

2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1 Introduction

This Draft Environmental Impact Statement (DEIS) has been prepared in response to a Positive Declaration by the Planning Board and Board of Trustees, Village of Dobbs Ferry, Town of Greenburgh, Westchester County, New York, in connection with an application of Waters Edge at Dobbs Ferry, LLC. The Planning Board and Board of Trustees are co-lead agencies for this action.

This application is for approval of an eleven (11) lot residential subdivision on a 4.4 acre property located on Atilda, Fairlawn and Constance Avenues in the southwest portion of the Village, overlooking the Hudson River. The Positive Declaration and the SEQRA Full Environmental Assessment Form provided the basis for the co-lead agencies to make their determination of significance.

The reader is advised to take note: This is an application for the subdivision of land that upon approval will give the applicant the right to construct roads and infrastructure and make application for building permits for residential homes that conform to the Dobbs Ferry zoning code. Any variance from the code will require an action from the Village Zoning Board of appeals. Homes have not been designed at this point in time and footprints shown on project plans are illustrative only. They may be larger or smaller than those shown.

In a previous layout, the Waters Edge subdivision was designed to be a twelve (12) lot subdivision, however, after the geotechnical report was commissioned and reviewed, it was clear that an adjustment in the subdivision layout was necessary in order to adhere to the recommendations of the geotechnical engineer. This adjustment resulted in the number of lots being reduced from 12 to 11 and a modest reconfiguration of the road layout. The proposed road layout of the Waters Edge subdivision was moved east in order to satisfy the recommendations of the geotechnical engineer.

This DEIS examines the potential environmental impacts that may result from this proposed 11 lot residential development, known as "Waters Edge". The potential construction of residences on the lots are evaluated, although the applicant has not designed homes and has not detailed footprints, homes sites, or styles or other construction details at this time.

The DEIS has been prepared in accordance with the State Environmental Quality Review Act (SEQRA) and Part 617 of the implementing regulations. The scope of the DEIS was established by the Village Board of Trustees and the Village Planning Board, acting as the SEQRA co-lead agencies, in cooperation with all other involved agencies. The Scoping Document for the DEIS was adopted by the co-lead agencies on September 12, 2006. This Scope is included in this document in Appendix A.

2.2 Site Location and Description

The project site is located on the east side of the Metro-North Railroad right of way (ROW), on the East Bank of the Hudson River, in the southwestern portion of the Village of Dobbs Ferry. The project site is located at the end of Fairlawn Avenue and west of Constance Avenue in the neighborhood known as Fairmead. The Fairmead name comes from the estate that used to be located on the project site. The property is approximately 250 feet west of Broadway (Route 9). Refer to Figure 2-1 and 2-2. The subject property is comprised of the following thirty seven (37) tax lots:

- Section 7, Block 535, Lots 1-4 and 15-19
- Section 7, Block 536, Lots 1-4
- Section 7, Block 537, Lots 9-22 and P-1
- Section 7, Block 537, Lots 23-31

Single family development is located directly to the south and east of the property in the Fairmead neighborhood. Further east, across Broadway (NYS Route 9), is also an existing single family residential neighborhood. St. Christopher's, Inc., an institutional use, is located directly north of the project site and St. Cabrini Nursing Home is located north of St. Christopher, Inc. St. Christopher's and St. Cabrini are both located on the west side of Broadway. Multifamily residences are located south of the project site, beyond the Fairmead neighborhood, in the Village of Hastings-on-Hudson. The western portion of the site is comprised of steep slopes and an ravine that descend to the land adjacent to the Metro-North right of way.

Environmental Setting (Natural Resources and Features)

Notable natural resources on the subject site are minimal and consist of scrub vegetation, weeds and vines, trees and soils. The existing ravine is viewed as a natural resource by some, although it has been created from unmanaged stormwater runoff from the suburban environment.

The site cover in the vicinity of the existing house, in the northwest and northeast portions of the site, consists of lawn and several large trees. Immediately south of the existing residence is a ravine, which drops 40 to 60 feet below the relatively level plateau, which comprises the central and eastern portions of the site. The ravine may have been formed in part by two land fill operations and the placement of a storm sewer outlet, which flows to the Hudson River.

South of the existing house, the central portion of the site, is vacant land and contains several large trees, thick understory, vines, and maintained lawn. Further south, beyond the gravel portion of Fairlawn Avenue, the vegetative cover consists of more mature trees and shrubs.

The western edge of the property contains steep slopes that descend east to west, approximately 60 feet, to the land adjacent to the Metro North right of way eventually forming the East Bank of the Hudson River. The Nyack, NY Quadrangle USGS topographic map illustrates that steep slopes along the Hudson River are approximately 90 feet above sea level.

On-site soils were mapped, and are described, by the United States Department of Agriculture, Natural Resources Conservation Service in the Soil Survey of Putnam and Westchester Counties, New York (Soil Survey). The limits of the mapped soil units, which consist of

Knickerbocker (KnB) and Riverhead (RhE) soils. Refer to Section 3.1, Geology Soils and Topography for further discussion on the geologic boundaries of the project in the region and the Village.

Identification of Devices affecting the Subject Property's Development

Known easements and rights of way are identified on the existing conditions plan attached to this DEIS. , There are no known restrictions affecting the project site's development potential as it is presently proposed.

Site Access and Existing Infrastructure

The project site is located west of Broadway (NYS Route 9) in the Fairmead neighborhood in the Village of Dobbs Ferry. Access into Fairmead from Broadway is via Fairlawn Avenue, which is a two lane looped road that provides two access points from Broadway into the existing neighborhood. Constance and Atilda Avenues branch off Fairlawn Avenue and provide access to the project site and the existing homes located in Fairmead.

The majority of the surface runoff, between Broadway and the westerly limit of the existing road system within Fairmead is collected by the existing stormwater drainage system in place by the Village of Dobbs Ferry. The project area is presently served by public water and sewer services. The site is located within the sanitary sewer district of the Village of Dobbs Ferry and the Westchester County Joint Sewer District¹. Refer to the Plan Set attached to this document for location of existing infrastructure proximate to the site.

Description of Geologic Boundaries

The Waters Edge project site is underlain by bedrock mapped as Inwood Marble, described as dolomite marble, calc schist, granulite and quartzite, of Cambrian and lower Ordovician age (Geologic Map of New York, Lower Hudson Sheet, NYS Education Dept., 1970). Inwood Marble is mapped in a narrow band along the Hudson River, east of NYS Route 9. No bedrock outcrops were observed on the project site. The surficial geology consists of glacial till material, which overlies the bedrock.

A map showing the site location on the New York State Geologic Atlas is shown in Figure 2- 3. Bedrock is well below the surface in this area, greater than 25 feet, based on borings conducted this past year.

2.3 Description of Proposed Action

The Proposed Action is an eleven (11) lot residential subdivision of 4.4 acre parcel of undeveloped land in the southwest portion of Village of Dobbs Ferry. Figure 2.2 shows the proposed plan overlaid on an aerial photograph of existing conditions. The area of the proposed lots range from approximately 7,000 square feet to 25,000 square feet with an average lot size of approximately 13,000 square feet. Please refer to the Plan Set for the proposed an additional graphic description of the Proposed Action. As noted previously, the Proposed Action is for a subdivision of 4.4 acres of land in the Village of Dobbs Ferry. The

¹Per conversation with Project Engineer on November 15, 2006

square footage including building elevations and architecture of the future homes are not available at this time.

The Proposed Action will change the appearance of the site by introducing eleven (11) new homes intended to reinforce the historic nature of the surrounding community and the Village of Dobbs Ferry². The future homes of the Waters Edge subdivision are expected to compliment the land use and character of the existing Fairmead neighborhood.

The proposed layout of this property is organized around a newly designed road system, which complements the existing road system of Fairmead. Ten of the eleven lots will front on a new looped road which will connect to Fairlawn Avenue. Three of the proposed lots are located along the western ridgeline of the property. Lot 11 is located in the northeastern portion of the site and fronts on the northern section of Atilda Avenue, which runs perpendicular to the western portion of Fairlawn Avenue. Roads internal to the project will be constructed to Village standards and will be 28 feet wide. On street parking will be prohibited.

The proposed project includes a Conservation Easement on the bank that lies between the developed portion of the site and the Metro North Railroad tracks. This easement would function as a buffer between the Metro North tracks and the proposed lots.

Landscaping Plan

A conceptual landscape plan is shown on Figure 2-4. Landscaping for the subdivision will include the installation of Village approved street trees. Buffer plantings on the north side of the subject site will extend for some 350 feet and will be installed before certificates of occupancy for homes on those specific lots where buffer landscaping is proposed are granted. No fencing is proposed at this time. Approximately 150 trees are proposed to be removed during the construction of the Proposed Action. Refer to Plan Set - Drawing 1/5. The majority of tree removal is located in the vicinity of the ravine and in the areas of the proposed road layout. Refer to Plan Set - Drawing 5/5 for the Tree Preservation Plan.

The new plantings will provide street trees along the new roads. Foundation plantings around the homes, side and rear yard plantings to buffer between new homes and existing homes will be done based on the preference of future individual homeowners. Buffer planting along the northerly boundary with St. Christopher's and infill planting in the ravine area will be done along with home construction on those individual lots. Refer to the Landscape Plan, Figure 2.4. Streetscape improvements are not proposed for Fairlawn Avenue.

Erosion and Sediment Control Plan

Considerable detail is provided on Erosion and Sediment Control in Section 3.1 of this document. The purpose of the Erosion and Sediment Control Plan is to minimize the erosion of disturbed soil and steep slopes and to prevent the migration of sediment into surface waters and onto off site properties during construction and until the site has received final stabilization. The Erosion and Sediment Control Plan is consistent with the provisions of the New York State Standards and Specifications for Erosion and Sediment Control.

² Source: Visual Resource Assessment and Report, Gotham Design, Ltd., May 2006

The Erosion and Sediment Control Plan included with the Waters Edge Stormwater Pollution Prevention Plan (Appendix B) contains Construction Notes, Soil Erosion and Sediment Control Notes, specifications of Stabilization Materials, a Sequence of Construction, and associated construction details and notes designed to provide a maximum level of mitigation for potential erosion and sedimentation. Please refer to attached Plan Set as well.

As specified in the Waters Edge Stormwater Pollution and Prevention Plan (SWPPP), all soil erosion and sedimentation measures such as silt fencing will be installed following a pre-construction conference with appropriate agency staff, and prior to any construction activities. In addition, the applicant will engage a Certified Professional in Stormwater Quality/Erosion and Sediment Control to oversee implementation of the SWPPP for the project, including its site specific Erosion and Sediment Control Plan component. Refer to SWPPP in Appendix B of this DEIS for erosion and sediment control practices to be implemented.

The proposed Erosion and Sediment Control Plan component of the SWPPP will minimize the area of soil (including slopes) exposed at any one time to the greatest extent practicable in accordance with the conditions of the NYSDEC SPDES General Permit (GP-02-1) for Stormwater Discharges from Construction Activities and further mitigate potential impacts on water resources. Erosion and sediment control measures specified on the Erosion and Sediment Control Plan are developed specifically for this project to provide both temporary controls during the construction period and permanent controls to be in place and functioning upon final stabilization of the site.

Land Use and Zoning

Existing zoning in the project area is shown on Figure 2-5. The site vicinity is predominantly zoned for single family residential uses that include various minimum lot area requirements. St. Christopher's, north of the project site, is zoned Educational (E). St. Cabrini Nursing Home is zoned NH for a nursing home use. The project site is zoned OF-6 One Family Residence District. The OF-6 zone requires a minimum lot area of 5,000 square feet and allows single family detached dwellings and customary accessory uses such as garages; studios, offices, and swimming pools as-of-right. All proposed lots exceed the dimensional requirements for the OF-6 district.

The surrounding uses in the vicinity of the project site consist mainly of residential uses. In the immediate vicinity of the project site, within the Fairmead neighborhood, are existing single family detached homes. North of Fairmead is St. Christopher's, Inc., which is a private, not-for-profit institutional use that provides homes, education, and other services to children placed by the state. The area east of Fairmead is comprised of single family residences, whereas the area south of the neighborhood includes several multifamily residential apartment buildings in the Village of Hastings-on-Hudson (i.e. Hastings House and Hastings Gardens). The Metro North right of way and active rail line border Fairmead to the west.

The proposed road system will be public, however no further public access is proposed for the private lots to be subdivided within the Water's Edge Subdivision. There are no special features unique to the site in relation to the Hudson River, Dobbs Ferry or Westchester County.

Compliance with Zoning Regulations

The table below lists the various bulk requirements applicable to the project.

Table 2-1 Compliance with Bulk Requirements							
Required Minimum							
Lot Area (Square feet)	Lot Width (Feet)	Street Frontage (Feet)	Side Yard (Feet)	Front Yard (Feet)	Rear Yard (Feet)	Landscape Coverage	Off-Street Parking Spaces
5,000	50	25	10	20	25	60%	2 per unit
All proposed lots comply	All proposed future residences must comply	All proposed future residences must comply	All proposed future residences must comply	All proposed future residences must comply	All proposed future residences must comply	All proposed future residences must comply	All proposed future residences must comply
Required Maximum							
Building Height				Building Coverage			
2½ stories or 35 feet				27%			
All proposed future residences must comply				All proposed future residences must comply			

The subdivision will have 11 lots ranging in size from 0.16 acres (approximately 7,000 square feet) to 0.57 acres (approximately 25,000 square feet). The development has been designed to comply with the provisions of the Village Zoning and Land Use and Subdivision Regulations (§300 and §265 of the Village Code, respectively). All of the proposed lots and future homes will meet the zoning requirements of the OF-6 District or require variance from the Village ZBA.

The Proposed Action, a single family residential subdivision and future residential use, is intended to conform to the existing single family residences of the Fairmead neighborhood. The design and layout of the proposed homes would ultimately need the approval of the Village Architectural Review Board. Presently, the design, size and architectural style of the intended homes and other construction have not been decided upon. However, it is anticipated that the eleven homes at Waters Edge at Dobbs Ferry would be of an architecture style designed to compliment and complete the Fairmead neighborhood and surrounding area. The style and scale of the future homes is expected to be similar to the existing single family homes located in Fairmead and southern Westchester County. Future homes will be reviewed by the Village Architectural Review Board. ARB meetings are noticed and open to all interested members of the public.

Construction Process and Subsequent Maintenance

During construction of the Proposed Action, residences of nearby properties may potentially experience construction related impacts including increased vehicular and truck movements and associated elevated noise and vehicular emissions during occasional periods. These are temporary, unavoidable impacts resulting from project construction and may influence short-term conditions relative to residential values and rental housing values. Residential

construction occurs throughout the region and residential construction activities have not been found to have a long term depressive effect on property values.

During the construction activities for the Proposed Action, public safety precautions would be considered high priority due to the site's proximity to the existing residential neighborhood. The aim of any safety procedure is to reduce the risks to the safety and health of members of the public within the vicinity of the area of construction. Refer to Section 3.10, Safety.

Construction will occur during normal working hours, within the hours of 7:30 AM to 6:30 PM Monday through Friday and possibly Saturday, consistent with the Village Code. No work will be permitted on Sunday or on specific holidays specified in the Code. A temporary stabilized construction entrance at the north end of Constance Avenue will be installed for the Proposed Action. All construction vehicles and equipment will be well maintained and operated in an efficient manner, thereby minimizing potential construction impacts to the greatest extent practicable. Construction of the Proposed Action may at times be a potential inconvenience to the residences in the vicinity of the project site, however, it is not anticipated that the Proposed Action would adversely impact the existing Fairmead neighborhood and the quality of life of its residents permanently.

The applicant intends to complete the Fairmead neighborhood by introducing eleven (11) new lots into the neighborhood street system and development along a newly designed looped road system. The applicant proposes to subdivide the 4.4 acre parcel into eleven (11) lots. Upon approval of the subdivision it is expected that all roads, utilities, and homes will follow. It is anticipated that construction of the roads and utilities will start upon Village approval, with the completion of eleven (11) homes by the year 2007/2008. An overview of the construction sequence, which is intended to reduce the potential for erosion by minimizing site disturbance and controlling runoff velocities, follows: Truck parking and materials staging is anticipated to occur primarily on proposed lot #10.

The project will require the installation of the main drain line M from the point of discharge at MTA Metro-North flume and portions of drain lines FLW, F, AN, FA and C, and the installation of the reinforced slope (soil nailing) and stabilization of the fill sections, as well as any and all construction activity in addition to the installation of the above referenced drainage works. The anticipated time frames in months are located to the left of the task. No onsite issues have been identified that could materially lengthen the below time frames.

Months

- + 0 Prior to mobilization for construction, the Owner/Operator will implement the erosion & sediment control plan by performing the site assessment and inspection report and certify the site is ready for construction activity.
- + 0 Prior to mobilization for construction, the owner/operator will require all contractor certifications.
- + 0 Prior to mobilization for construction, the temporary stabilized construction entrance at the north end of Constance Avenue will be installed. This will be the only access to the site for the installation of the main drain line M.

Manage and maintain all E&SCP practices. Monitor the performance of all E&SCP practices, perform necessary inspections and maintain construction site logbook and

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monitoring requirements of the General Permit. Remain flexible, check all practices and modify if necessary. Manage and maintain all E&SCP practices.

- +1 Demolish and remove the existing residence. Dispose of all materials off-site in full compliance with all applicable codes and regulations.
- +1 Install hay bales and silt fence as per the direction of the certified professional for the erosion & sediment control plan.
- +1.5 Install soil nails (if needed) on the western slope in accordance with the recommendations of the Carlin Simpson & Associates report on subsurface soil and foundation investigation (CSA ROSS&F).
- +1.5 Clear the ravine and slope to the extent of the center line of lots 4 to 8 for the installation of drain line M.
- +1.5 Begin filling and stabilization of reinforced earth slope in accordance with the recommendations of the Carlin Simpson & Associates report on subsurface soil and foundation investigation (CSA ROSS&F).
- +1.5 Stockpile and protect all cleared and grubbed material.
- +3.0 Install drain line M beginning at drainage structure DS-1M and continuing to CB-6M, working from bottom to top.

Install and maintain inlet protection at all drainage structures.
- +6.0 Stabilize the slope with native vegetation to full ground prior to the end of the growing season.
- +8.0 Install the stabilized construction entrances and clear and grub the remainder of the site to complete the installation of drain lines and FLW, F, AN, FA and C.

Install and maintain inlet protection at all drainage structures including the drain lines to Atilda Avenue.
- +8 Install temporary pavement for all excavations in the existing street prior to the onset of winter.
- +10 Bring roads to grade and install the sanitary sewer and water mains. Test mains as required for acceptance by the Westchester County Department of Health.

Prior to the winter shutdown on or before December 15th, the Owner/Operator will call for an inspection of all erosion and sediment control practices by the site erosion and sediment control plan inspector and the Village Engineer for certifications that all practices are installed and ready for a winter shutdown and prepared for spring rains.

Install and maintain inlet protection at all drainage structures.
- +12 Proceed with work on off-site road improvements and utility relocation.

- +12 Proceed with work on private utility lines, cable TV, Telephone, Electric and Gas.
- +14 Proceed with work on the installation of curbing and road work items to the installation of pavement base.
- +18 Construction on the individual houses can begin as soon as the road accessing the particular building lot has been improved with curbing and pavement base.

Maintain all erosion & sediment control practices in accordance with the E&SCP and the requirements of the General Permit.
- +30 Finish house construction and landscape to stabilization in accordance with the requirements for the filing of a Notice of Termination (NOT). Prior to filing a NOT, perform final inspection and certify final stabilization of all disturbed soil. Remove all temporary erosion and sediment control practices.
- +36 Certify that all permanent SWPPP practices have been installed and that an operation and maintenance (O&M) manual has been prepared and made available to the MS4, the Village of Dobbs Ferry.
- +40 With the completion of the above, the Notice of Termination can then be filed with the NYSDEC.

Monitoring and maintenance of the proposed stormwater infrastructure during construction prior to acceptance by the Village of Dobbs Ferry would be the responsibility of the project developer. Funding and enforcement of monitoring and maintenance activities, during construction, will also be the responsibility of the developer as a part of the cost of construction. Actual costs to be incurred by the Village of Dobbs Ferry in maintaining the proposed roads, water mains and stormwater features after acceptance are not known, however, any such costs will be offset by property tax revenues generated by the future homeowners at the subject site.

The project roads, water supply and stormwater infrastructure located within the right-of-way and associated easements will be offered for dedication to the Village. Ownership and responsibility for year-round maintenance of the proposed roads and infrastructure (including snow and ice control, sewer and water lines, and stormwater infrastructure) will remain the project developer's until these facilities are accepted by the Village. Thereafter, operation and maintenance of the project road system, water supply and stormwater infrastructure located within the road right-of-way and associated easements will be the responsibility of the Village of Dobbs Ferry. The project plans associated with this DEIS illustrate the right-of-way lines and easement lines within which these facilities are located to allow Village access and control

Traffic and Construction Equipment

Construction traffic will consist primarily of construction equipment arriving at the beginning of the construction period, trucks periodically delivering materials, and daily trips of construction workers. Construction workers typically arrive and depart the work site prior to peak hours of traffic as will the initial construction equipment. Projects of this nature would be likely visited by excavators, bulldozers, dump trucks, backhoes, rollers, graders, pavers and an assortment of smaller pieces of equipment for residential home construction for intermittent periods of time over the course of construction.

Noise

The Village of Dobbs Ferry Code, Chapter 234, Peace and Good Order, regulates the times when unreasonably loud noise can be made. As stated in chapter 234-52: Construction Work Prohibited at Certain Hours and on Certain Days “No person shall engage in construction work earlier than 7:30 AM or later than 6:30 PM, prevailing time, on any day or at any hour on Sunday or any of the following holidays: New Year’s Day, Presidents’ Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.” Construction work is defined as “all work performed by one or more employees and/or independent contractors pursuant to an oral or written agreement for compensation and involving the construction, reconstruction, demolition or removal of buildings or major repairs to buildings, the excavation, clearing, filling or grading of land or the placement or removal of earth, stone or building material of any kind, whether or not the work involves the use of machinery or power tools. The term “construction work” shall not mean the performance of necessary emergency repairs.”.

Chapter 234-56 specifically addresses noise, certain types of construction work and when they are allowable. Homeowners have specific times they are allowed to personally work on their homes, and are allowed to perform work on their own premises between 7:30 AM and 6:30 PM Monday through Friday, and 10:00 a.m. to 6:30 p.m. Saturdays, Sundays and Holidays. It was also stated in the Code that “work involving the use of machinery, including but not limited to rock breaking, pile driving, riveting, power sandblasting and chain sawing that emits continuous sounds, audible from a distance of 300 feet or more from the work site must cease for 30 minutes within every three hours of operation to provide respite to the surrounding community.”

The Village Noise Ordinance will be adhered to when the proposed project is being constructed

Vibrations

Ground vibrations typically are generated by the blasting or chipping/hammering of bedrock. These construction techniques are not going to be used during the construction of the Propose Action since no bedrock was encountered at the site. Therefore, no ground vibrations are expected during construction of the Proposed Action

Air

Construction activities on the project site may have a potential impact on the local air quality through generation of fugitive or airborne dust. Fugitive dust is generated during ground clearing and excavation activities. Throughout the construction period, passage of delivery trucks and other vehicles over temporary dirt roads and other exposed soil surfaces also generates fugitive dust. For dust control measures refer to Section 3.9, Public Heath. Odors and noxious gases are not expected to be an issue during the construction of the Proposed Action.

Consistency with Local Policies

Local Waterfront Revitalization Program of Dobbs Ferry

On August 9, 2005, the Dobbs Ferry Village Board adopted the Local Waterfront Revitalization Program (LWRP). The current LWRP status is final draft. The LWRP is a comprehensive plan for the local waterfront and downtown areas in Dobbs Ferry and is intended to serve as a guide for the future enhancement, protection, preservation and development of Dobbs Ferry's waterfront areas.

The Waters Edge project site is located within the Village of Dobbs Ferry Waterfront Revitalization Boundary and New York State Coastal Area Boundary, as defined in the LWRP. However, it is separated from the Hudson River waterfront by the existing and active MTA railroad line. This condition precludes any "water dependent use", as defined in the LWRP, of the Waters Edge site. As mentioned previously, the LWRP recommends that the project site be developed for "residential low density". The LWRP appropriately acknowledges the visual resources in the Village and particularly properties that afford views of the Hudson River. The LWRP also discusses the Village's regulatory and governmental actions to preserve and enhance those resources.

The goals in the LWRP are included in an inventory and analysis of existing conditions in the Village that identifies "important resources [including the Hudson River], problems and opportunities". As stated in the LWRP, "there are many locations throughout the Village of Dobbs Ferry that offer excellent panoramic views of both the Hudson River and the New York City Skyline."³ The LWRP identified three vantage points [scenic resources/views] in the Fairmead neighborhood. Refer to Section 3.4, Aesthetic and Cultural Resources, Figure 3.4-22, Views 56, 57, 58.

"People connect with the River through views...for many, looking out of windows, working and playing in yards⁴" and walking around area roads. As shown in Figure 3.4-22 of Section 3.4, View 56 [Bend in Fairlawn to Tappan Zee] is located on the northwest portion of the subject property, just south of the existing house. View 57 [Fairlawn near Constance to Sneden's] and View 58 [South End Fairlawn to Palisades] are located along the section of Fairlawn that runs parallel with the River.

The Proposed Action will enhance Views 56 and 57 by the removal of vegetation and understory, which currently limits these two views, especially during the spring and summer months⁵.

The Waters Edge Subdivision would also establish three public vantage points within the gaps between the three homes proposed along the ridge of the site. Refer to Section 3.4, Aesthetics and Cultural Resources Section of this DEIS for further discussion. The Proposed Action is consistent with the goals set forth in the LWRP as cited in Section IV.A.2.d., which "calls for the protection and enhancement of the extraordinary scenic vistas that characterize so much of the Village with viewsheds looking out over the Hudson River." (Section IV-4).

³ Source : Final Draft Village of Dobbs Ferry Local Waterfront Revitalization Plan, January 2004, II-40

⁴ Source : Final Draft Village of Dobbs Ferry Local Waterfront Revitalization Plan, January 2004, II-40

⁵ Source: Visual Resource Assessment and Report, Gotham Design, Ltd., May 2006

In Section C.4. Scenic Resources and Visual Quality, LWRP states that "the value of property relates directly to views of the River. Dobbs Ferry's 'principal product' is views.⁶" The Proposed Action would provide improved views of the Hudson River from the internal road and the lots for the public, and from the houses for homeowners to enjoy. The construction of the Proposed Action would not adversely impact existing views of the River and beyond that are currently enjoyed by the public.

Village of Dobbs Ferry Open Space Inventory

As described in the Inventory and Analysis section of the draft final Village of Dobbs Ferry Local Waterfront Revitalization Program ("LWRP"), the project site is in the OF-6 zoning district. In the OF-6 district construction of single family residences on 5,000 square feet is a permitted use. According to the LWRP, several undeveloped lots exist in the Fairmead section of the Village. The LWRP, Figure IV-1, Area of Land and Water Uses/Zoning recommends that the project site be developed for "residential low density". Furthermore, Figure IV-2, Proposed Waterfront Land and Water Uses Map, illustrates areas recommended for open space and park acquisition - the project site is not identified as a site intended to remain as open space.

The subject property is not identified as open space, as illustrated on the Open Space Inventory Map. However, the Open Space Inventory Report, Section V, suggests that development proposals on vacant land must be carefully evaluated since such development may alter the streetscapes or obscure a scenic view as defined in the LWRP.

The Proposed Action is designed to conform with the existing Fairmead neighborhood streetscape in addition to improving the views of the Hudson River and beyond from within the neighborhood as well as from the proposed lots.

Draft Dobbs Ferry Community Vision Plan

Fairmead is identified as a distinct neighborhood in the Draft Vision Plan for Dobbs Ferry. The overall vision plan for this neighborhood is to create a coherent character. The Vision Plan identifies several concerns about Fairmead including the concept that this areas consists of a number of residential enclaves that have been isolated from other parts of the Town due to the presence of Broadway and its traffic volumes, as well as the institutional uses on large properties that further isolate residential areas. The Community Vision Plan recommends that residential development in Fairmead be conditioned to extend the existing roadway network and the protect the views from the upland Riverview Manor neighborhood. The Community Vision Plan recommends that a portion of the project site be retained as open space, and that a proposed greenway path be routed through St. Christopher's, along a corner of the project site, and then along Constance Avenue to Fairlawn Avenue to Broadway.

The Waters Edge Subdivision includes the following: removal of existing vegetation, regrading of the site, construction of a looped road that would extend the existing street pattern of Fairmead, construction of future single-family homes in compliance with zoning regulations, and site landscaping. The above mentioned are expected to protect and potentially improve the views of the Hudson River from Fairmead (both future and current residents), adjacent properties, public streets (proposed and existing), and the Riverview Manor neighborhood. The Proposed Action is designed to be consistent with the goals of the Vision Plan.

⁶ Source : Final Draft Village of Dobbs Ferry Local Waterfront Revitalization Plan, January 2004, II-40

This portion of the Fairmead neighborhood is an existing single family residential neighborhood. Even though the Proposed Action does not include the suggested portion of open space recommended by the Vision Plan, the Waters Edge development completes this portion of the neighborhood with a conforming low density single family subdivision. The Water Edge development proposes to improve the views of the Hudson River and points west from the removal of existing understory on site for current and future residents to enjoy from their homes as well as the proposed road network.

Due to the current institutional use of St. Christopher's School, the applicant does not feel that the proposed greenway through the project site is appropriate at this time.

Under the Intensification and Transportation section of the Vision Plan, the recommendation to "Enact a View Preservation Ordinance" is suggested and reference is made to the criteria established in the LWRP Report including the following⁷:

1. Whether the view features the riverfront or other valued vistas;
2. The number of people who enjoy it;
3. The degree of village-wide, neighborhood or historic significance of the view; and
4. The quality of the view throughout the year.

The property site includes valued vistas of the Hudson River that are enjoyed currently from public roads by a few local residents. The implementation of the Proposed Action would increase the number of residents and visitors to Farimead that could take advantage of the valued vistas throughout the year.

It is important to note that the subject site, including its views, is a private property. Valued vistas located on the project site would be improved by the Proposed Action due to the removal of vegetation and grading activities. Many of the private views located on the project site would become public due to the proposed site layout and public road system of the Waters Edge subdivision. With the implementation of the proposed project, the quality of the views of the Hudson River and points west would be improved for the public and future residents of Waters Edge to enjoy throughout the year⁸.

2.4 Project Purpose and Need

Public Need and Community Objectives

The project responds to a continued need and demand for single family housing in the Village of Dobbs Ferry and Southern Westchester County. The proposed project will provide a traditional residential neighborhood for persons seeking to live in the Village of Dobbs Ferry, and would produce a modest, sustainable use of land that is currently underutilized.

⁷ Source: Visual Resource Assessment and Report, Gotham Design, Ltd., May 2006

⁸ Source: Visual Resource Assessment and Report, Gotham Design, Ltd., May 2006

Consistency with Additional Local Policies

Patterns for Westchester

A major goal of Patterns for Westchester is to strengthen centers by encouraging new development and redevelopment in these areas. The project site is located in Village of Dobbs Ferry, which is designated a local center. The site is classified as a Medium Density Suburban Areas (MDS 3-5), which is described as development that is blended into the natural environment. "The primary character [of this MDS] is residential although office campuses and institutional uses are common"⁹ The recommended gross residential density (dwelling units per acre) for MDS 3-5, according to Patterns, is 3-13 dwelling units per acre.

The density of the Proposed Action would be about 2.5 dwelling per acre, which is just below the lower limit of the recommended density for MDS 3-5 designation. The Waters Edge subdivision is proposed at a lower density than recommend due to the steep slopes located on western portion of the site, which consrict developed in that portion of the site. The Proposed Action, however, would comply to the goals and recommendations set forth by Patterns by constructing new development within the Village of Dobbs Ferry that is conforming to the development surrounding the project site.

Dobbs Ferry Master Plan

The proposed project conforms with the residential land use recommendations of the Village of Dobbs Ferry Master Plan (December, 1971) that recommends the stabilization of residential areas at existing densities. Fairmead is a single family residential neighborhood. Waters Edge at Dobbs Ferry is a proposed 11 - lot single family subdivision, which would compliment and complete the existing neighborhood. The Master Plan notes that development that creates densities higher than the present is less than useful. The Proposed Action is in conformance with the goals set forth in the Master Plan.

Dobbs Ferry Gateway Study

The Gateway Study was reviewed in regards to the Proposed Action and project site. The project site was not identified in the study as a Gateway entrance into the Village of Dobbs Ferry.

As discussed above in the Consistency with Local Policies subsection, the Proposed Action is designed to be consistent with the various local policies of Dobbs Ferry (i.e. Village of Dobbs Ferry Local Waterfront Revitalization Plan, Dobbs Ferry Vision Plan). The Waters Edge DEIS will be available for comments to the public and other interested agencies (including the Dobbs Ferry Conservation Advisory Board)

Objectives of the Applicant

The applicant intends to complete the Fairmead neighborhood by introducing eleven (11) new lots into the neighborhood street system and development along a newly designed looped road system. The Proposed Action would compliment the character of the existing land use in Fairmead by building homes with the architectural character and integrity to reinforce the historic nature of the surrounding community and the Village of Dobbs Ferry. The proposed layout of the irregular

⁹ Patterns for Westchester, The Land and The People, 1996.

shaped property conforms to a newly designed road system, which is consistent with the existing road system of Fairmead.

The proposed Waters Edge subdivision would create valued views of the Hudson River for residents of the future homes, residents of neighboring homes, and the public using the existing and proposed road system. The project would accomplish the above without adversely impacting existing views of the Hudson River or existing views of the east bank from the Hudson River. The proposed development will integrate into the land use and character of the existing neighborhood and would potential enhance the land values of Fairmead by completing the road network, improving the appearance of the site, and building eventually eleven new (11) homes of similar character.

2.5 Approvals, Reviews and Permits

Involved Agencies

- Village of Dobbs Ferry Planning Board
- Village of Dobbs Ferry Village Board
- Village of Dobbs Ferry Department of Public Works
- Village of Dobbs Ferry Conservation Advisory Board
- MTA – Metro North
- NYS Department of Environmental Conservation
- NYS Department of State
- U.S. Army Corps of Engineers
- Westchester County Department of Environmental Facilities
- Westchester County Health Department
- Westchester County Planning Department

Interested Agencies And Parties:

- Village of Dobbs Ferry Police Department
- Village of Dobbs Ferry Fire Department
- Village of Dobbs Ferry Volunteer Ambulance Corps
- Dobbs Ferry Union Free School District
- New York State Office of Parks, Recreation and Historic Preservation
- Town of Greenburgh
- Village of Hastings-on-Hudson
- Scenic Hudson
- Fairmead Association

Required Approvals, Permits, Review

- | | |
|---|--|
| ♦ Village of Dobbs Ferry
Board of Trustees | Site Plan Approval |
| ♦ Village of Dobbs Ferry
Planning Board | Subdivision Approval |
| ♦ Village Architectural Review Board | Architectural Review of Future Residences |
| ♦ | |
| ♦ Village Department Of Public Works | Street Opening Permit |
| ♦ Westchester County
Department of Health | Realty Subdivision Approval
Water and Sewer Main Extension Approval |
| ♦ Westchester County
Planning Board | 239m Review
NITA Stormwater Discharge |
| • NYS Department of Environmental
Conservation | SPDES General Permit |
| • Metro North Railway | Stormwater Discharge |



Figure 2.1: Site Location
Waters Edge

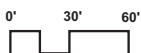
Village of Dobbs Ferry, Westchester County, New York

Base: USGS 7.5-minute Topographic Map, Nyack Quad

Scale: 1 inch = 1,000 feet



Figure 2-2: Waters Edge at Dobbs Ferry
 Village of Dobbs Ferry, Westchester County, New York
 Aerial Photo: NYS GIS Clearinghouse, 2004
 Scale: Graphic



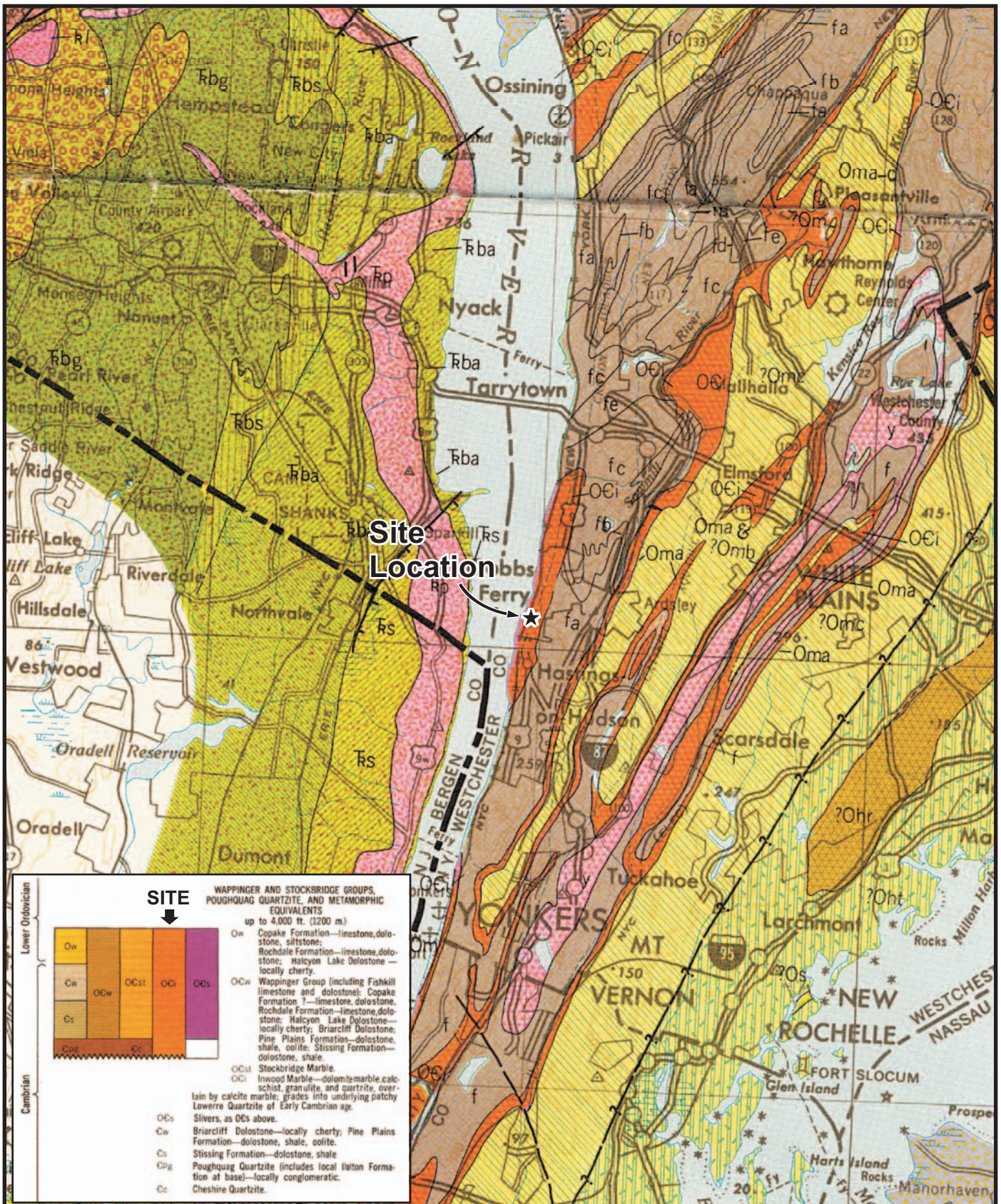


Figure 2-3: Geologic Boundaries
Waters Edge

Village of Dobbs Ferry, Westchester County, New York
Base: New York State Museum and Science Series Mapping
Scale: 1" = 2.7 mi.

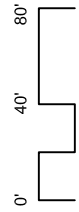
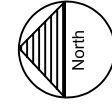




Notes:

1. House footprints are conceptual and may be larger or smaller based on future decisions of the builder. Foundation plantings are also conceptual.
2. Street trees to be planted at the edge of the street right of way.
3. Shaded area on the east slope is approximate area of existing tree mass.
4. All street trees and buffer plantings to be specified prior to final subdivision approval.
5. All base data by others. No representation or warranty is express or implied as to accuracy of same.
6. The Landscape Design plan is for illustration of plant material purposes only. Please refer to Engineer or Surveyor drawings for all other site plan and site features information.
7. Developer/ builder is responsible for maintaining a safe site during construction and until future owners take possession of the site, or portions thereof, at which time the new owners will take full responsibility for maintaining a safe site through proper maintenance, modification and/ or replacement of plant material as necessary.

Source: [L:\JEF Development Dobbs Ferry \Landscape Plan\2-15-06.dwg]



Graphic Scale

Stephen Lopez
Landscape Architect

Tim Miller Associates, Inc.
10 North Street, Cold Spring, NY 10516
(845) 265-4400, Fax: 265-4418

for development of
Waters Edge
Village of Dobbs Ferry, Westchester County, NY
June 2006 (Rev. 10-23-06, 12-18-06)

Figure 2.4

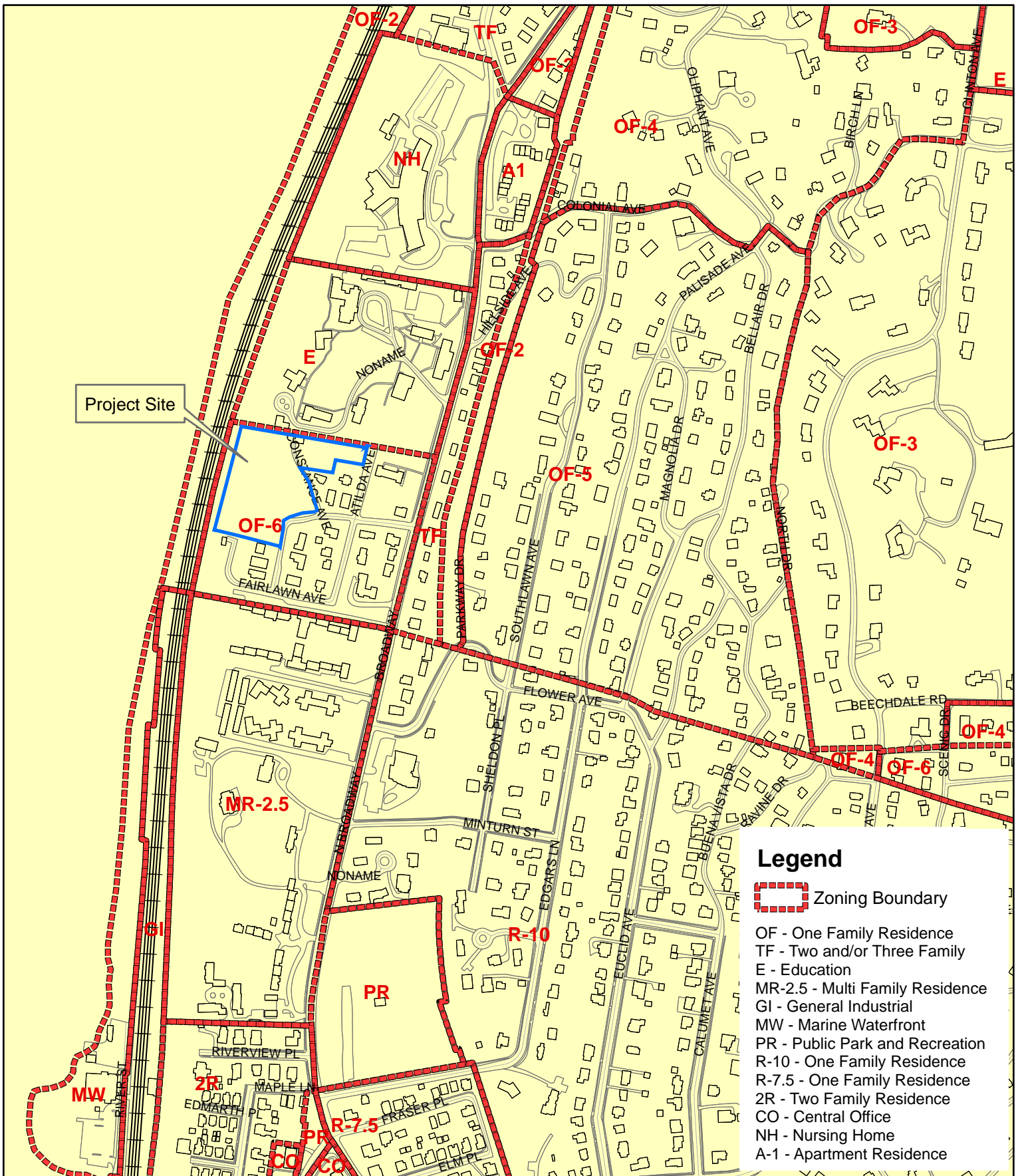


Figure 2-5: Zoning Map
Waters Edge

Village of Dobbs Ferry, Westchester County, New York

Source: Westchester County Planning Department

Scale: 1" = 500'

