



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
AGENDA

MEETING DATE: DECEMBER 15, 2020

AGENDA ITEM SECTION: PROJECTS REQUIRING BOARD REVIEW

AGENDA ITEM NO. : 1

AGENDA ITEM: CONSIDER REFERRAL TO PLANNING BOARD OF ADDITION AND ALTERATION TO MIXED-USE BUILDING QAT 185-191 ASHFORD AVENUE

ITEM BACKUP DOCUMENTATION:

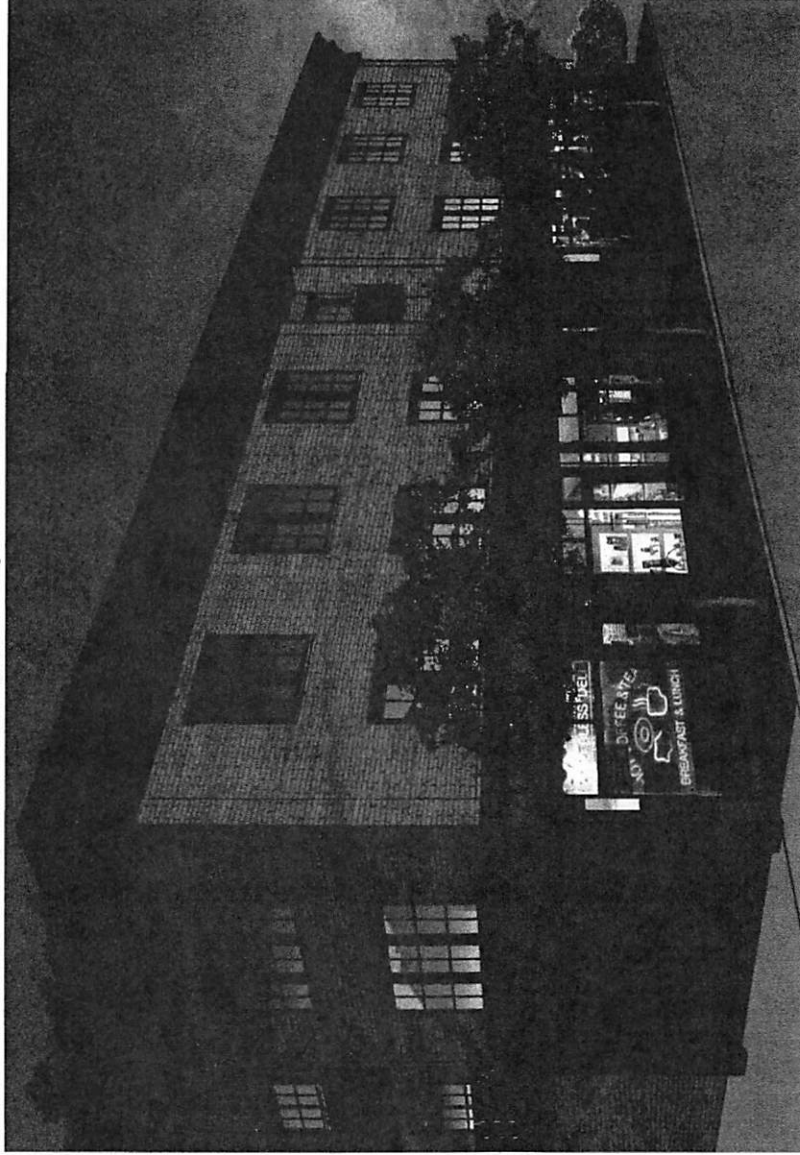
1. DRAWINGS FOR 185-191 ASHFORD AVENUE

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	DATES	LIST OF DRAWINGS
<p>CORTESE CONSTRUCTION ANDREW CORTESE 145 PALISADE ST. SUITE 318E DOBBS FERRY NY 10622 914-478-4250 ANDREW@CORTESECONSTRUCTION.COM</p>	<p>CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 CG@CGASTUDIO.COM</p>	<p>BOT SUBMISSION 8-14-20 REVISED BOT SUBMISSION 10-16-20</p>	<p>A-0 TITLE SHEET, 3D RENDERING, DATES, LIST OF DRAWINGS S-1 ZONING COMPLIANCE S-2 LOCATION MAP, PHOTOS OF EXISTING CONDITIONS, RESIDENTIAL UNIT AREA CALCULATIONS S-3 STREETScape, AERIAL VIEW OF NEIGHBORING PROPERTIES A-1 SITE PLAN / FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 THIRD FLOOR PLAN A-4 ROOF PLAN A-5 SOUTH ELEVATION A-6 WEST ELEVATION A-7 EAST ELEVATION A-8 NORTH ELEVATION</p>



TABLE OF ZONING DATA

ZONING DISTRICT: DT TAX DESIGNATION: SECTION 3.90 BLOCK: 55, LOT 32.4

	REQUIRED	EXISTING	PROPOSED
LOT AREA	NO MINIMUM LOT AREA	16,712 SF	16,712 SF
NUMBER OF DWELLING UNITS	N/A	3 RETAIL / 2 RESIDENTIAL	2 RETAIL / 8 RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	600 SF PER UNIT	1,800 - 1,800 SF PER UNIT	1,211 - 1,362 SF PER UNIT
MAXIMUM BUILDING COVERAGE	60% (10,027 SF)	+/- 25% (+/-4,241 SF)	45% (7,457 SF)
MAXIMUM IMPERVIOUS COVERAGE	80% (13,370 SF)	+/- 82% (+/-15,412)	80% (13,370 SF)
MINIMUM PERVIOUS COVERAGE	20% (3,342 SF)	+/- 8% (+/-1,300 SF)	20% (3,342 SF)
MINIMUM LOT WIDTH FRONTAGE	N/A	164.45 FT	164.45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 35 FT	2 STORIES / +/-26.5 FT	3 STORIES / 35 FT
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA	N/A	AREA OF ROOF: 6,402 SF AREA OF BULKHEAD: 300 SF (5% OF ROOF AREA)
FRONT YARD SETBACK	0 FT	0 FT	0 FT
REAR YARD SETBACK	25 FT	45.8 FT	31.5 FT TO ROOF DECK / 39.3 FT TO BLDG
SIDE ONE	5 FT	0.3 FT	0.3 FT NON-CONFORMING
SIDE TWO	5 FT	72.3 FT	48.7 FT
TOTAL OF TWO SIDES	10 FT	72.6 FT	50 FT
DRIVEWAY SLOPE	14%	5%	5%
PARKING REQUIREMENT	22 PARKING SPACES REQUIRED	19 PARKING SPACES	22 PARKING SPACES
RESIDENTIAL:	PARKING CALCULATION		
1 SPACE PER DWELLING UNIT + 1/2 PER BEDROOM	RESIDENTIAL: PROPOSED NUMBER OF UNITS: 9 units @ 9 units @ 1.5 = 13.5 (9) 2-BEDROOM X 1.5 = 14 PARKING SPACES		<i>Distance from Res Proj in L2?</i> <i>10' @ 100' @ 100' @ 100'</i>
RETAIL:	14 RESIDENTIAL PARKING SPACES REQUIRED		
1 SPACE PER 333 SF OF FLOOR AREA (RESTAURANT)	RETAIL: RETAIL SPACE #1 = 1,109 SF RETAIL SPACE #2 = 1,464 SF		
OR	2,573 SF / 333 SF = 8 RETAIL SPACES REQUIRED		
1 SPACE PER 500 SF OF FLOOR AREA (OFFICE/RETAIL)	14 + 8 = 22 TOTAL PARKING SPACES REQUIRED		
AFFORDABLE HOUSING	(1) AFFORDABLE HOUSING UNIT AT MIN. 1,045 SF*	N/A	(1) 2-BEDROOM AFFORDABLE UNIT 1,297 SF
300-40: FOR RESIDENTIAL DEVELOPMENTS CONTAINING 10 DWELLING UNITS OR MORE, NO LESS THAN 10% OF ALL UNITS IN SUCH DEVELOPMENT SHALL MEET THE DEFINITION OF AN "AFFORDABLE HOUSING UNIT."	* AFFORDABLE UNIT MUST BE MIN. 80% OF FLOOR AREA OF COMPARABLE MARKET RATE UNIT. SEE CALCULATION, SHEET S-2.		AVERAGE SIZE MARKET RATE UNIT 2-BEDROOM UNIT = 1,306 SF 1,306 SF X 80% = 1,045 SF = MIN. SIZE OF AFFORDABLE UNIT



S-1

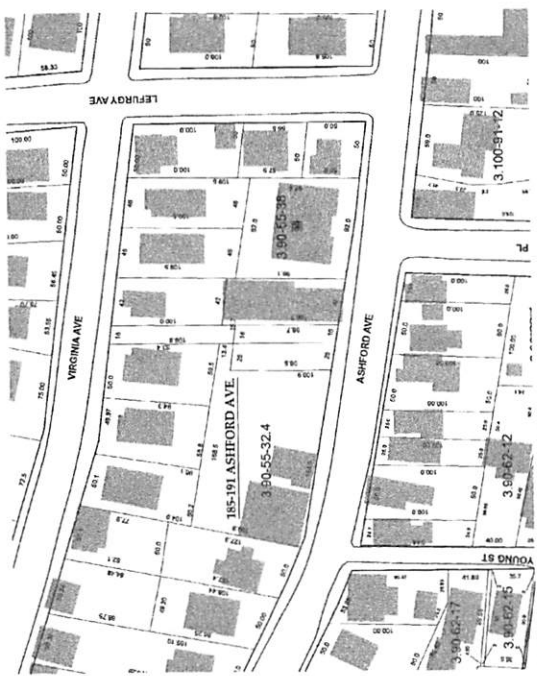
MIXED-USE BUILDING AT
185 - 191 ASHFORD AVENUE
DOBBS FERRY, NY 10522

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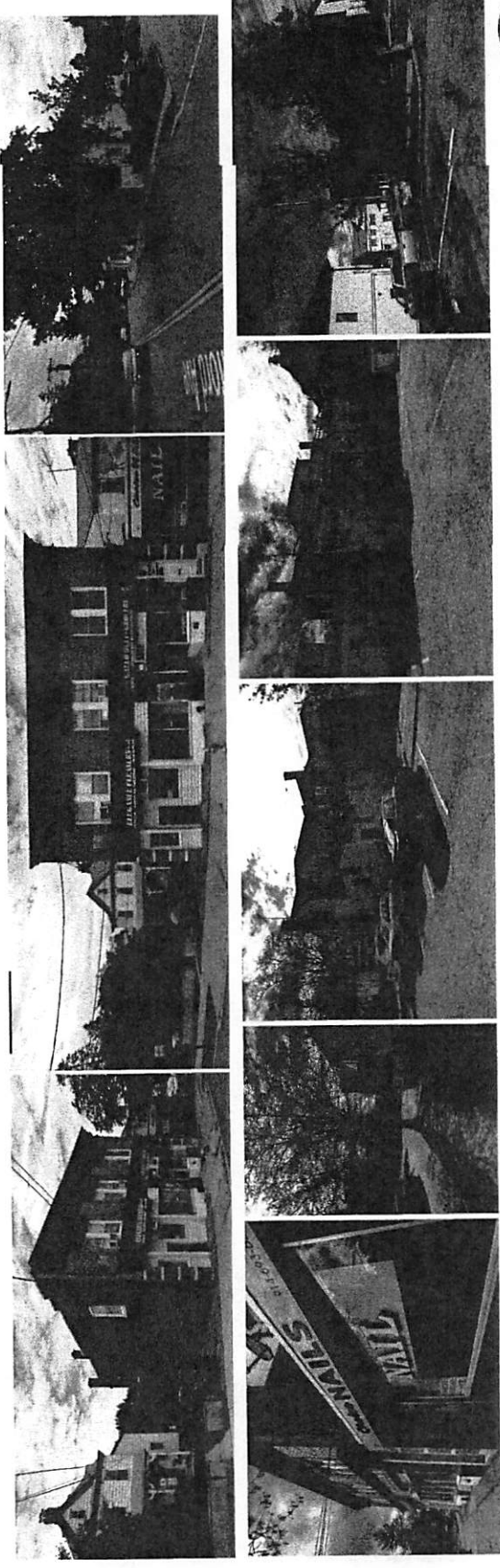
AS SHOWN
ZONING DISTRICT: DT
SECTION 3.90
BLOCK: 55
LOT: 32.4

RESIDENTIAL UNIT AREA CALCULATIONS

FIRST FLOOR		AVERAGE SIZE OF MARKET RATE 2-BEDROOM UNIT	
UNIT 1 - AFFORDABLE UNIT	2-bedroom/2 bath 1,297 SF	UNIT 2	1,211 SF
SECOND FLOOR		UNIT 3	1,351 SF
UNIT 2	2-Bedroom/2.5 Bath 1,308 SF	UNIT 4	1,352 SF
1,211 SF	+ 33 SF Balcony	UNIT 5	1,308 SF
+ 168 SF Balcony		UNIT 6	1,211 SF
+ 565 SF Roof Deck		UNIT 7	1,351 SF
THIRD FLOOR		UNIT 8	1,352 SF
UNIT 3	2-Bedroom/2.5 Bath 1,211 SF	UNIT 9	1,308 SF
1,351 SF	+ 168 SF Balcony	TOTAL	10,444 SF / 8 UNITS = 1,306 SF
+ 276 SF Roof Deck		AFFORDABLE UNIT AREA	
UNIT 4	2-Bedroom/2 Bath 1,352 SF	AFFORDABLE UNITS REQUIRED TO BE MIN. 80% AREA OF COMPARABLE MARKET RATE UNIT	
+ 933 SF Roof Deck		80% OF AVERAGE SIZE MARKET RATE UNIT	1,045 SF
COMMON ROOF DECK	1,113 SF	2-BEDROOM UNIT (1,306 SF) = MINIMUM SIZE OF AFFORDABLE UNIT	



LOCATION MAP
SCALE: NTS



PHOTOS OF EXISTING CONDITIONS
SCALE: NTS

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

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ESKON DRAWINGS 5/28/20
DATE: 5/28/20
PROJECT: 185-191 ASHFORD AVENUE
DRAWING: 185-191 ASHFORD AVENUE
SCALE: AS SHOWN



S-2

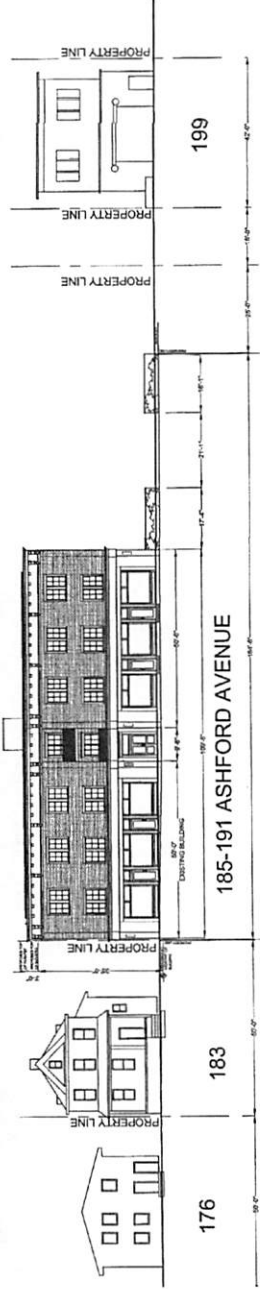
MIXED-USE BUILDING AT
 185 - 191 ASHFORD AVENUE
 DOBBS FERRY, NY 10522

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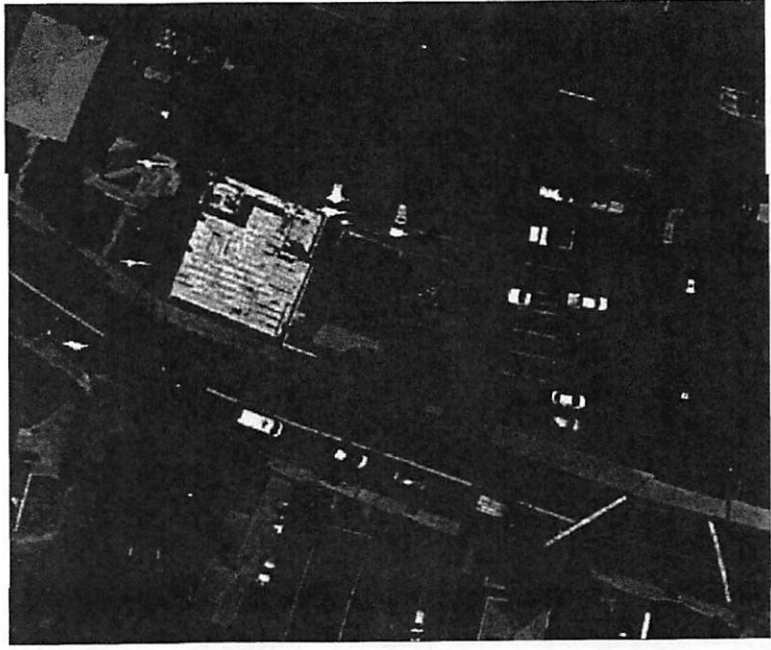
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STREETSCAPE
 AS SHOWN

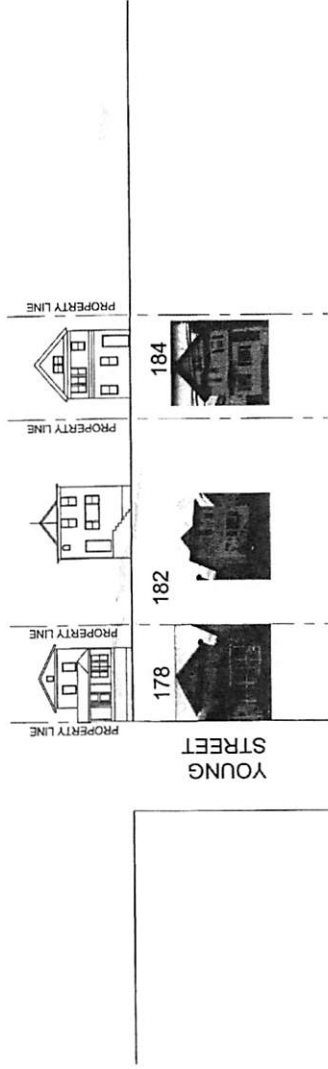
S-3



ASHFORD AVE



AERIAL VIEW of
 NEIGHBORING PROPERTIES
 SCALE: N.T.S.



STREETSCAPE of
 NEIGHBORING PROPERTIES

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

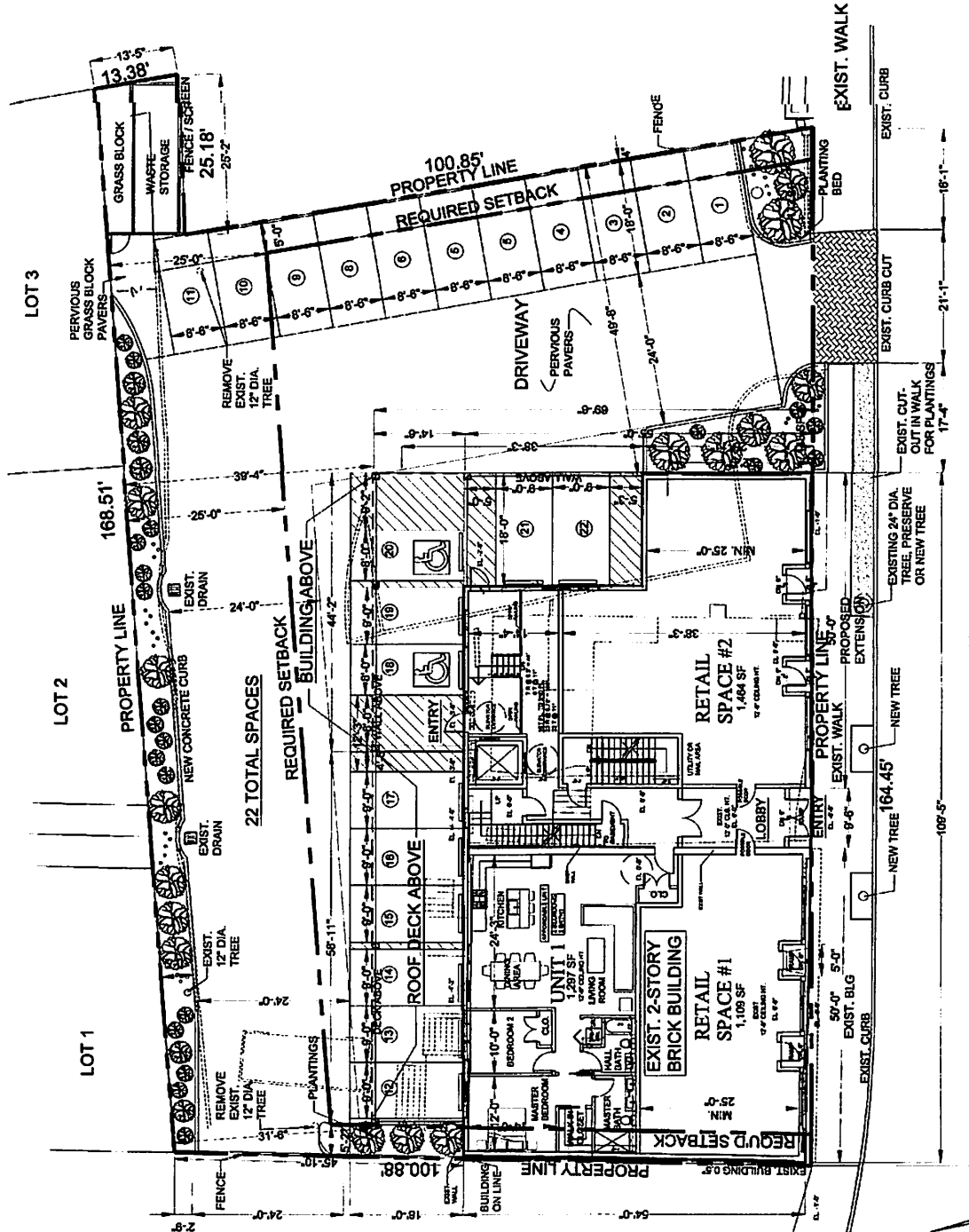
MIXED-USE BUILDING AT
185 - 191 ASHFORD AVENUE
DOBBS FERRY, NY 10522

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DATE	10/20/18
BY	GA
CHECKED	GA
PROJECT	185-191 ASHFORD AVENUE
DESCRIPTION	PROPOSED MIXED-USE BUILDING
SCALE	1/8" = 1'-0"

AS BROWN
1

A-1



ASHFORD AVENUE

SITE PLAN / FIRST FLOOR PLAN

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

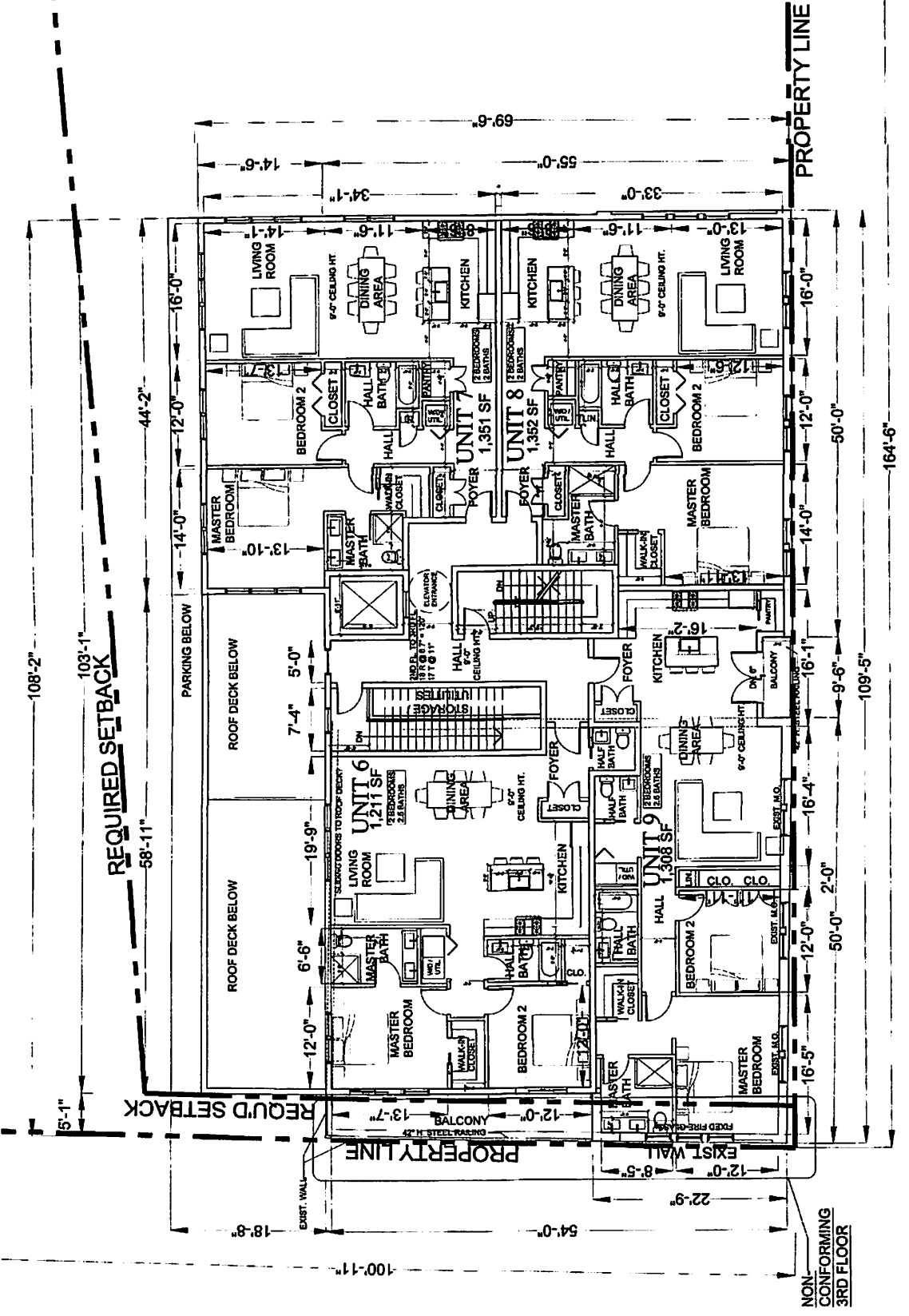
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 DOBBS FERRY, NY 10522

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PROJECT NO. 13-1523
 THIRD FLOOR PLAN
 11
 AS DOW



A-3



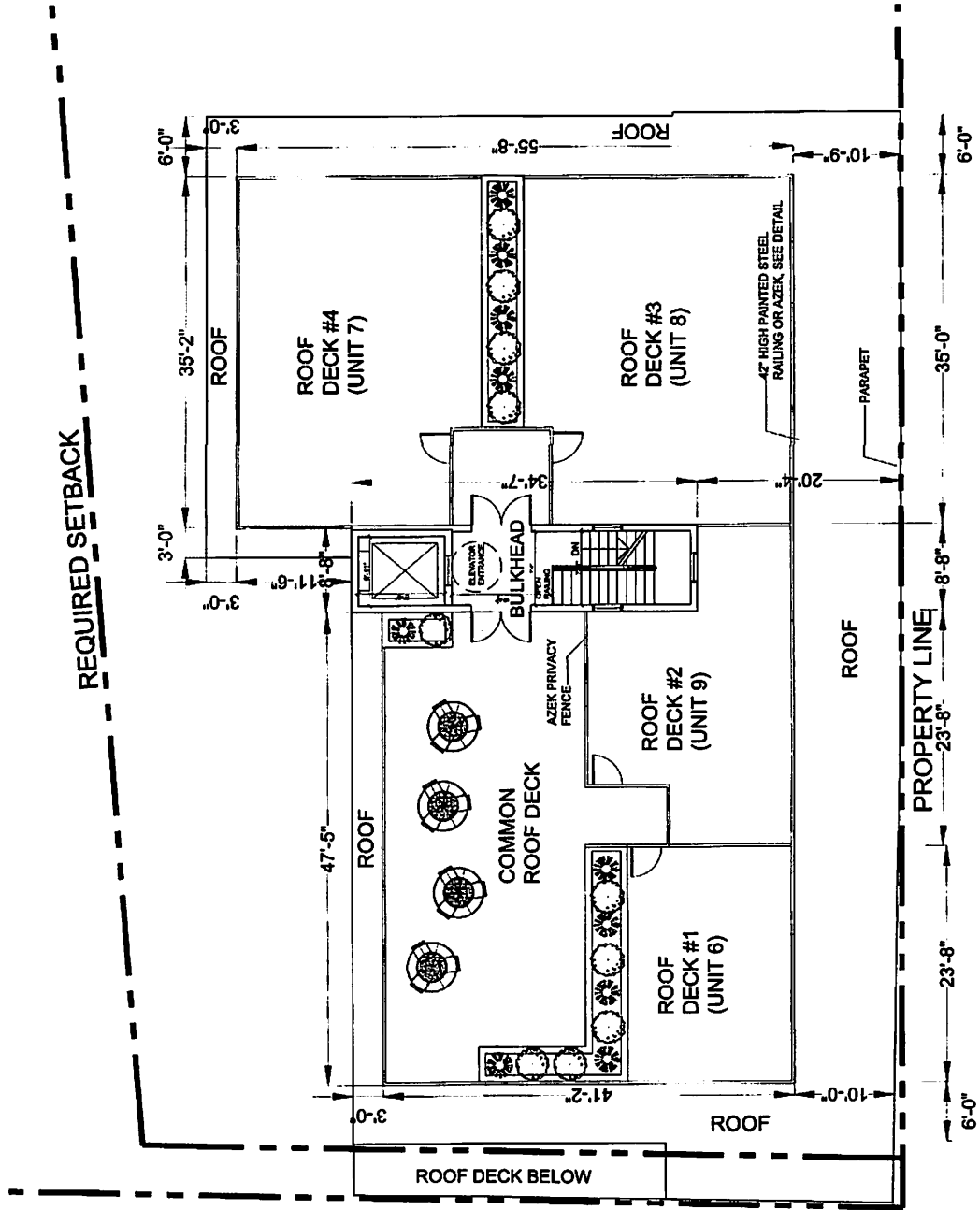
THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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

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NO. 1	NO. 1
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A-4



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

MIXED-USE BUILDING AT
 185 - 191 ASHFORD AVENUE
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DATE: 08/14/20
 DRAWING NO.: 2018-001
 PROJECT NO.: 185-191
 SHEET NO.: A-5

A-5



SOUTH ELEVATION

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

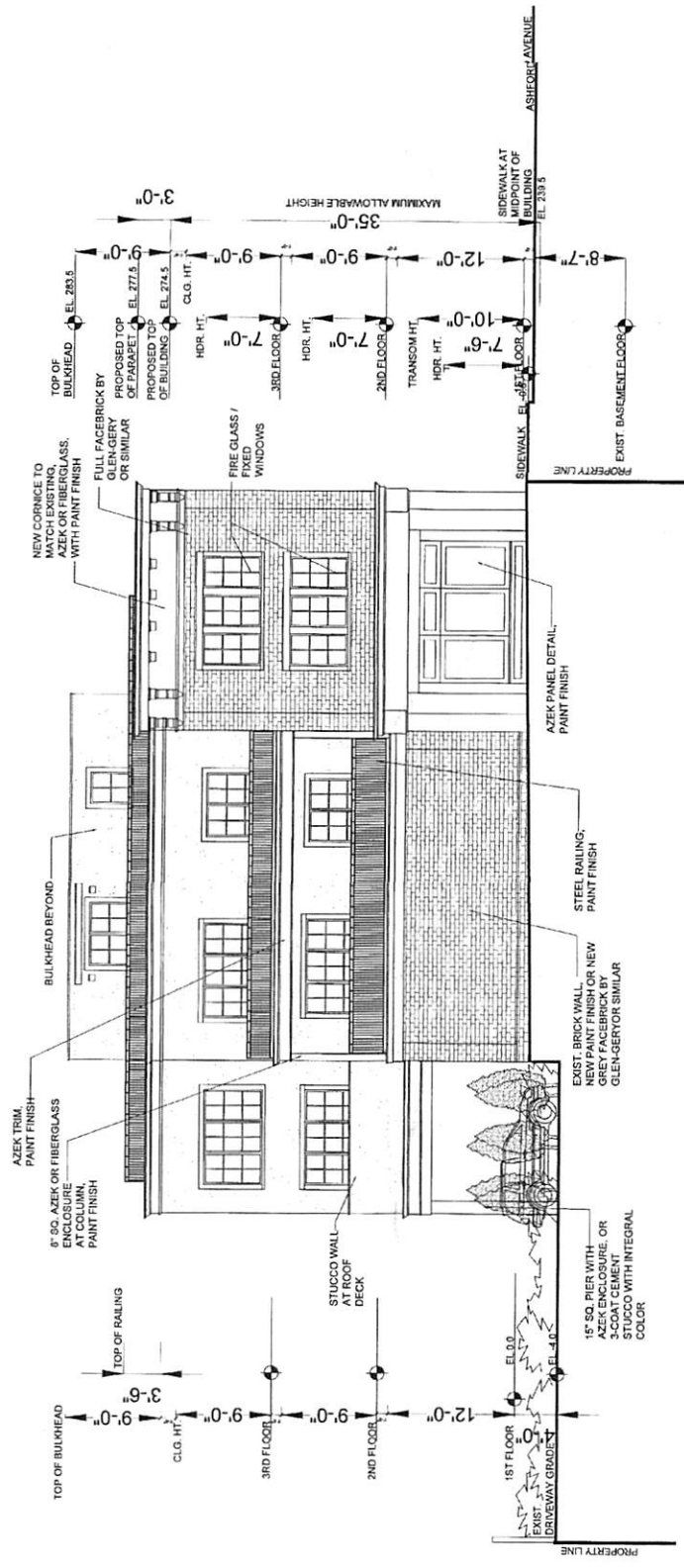


A-6

Drawing No. EXTERIOR ELEVATION AS SHOWN
 PROJECT NO. 15-03
 10 Spring Street
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MIXED-USE BUILDING AT
 185 - 191 ASHFORD AVENUE
 DOBBS FERRY, NY 10522



WEST ELEVATION

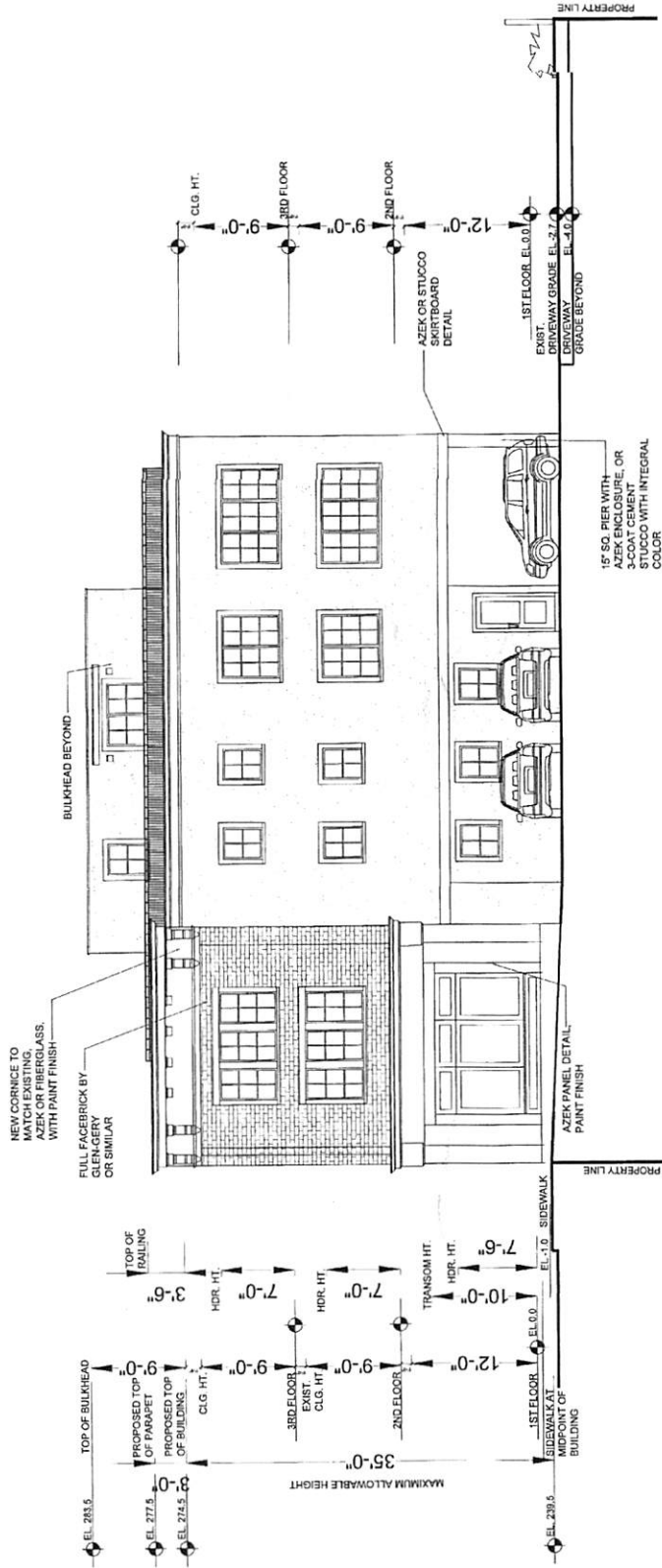
SCALE: 3/16" = 1'-0"

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

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NOT DIMENSIONED
 EXTERIOR ELEVATIONS
 AS SHOWN

A-7



EAST ELEVATION

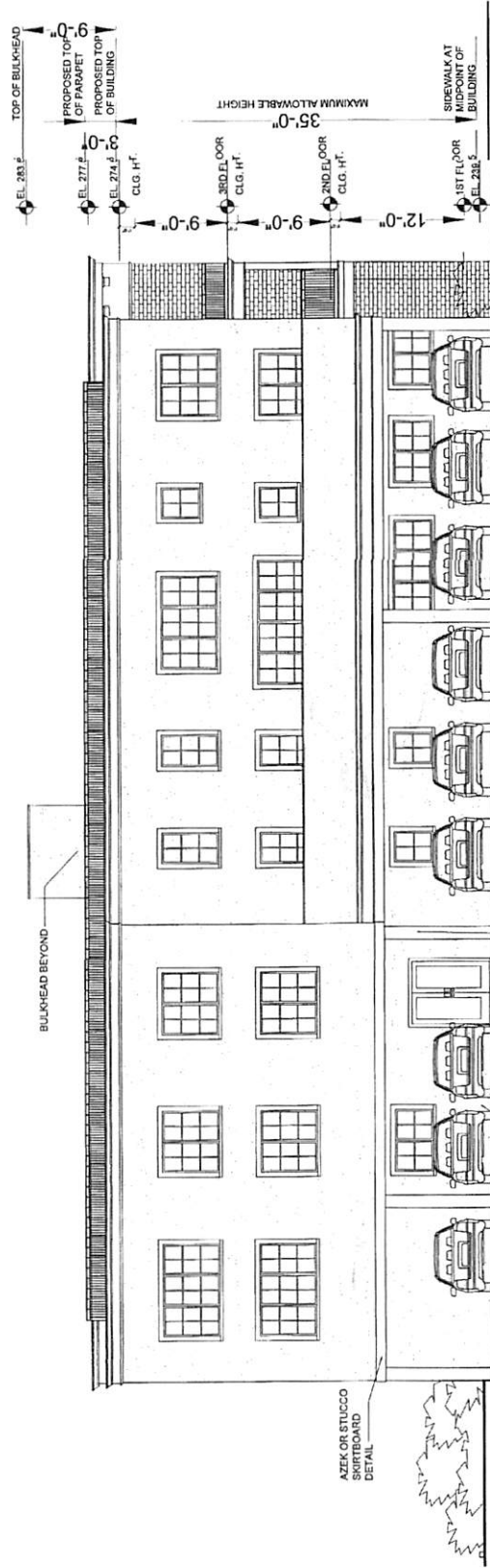
SCALE: 3/16" = 1'-0"

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

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DATE: _____
 SHEET: _____
 EXISTOR ELEVATIONS
 2017 SUBMISSION 05-19-18

A-8



NORTH ELEVATION

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