER: 08/15/2024

PROJECT: EXTERIOR ELEVATIONS  
 AS SHOWN

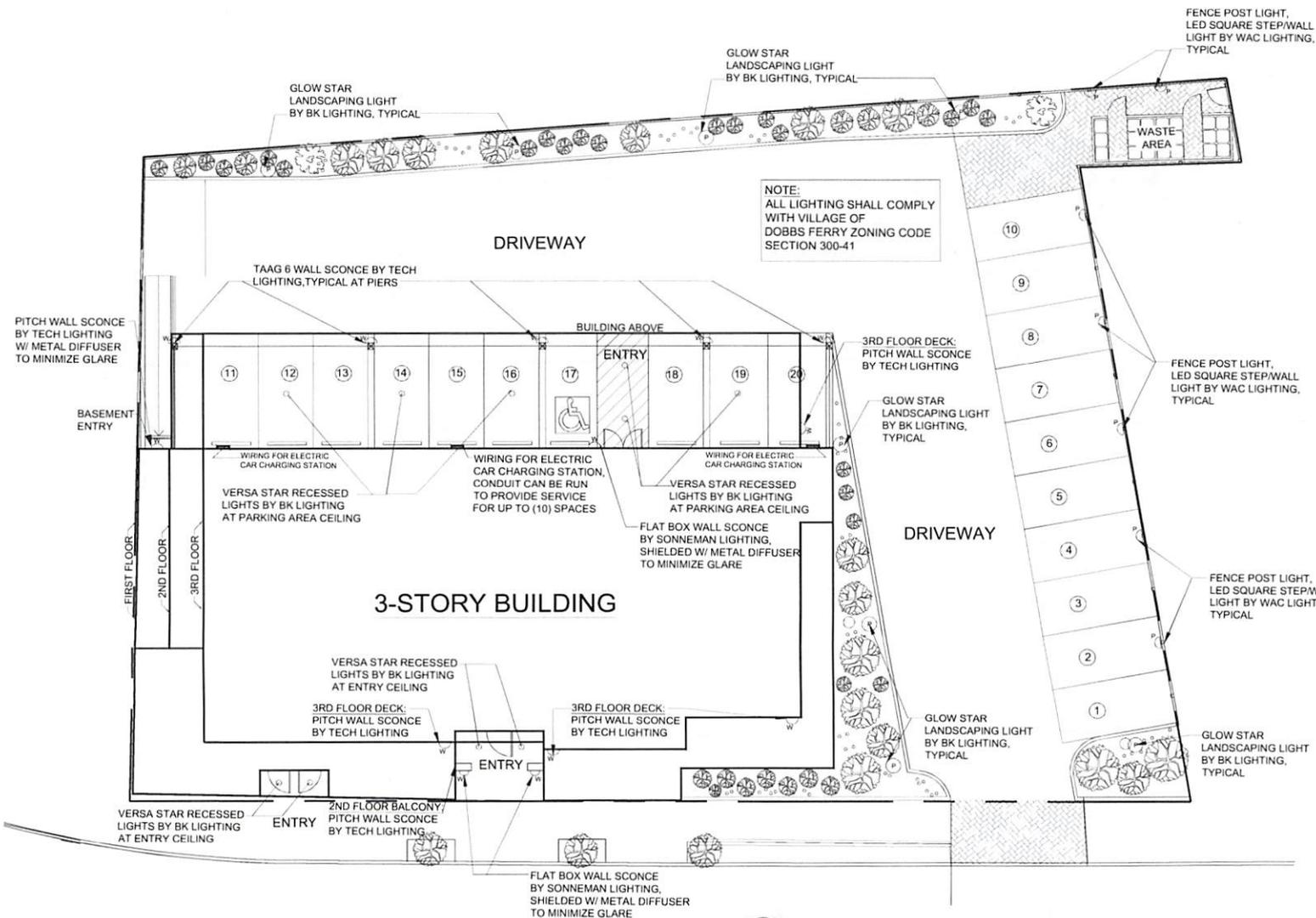
**A-7**



**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"





# ELECTRICAL PLAN - EXTERIOR

SCALE: 1/8" = 1'-0"



PITCH WALL SCONCE BY TECH LIGHTING, 5" W. x 5" H. x 3.9" D., CHARCOAL FINISH



LED SQUARE STEP/WALL LIGHT BY WAC LIGHTING, 2.75" W. x 3.25" H. x 1.88" D., BRONZED STAINLESS STEEL FINISH



VERSAR STAR RECESSED LIGHT BY BK LIGHTING, 5" DIAMETER, ALUMINUM FINISH



GLOW STAR LANDSCAPING LIGHT BY BK LIGHTING, STYLE "J" 2 1/4" DIA., 12" H., ALUMINUM FINISH



FLAT BOX WALL SCONCE BY SONNEMAN LIGHTING, 6" W. x 17" H. x 2.5" D., TEXTURED GREY FINISH



TAAG 6 WALL SCONCE BY TECH LIGHTING, 5" W. x 5.9" H. x 5.7" D., CHARCOAL FINISH (OR TAAG 10, 10.2" W, 9.8 H. 10.2" D.)

MIXE-USE BUILDING AT  
**185 - 191 ASHFORD AVENUE**  
 DOBBS FERRY, NY 10522

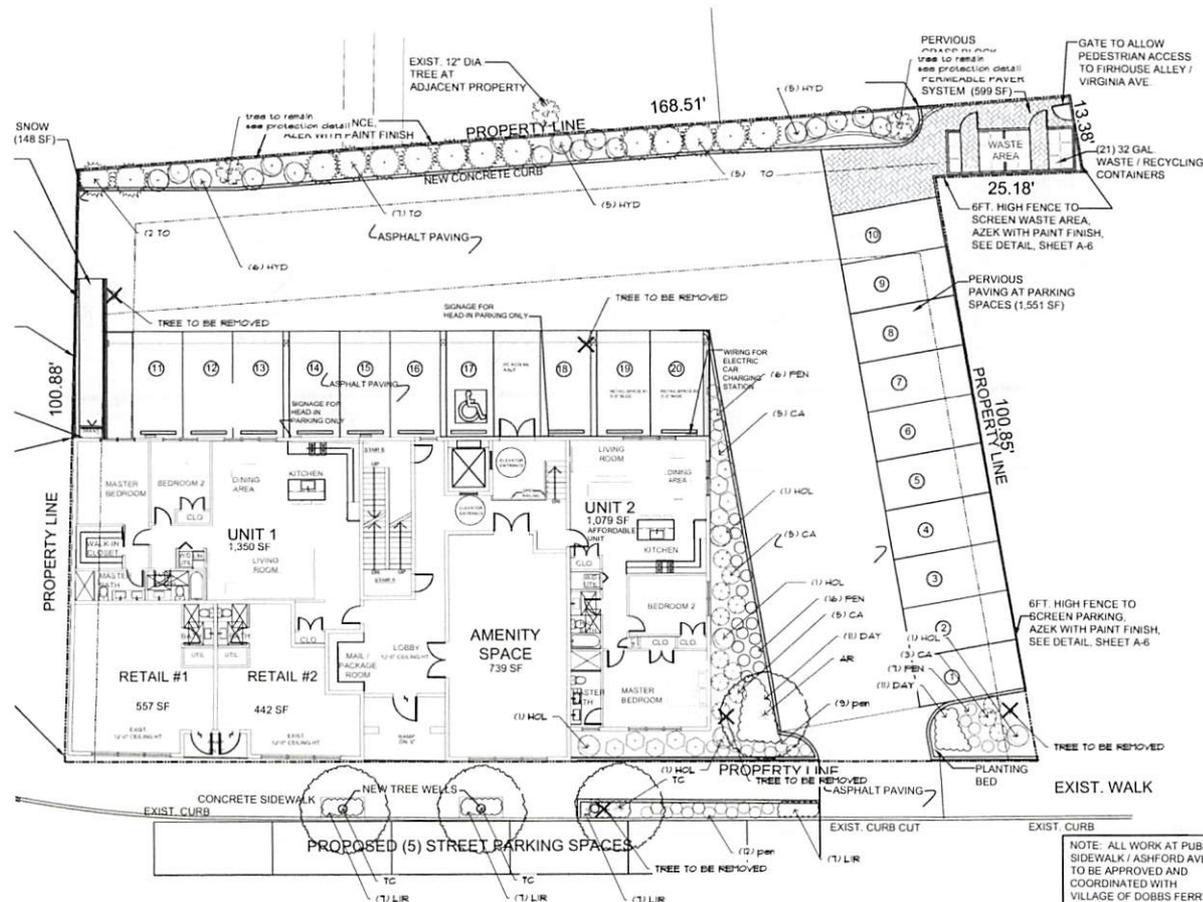
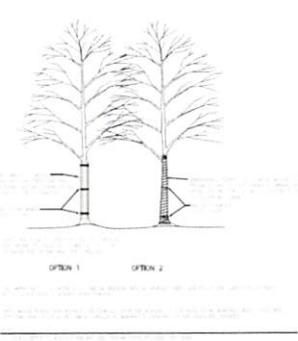
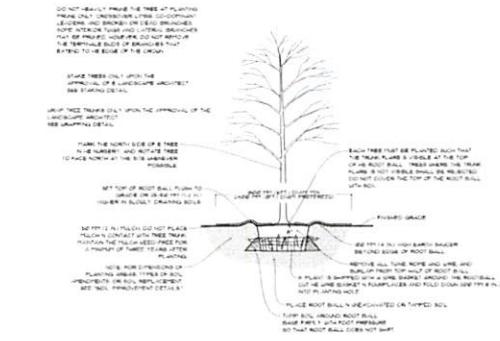
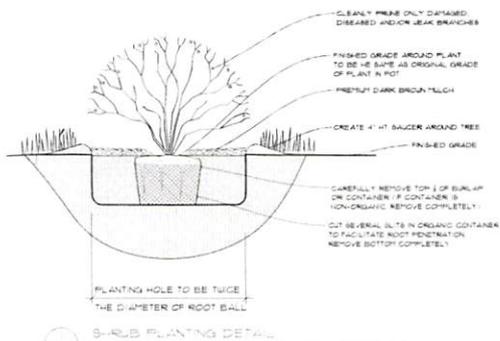
**CHRISTINA GRIFFIN ARCHITECT PC**  
 10 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.478.0799  
 www.christinagriffinarchitect.com

DATE: 08/20/2024  
 PROJECT: 185-191 ASHFORD AVENUE  
 SHEET: ELECTRICAL PLAN  
 DRAWN BY: J. ZAZUL  
 CHECKED BY: J. ZAZUL  
 APPROVED BY: C. GRIFFIN  
 SCALE: AS SHOWN

**E-1**

# PLANT SCHEDULE

Sq.	Qty.	Common & Botanical Name	Size	Root
AR	1	October Glory Maple Acer Rupestris October Glory	3-3 1/2" Cal.	B4B
TC	3	Greenspire Linden Tilia cordata	3-3 1/2" Cal.	B4B
TO	14	Green Giant Arborvitae Thuja occidentalis Green Giant	8-10" H.	B4B
HOL	5	Dragon Lady Holly Ilex x 'Dragon Lady'	5 HL	
HYD	16	All Summers Beauty Hydrangeas All Summers Beauty	5 Cor.	
CA	20	Feather Reed Grass Calamagrostis australis Karl Foerster	5 Cor.	
PEN	50	Pennsylvania sedge Carex pensylvanica	5 Cor.	
DAY	22	Happy Returns Daylily Hemerocallis 'Happy Returns'	5 Cor.	
LIR	26	Big Blue Lilly Turf Liriodendron	5 Cor.	



## NOTES

1. Survey site information taken from a survey by Hudson Engineering Inc. 1/18/20. Refer to these plans for more information.
2. Location of existing utilities not performed by this office. Confirm location of all utilities prior to construction. Call CALL 800 SAFETY NEW YORK.
3. Contractor to verify all grades and dimensions prior to construction. Contractor to retain landscape architect's stamp on all work items.

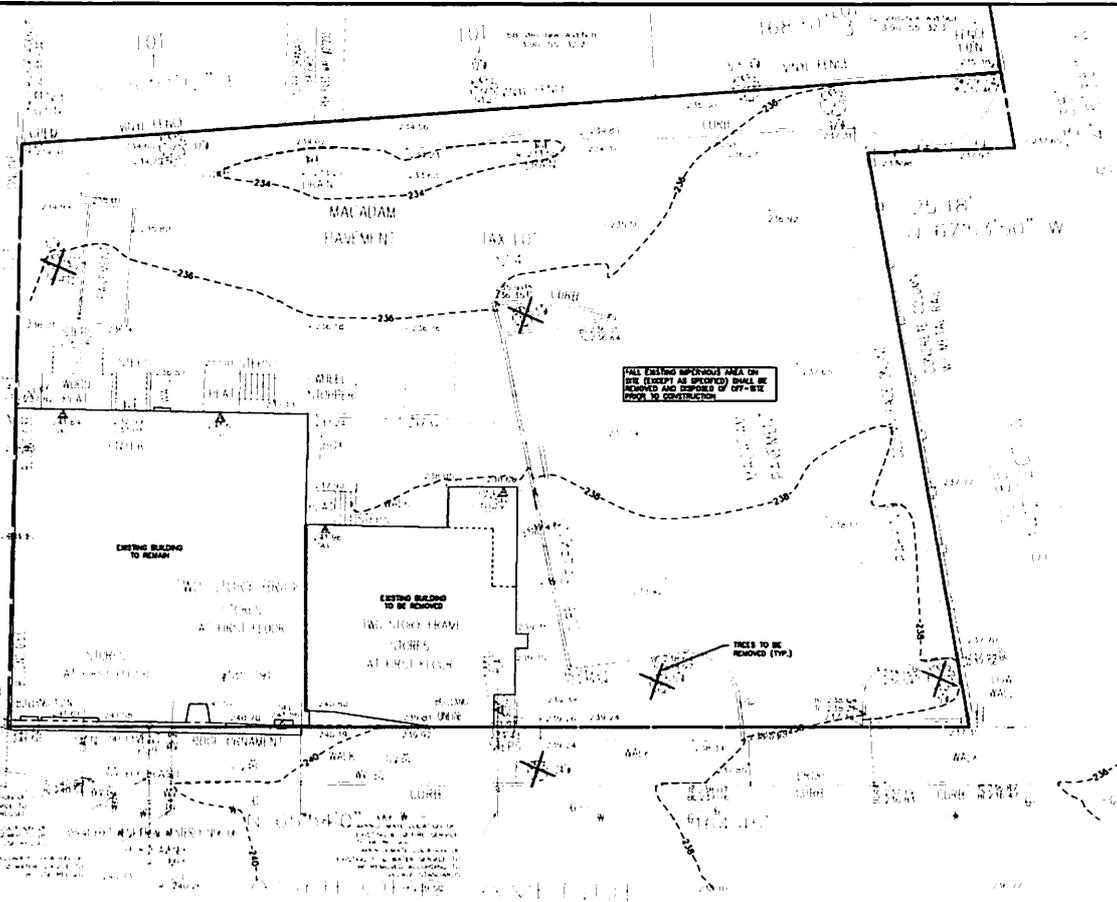
**ROBERT SHERWOOD**  
LANDSCAPE ARCHITECT LLC  
P.O. BOX 564 BROOKFIELD CT 06804  
P: 203.798.1447 C: 203.994.5537 rsherwood@rsllc.com



**LANDSCAPE PLAN**  
Ashford Avenue Apartments  
145 Fairdale St.  
Dobbs Ferry NY 10522

**#2 COMMENTS 2.21.21**  
**#1 TREE REMOVAL 5.19.21**

**REVISIONS:**  
SCALE: AS NOTED  
DATE: 04.21.21  
JOB NO: 2112  
DRAWING NO: LP-1.0  
1 OF 1



ALL EXISTING ASPHALT AREA ON THE EXISTING AS SHOWN SHALL BE REMOVED AND DISPOSED OF OFF-SITE PRIOR TO CONSTRUCTION.

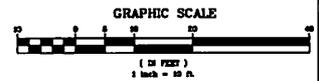
**LEGEND**

PROPERTY LINE  
 PROPOSED TREE TO BE REMOVED

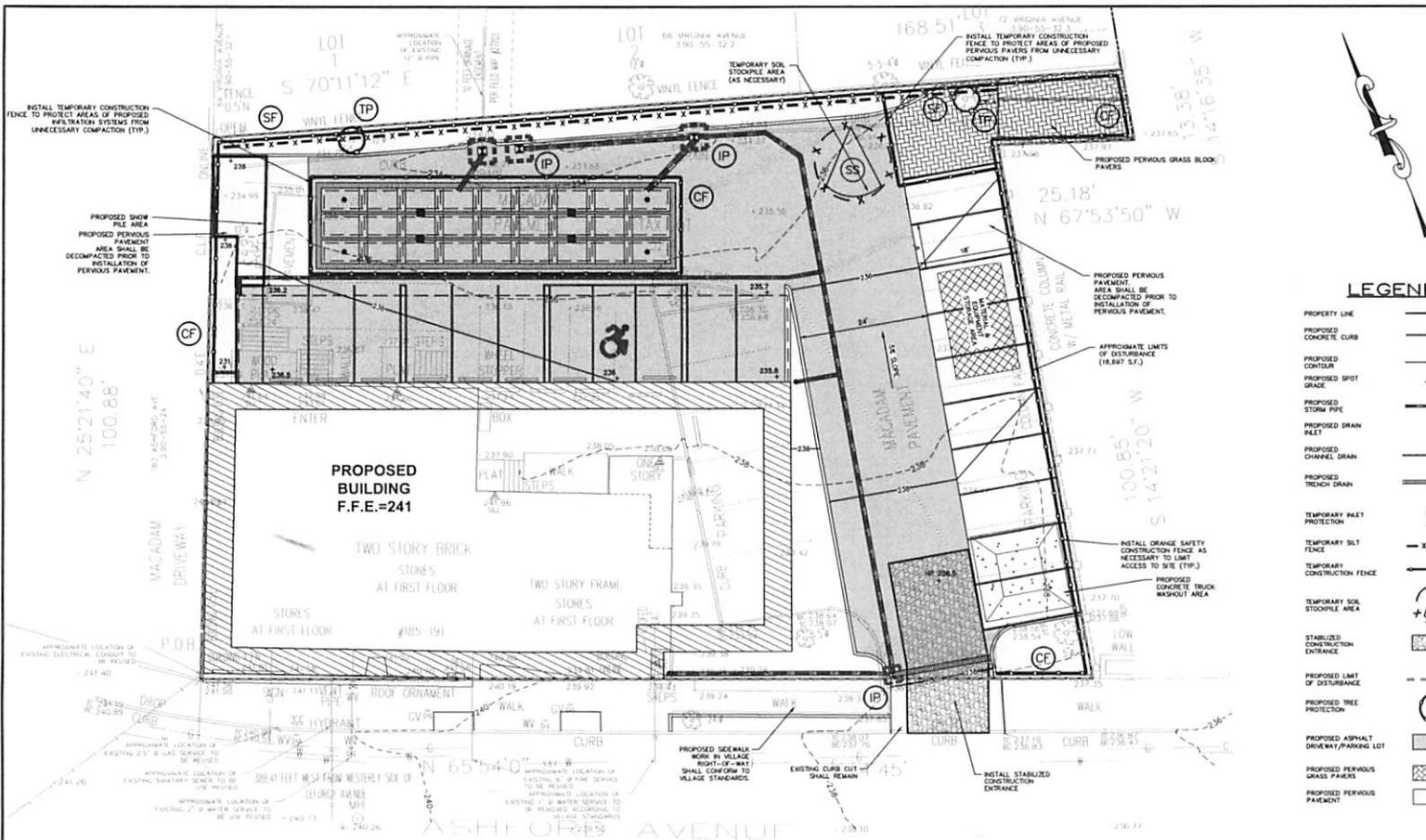
**NOTES:**  
 1. ALL MATERIAL TO BE REMOVED SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYSE LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM IS A VIOLATION OF THE NYE EDUCATION LAW.

191 ASHFORD AVENUE EXISTING AND DEMOLITION PLAN BASED UPON EXISTING INFORMATION PROVIDED BY SUMMIT LAND SURVEYING P.C. LOCATED AT 21 DRAKE LANE, WHITE PLAINS, NY 10607, DATED MAY 8, 2020



THE PLAN MUST BE USED FOR CONSTRUCTION WITHOUT MODIFICATIONS OR OMISSIONS.	PROJECT PROPOSED BUILDING 191 ASHFORD AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY - NEW YORK	
	EXISTING AND DEMOLITION PLAN <b>HUDSON</b> ENGINEERING CONSULTING, P.C. <small>44 East Broadway, New York, NY 10002-4202</small> 212 688 9438 212 688 9438	
SHEET NO. C-1		



**INSTALLATION & MAINTENANCE OF EROSION CONTROL:**

**CONSTRUCTION SCHEDULE**  
 NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

**EROSION CONTROL MEASURES**  
 INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

**INSPECTION BY MUNICIPALITY**  
 MAINTENANCE LOG BE DESIGNED DURING ALL PHASES OF CONSTRUCTION.

**AFTER ANY RAIN CAUSING RUNOFF**, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

**INSPECTION BY MUNICIPALITY - FINAL GRADING**  
 REMOVE UNNEEDED SURFACES FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

**INSPECTION BY MUNICIPALITY - LANDSCAPING**  
 SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JOHNSON GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

**INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING**  
 GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

**INSPECTION BY MUNICIPALITY - FINAL INSPECTION**  
 ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

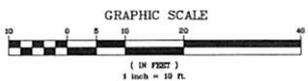
**VILLAGE NOTES:**

- TEMPORARY PEDESTRIAN TRAFFIC CONTROLS WILL BE REQUIRED TO MAINTAIN SAFE AND ACCESSIBLE USE OF THE SIDEWALK THROUGHOUT CONSTRUCTION. ADDITIONAL TRAFFIC CONTROLS MAY BE REQUESTED BY THE VILLAGE IF DEEMED APPROPRIATE.
- THE LIMITS OF PAVEMENT AND PAVEMENT GRASS BLOCK PAVERS SHALL BE SHOWN ON THE "AS-BUILT" SURVEY SUBMITTED TO THE VILLAGE.

**LEGEND**

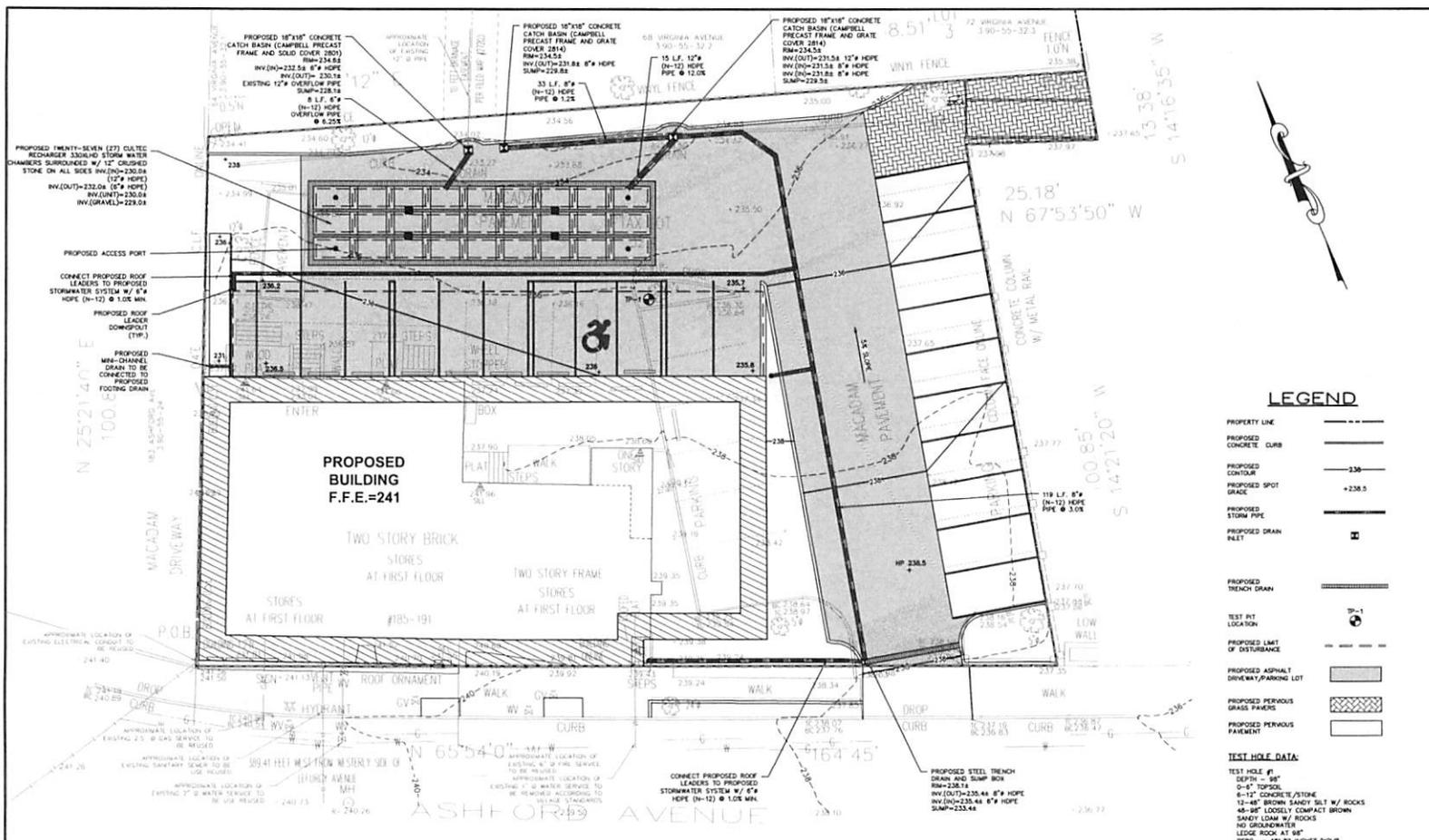
- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED CHANNEL DRAIN
- PROPOSED TRENCH DRAIN
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE PROTECTION
- PROPOSED ASPHALT DRIVEWAY/PARKING LOT
- PROPOSED PAVEMENT GRASS PAVERS
- PROPOSED PAVEMENT

191 ASHFORD AVENUE EROSION & SEDIMENT CONTROL PLAN BASED UPON EXISTING INFORMATION PROVIDED BY SUMMIT LAND SURVEYING P.C. LOCATED AT 21 DRAKE LANE, WHITE PLAINS, NY 10607, DATED MAY 8, 2020



PROJECT: <b>PROPOSED BUILDING</b> <b>191 ASHFORD AVENUE</b> <b>VILLAGE OF DOBBS FERRY</b> <b>WESTCHESTER COUNTY - NEW YORK</b>		
EROSION & SEDIMENT CONTROL PLAN 		
SHEET NO. 03/21/20 DATE: 11-20-20 DRAWN BY: D.V. CHECKED BY: D.V. SHEET NO.		<b>C-2</b> © 2021

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE INVEIGNEE AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



**LEGEND**

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED ASPHALT DRIVEWAY/PARKING LOT
- PROPOSED PERVIOUS GRASS PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- TEST HOLE DATA

**STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM**

MEASURE	DATES FOR INSPECTION	TIMING, ACTIVITY, AND LOCATION
GENERAL MAINTENANCE (STORM SEWER, CATCH BASINS/ DRAIN INLETS, PRE-TREATMENT DEVICE AND INFILTRATION BASIN)	ALL	ALL STORMWATER FACILITIES SHALL BE INSPECTED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION AND THEN MONTHLY FOR THE FIRST THREE (3) MONTHS FOLLOWING THE COMPLETION OF THE PROJECT. WITHIN THE FIRST THREE (3) MONTHS, INSPECTIONS SHALL IMMEDIATELY BE PERFORMED FOLLOWING A LARGE STORM EVENT (I.E. PRODUCING 1/2" OR MORE RAIN) OF ANY OR GREATER INTENSITY. THESE FACILITIES SHALL BE INSPECTED AS DESCRIBED AS FOLLOWS: SPOT INSPECTIONS: FACILITIES SHALL BE IMMEDIATELY MAINTAINED AND/OR CLEANED AS MAY BE REQUIRED. ANY AREAS EXHIBITING SOIL EROSION OF ANY KIND SHALL BE IMMEDIATELY RESTORED AND STABILIZED WITH VEGETATION. MULCH OR STONE DRAINAGE ON THE AREA TO BE STABILIZED. INSPECTION: INSPECTIONS SHALL BE PERFORMED ON THE FOLLOWING: LEAF AND FOREST LITTER SHALL BE REMOVED FROM THE BASIN, OVERFLOW OR SCOUR PILES AND FRAMES AND GRATES OF DRAINAGE STRUCTURES.
STORM - CATCH BASIN/ DRAIN INLETS AND DRAIN MANHOLES WITH SLUICES HAVE BEEN DESIGNED TO TRAP SEDIMENT PRIOR TO ITS TRANSPORT TO THE INFILTRATION PITS OR UNDERFLOW. THESE SLUICES WILL REQUIRE PERIODIC INSPECTION AND MAINTENANCE TO ENSURE THAT ACCUMULATED SEDIMENT WITHIN THE SLUICES, THE COVER, OR OTHER DAILY AUTHORIZED REPRESENTATIVE, SHALL TAKE MEASUREMENTS OF THE SLUICE.	EVERY FOUR (4) MONTHS	IF SEDIMENT HAS ACCUMULATED TO 1/2 (ONE-HALF) THE DEPTH OF THE SLUICE, ALL SEDIMENT SHALL BE REMOVED FROM THE SLUICE. SEDIMENTS CAN BE REMOVED WITH HAND-TOoled OR WITH A VACUUM TRUCK.
USE OF ROAD SALT SHALL BE MINIMIZED FOR MAINTENANCE OF PAVED AND DRIVEWAY AREAS	EVERY FOUR (4) MONTHS THEREAFTER	
SUBSURFACE INFILTRATION SYSTEMS (PERVIOUS/DRY WELL)	EVERY SIX (6) MONTHS THEREAFTER	ALL INFILTRATION SYSTEMS SHALL BE INSPECTED EVERY SIX (6) MONTHS (SPRING AND FALL) FOR EXCESS SEDIMENT ACCUMULATION AND CLOSING OF PILES AND GULLIES FORMING. DURING DRY WEATHER CONDITIONS, WHEN SALT IS ACCEPTABLE FOR USE AS A DEICER ON THE PAVED SURFACE, INSURANCE ENGINEER SHALL VISUALLY CHECK OR SAMPLE WATERSHED CURBSIDE BASED LOAD PRODUCTS OR AS PRE-TREATED SALT PREPARABLE.
PERVIOUS PAVEMENT AND PAVED AREAS	EVERY SIX (6) MONTHS THEREAFTER (SPRING & FALL) BY PERVIOUS FOUNDRIES	PERVIOUS PAVEMENT AND PAVED AREAS SHALL BE INSPECTED CLEAN AS PART OF GENERAL PERVIOUS MAINTENANCE SCHEDULE. AREA SHOULD BE FREE OF CONTAMINANTS SUCH AS GRASS/WEEDS, SLIPPERY, WASH SALT, ETC. TO ENSURE MAXIMUM PERVIOUSITY.
PERVIOUS PAVEMENT AND PAVED AREAS	EVERY SIX (6) MONTHS THEREAFTER (SPRING & FALL) BY PERVIOUS FOUNDRIES	PERVIOUS PAVEMENT AND PAVED AREAS SHALL BE INSPECTED CLEAN AS PART OF GENERAL PERVIOUS MAINTENANCE SCHEDULE. AREA SHOULD BE FREE OF CONTAMINANTS SUCH AS GRASS/WEEDS, SLIPPERY, WASH SALT, ETC. TO ENSURE MAXIMUM PERVIOUSITY.

**CONSTRUCTION SEQUENCING**

1. ESTABLISH A CONSTRUCTION TRAIL TO THE DEVELOPMENT AREA
2. ESTABLISH CONSTRUCTION STAGING AREA
3. SELECTIVE VEGETATION REMOVAL FOR SITE FENCE INSTALLATION
4. INSTALL S&T FENCE AROUND SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN
5. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (ENRICHED DURING MAY 1<sup>ST</sup> THROUGH OCTOBER 31<sup>ST</sup> PLANTING SEASON OR BY COVERING WITH A TAMPAFLAX) NOVEMBER 1<sup>ST</sup> THROUGH APRIL 30<sup>TH</sup>
6. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSAL OF OFF-SITE
7. ROUGH GRADE SITE
8. EXCAVATE AND INSTALL INFILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS. EXCAVATION SYSTEMS SHALL BE TEMPORARILY PLUGGED UNTIL THE COMPLETION OF CONSTRUCTION AND THE SITE IS STABILIZED
9. INSTALL ALL PRE-TREATMENT DEVICES, CATCH BASINS AND PIPING
10. EXCAVATE AND CONSTRUCT FOUNDATION
11. CONSTRUCT BUILDING
12. FINE GRADE AND SEED ALL DISTURBED AREAS. CLEAN DRAIN LINES, CATCH BASINS, PRE-TREATMENT DEVICES AND INFILTRATION SYSTEMS. ENRICH GRASS STRIPS
13. ACIEME
14. UNFILL INFILTRATION/EXFILTRATION/ SYSTEMS. CONNECT ALL PROPOSED PIPING TO PREVIOUSLY INSTALLED EXFILTRATION/ATTENTION GALLERIES
15. INSTALL #4" TOPSOIL. SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD S&T OVER SEEDED AREAS
16. DE-COMPACT AND AERATE ALL DISTURBED AREAS TO BE PLANTED (LAWN & LANDSCAPING) USING MODEL #1000000 AERATOR AS MANUFACTURED BY BELLY GOAT
17. PAVE PARKING LOT AS SHOWN ON PLANS
18. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION
19. "SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER LEAST 3" OF GREATER RAINFALL EVENT"

**VILLAGE NOTES**

1. THE PROPERTY IS LOCATED APPROXIMATELY 1 MILES FROM THE HUDSON RIVER AND THERE ARE NO WETLANDS/WATERBODIES IN THE VICINITY OF THE PROPERTY
2. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNDESIRABLE SITUATION AND EROSION OF DISTURBED SOILS
3. AS-BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
4. ALL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE
5. BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTEE WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY
6. THE APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT OR VILLAGE CONSULTING ENGINEER IN WRITING AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT AN INSPECTION MAY BE PERFORMED:
  - 6.1. START OF CONSTRUCTION
  - 6.2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
  - 6.3. COMPLETION OF SITE CLEARING
  - 6.4. INSTALLATION OF S&T
  - 6.5. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS
  - 6.6. CLOSURE OF CONSTRUCTION
  - 6.7. COMPLETION OF FINAL LANDSCAPING, AND
  - 6.8. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS
7. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENT CONTROL PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE KEPT ON SITE AND AVAILABLE FOR REVIEW

**CARTOGRAPHIC ANALYSIS**

DATE	BY	NET
05/08/04	04/15/04	04/15/04

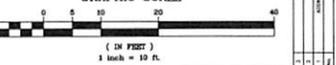
**GENERAL NOTES**

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER HIS LAWYER'S WRITING
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I. AND A.S.T. AND THE NEW YORK STATE BUILDING CODE
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LIABLE TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THESE TRADES AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS
12. ALL WORKMANSHIP AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
13. PARTIAL WALLS, CHIMNEYS, SMOKESTACKS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER PENETRATING AND DAMAGING WORK. PROTECTION MUST BE PROVIDED FOR FOUNDATIONS, EXISTING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNER OF ASSIGNING WORK AND PERSONS DURING CONSTRUCTION TO THE OWNER'S AGENT
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LIABLE TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THESE TRADES AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES
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**NOTES**

1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNDESIRABLE SITUATION AND EROSION OF DISTURBED SOILS
2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
3. 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
4. "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 GUARANTEE WHICH SHALL BE IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY
5. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

191 ASHFORD AVENUE STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY SUMMIT LAND SURVEYING P.C. LOCATED AT 21 RAKE LANE, WHITE PLAINS, NY 10607, DATED MAY 8, 2020



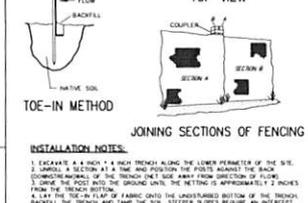
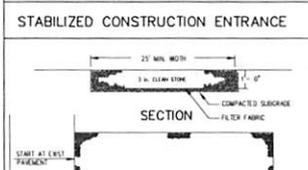
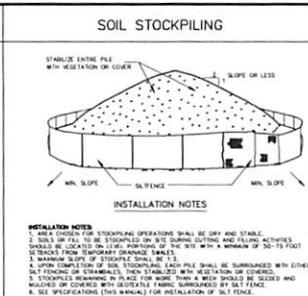
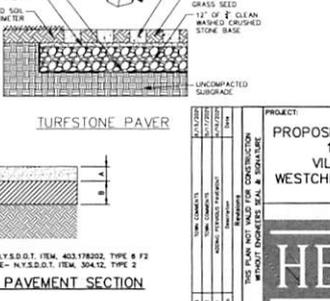
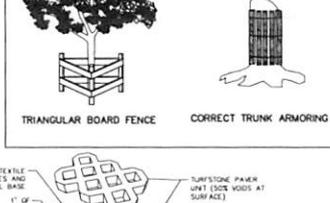
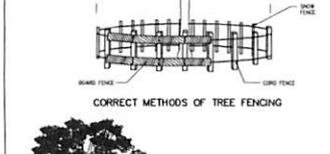
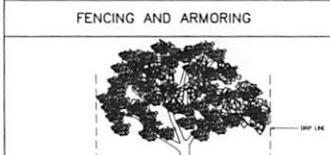
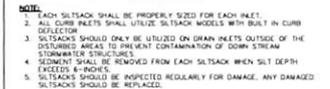
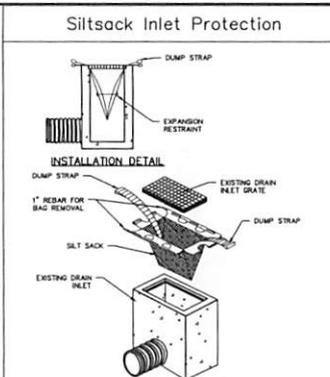
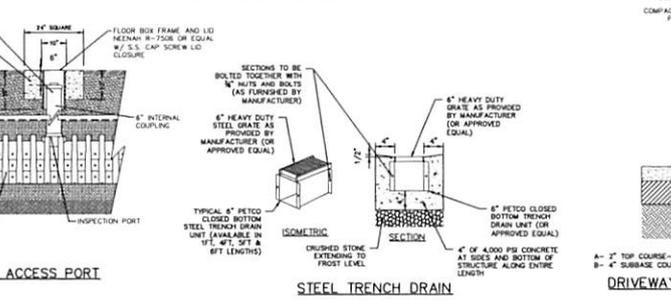
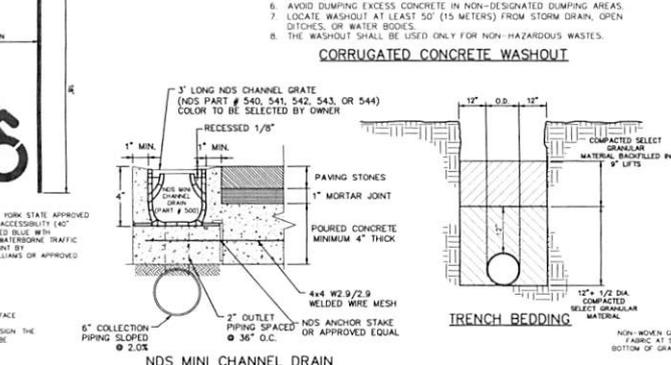
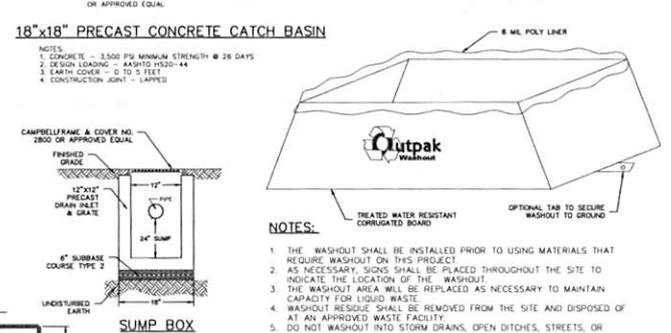
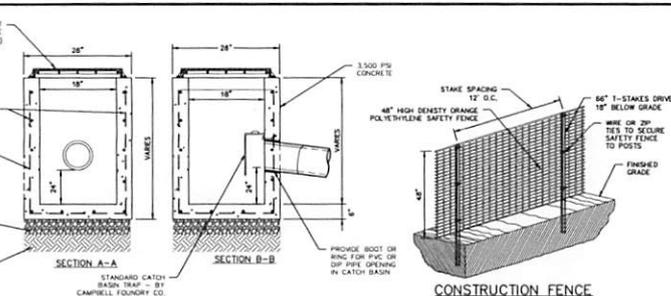
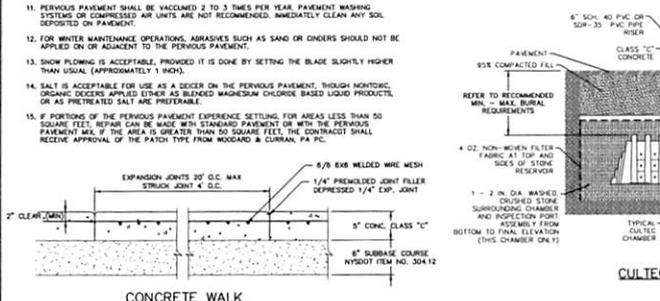
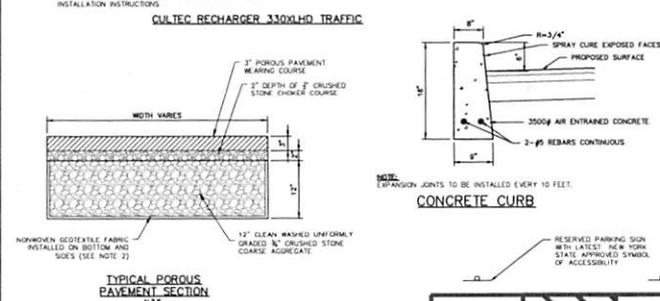
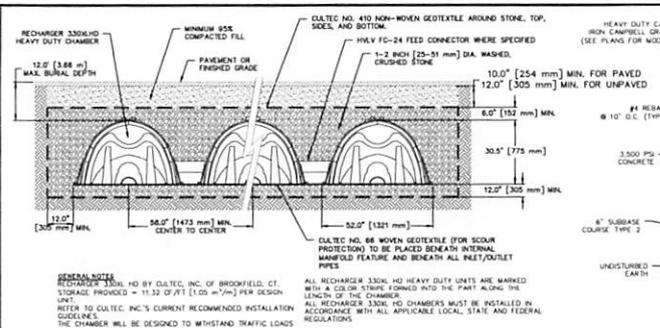
**PROPOSED BUILDING**  
191 ASHFORD AVENUE  
VILLAGE OF DOBBS FERRY  
WESTCHESTER COUNTY - NEW YORK

**STORMWATER MANAGEMENT PLAN**

**HUDSON ENGINEERING CONSULTANTS, P.C.**  
43 Christopher Street, Suite 201  
New York, NY 10014  
Tel: 212-693-0000  
Fax: 212-693-0000

**HEC**

DATE: 04/15/04  
SCALE: 1" = 10'  
SHEET NO. 3 OF 3  
C-3



**GENERAL NOTES:**

1. RECHARGER 3300LHD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT (105 m<sup>3</sup>/m) PER DESIGN LINE.
2. THE CHAMBER WILL BE CURRENT RECOMMENDED INSTALLATION GUIDELINES.
3. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

**CULTEC RECHARGER 3300LHD TRAFFIC**

ALL RECHARGER 3300LHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIKE KICKED INTO THE PAINT ALONG THE LENGTH OF THE CHAMBER.

ALL RECHARGER 3300LHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

**NOTES:**

1. CONCRETE - 3500 PSI MINIMUM STRENGTH @ 28 DAYS
2. DESIGN LOADING - ASHFD 1900-44
3. EARTH COVER - 0 TO 5 FEET
4. CONSTRUCTION JOINT - LAPPED

**18"x18" PRECAST CONCRETE CATCH BASIN**

STANDARD CATCH-BASIN TRAP - BY CAMPBELL FOUNDRY CO. PATTER NUMBER 2540 OR APPROVED EQUAL.

HEAVY DUTY CAST-HIGH CAMPBELL GRATE (SEE PLANS FOR MODEL)

3.500 PSI CONCRETE

28" WIDE

28" WIDE

6.0" (152 mm) MIN.

1/2" (12.7 mm) WASHED CRUSHED STONE

10.0" (254 mm) MIN. FOR PAVED

12.0" (305 mm) MIN. FOR UNPAVED

3.500 PSI CONCRETE

6" REBAR @ 10" O.C. (119)

6" SUBBASE COURSE TYPE 2

UNDISTURBED EARTH

SECTION A-A

SECTION B-B

48" HIGH DENSITY ORANGE POLYETHYLENE SAFETY FENCE

12" O.C. STAKE SPACING

60" (1524 mm) HIGH SAFETY FENCE TO POSTS

FINISHED GRADE

PROVIDE BOOT OR HOSE FOR PIPE OR DIP PIPE OPENING IN PATCH BASIN

CONSTRUCTION FENCE

**NOTES:**

1. EACH SILT SACK SHALL BE PROPERLY SIZED FOR EACH INLET.
2. ALL CURB INLETS SHALL UTILIZE SILT SACK MODELS WITH BUILT IN CURB DETECTOR.
3. SILT SACKS SHOULD ONLY BE UTILIZED ON DRAIN INLETS OUTSIDE OF THE DISTURBED AREAS TO PREVENT CONTAMINATION OF DOWN STREAM STORMWATER STRUCTURES.
4. SEDIMENT SHALL BE REMOVED FROM EACH SILT SACK WHEN SILT DEPTH EXCEEDS 8 INCHES.
5. SILT SACKS SHOULD BE INSPECTED REGULARLY FOR DAMAGE. ANY DAMAGED SILT SACKS SHOULD BE REPLACED.

**FENCING AND ARMORING**

1. 3" X 6" X 12" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT RESISTANCE TO IMPACT SHALL BE USED FOR ALL CURB AND TRAP INLETS.

2. THICKNESS - NOT LESS THAN 12" (305 mm)

3. WIDTH - 25 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE CURB OR TRAP INLETS ARE PLACED OVER THE DRIVEWAY OR DRIVEWAY TO PLACING OF STONE.

4. FINISHED GRADE - NOT TO EXCEED 12" (305 mm) ABOVE FINISHED GRADE.

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PROPOSED ADDITION & ALTERATIONS  
191 ASHFORD AVENUE  
VILLAGE OF DOBBS FERRY  
WESTCHESTER COUNTY - NEW YORK

DATE: 01/17/2024  
SCALE: N.E.S. 1"=10'-0"  
PROJECT NO.: 24-01  
SHEET NO.: 1-1

HEC HUDSON ENGINEERING CONSULTING, P.C.  
415 WASHINGTON AVENUE, SUITE 2001  
DOVER, NEW JERSEY 07801  
TEL: 908-849-0400  
FAX: 908-849-0888

C-4

**185 ASHFORD AVENUE SITE PLAN APPLICATION – SEORA & SCHEDULE  
PUBLIC HEARING**

**WHEREAS**, the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of a site plan application for property in the DT, Downtown Transitional, zoning district at 185-191 Ashford Avenue for the expansion of a mixed-use building to include 10 residential dwelling units and 2 retail units with storefront access along Ashford Avenue and directed referral of the matter to the Dobbs Ferry Planning Board and the Dobbs Ferry AHRB for further input, refinement of the proposal and recommendations; and

**WHEREAS**, thereafter the matter was the subject of joint meetings of the three boards starting in February 2021 and in May the Planning Board opened a public hearing; and

**WHEREAS**, this combined process has resulted in a project now consisting of 12 residential units (including a set-aside for affordability) and 2 retail/live work dwelling units (“Project”) and after having received the necessary recommendations from the Planning Board, it is now necessary to take certain actions including scheduling a public hearing in advance of further review of the Project by the Board of Trustees.

**NOW BE IT RESOLVED**, that, the Board of Trustees of the Village of Dobbs Ferry hereby declares itself Lead Agency for the environmental review of the Project under the State Environmental Quality Review Act (“SEQRA”), an Unlisted Action; and

**AND BE IT FURTHER RESOLVED** that the Board calls for a public hearing to be scheduled on Tuesday, October 12, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to receive public comment and consider the request for site plan approval for the Project at 185-191 Ashford Avenue.