

**WATERS EDGE AT DOBBS FERRY
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

VOLUME I

Atilda, Fairlawn and Constance Avenues
Village of Dobbs Ferry
Town of Greenburgh
Westchester County, New York

Tax Lot Numbers

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

Co-Lead Agencies: VILLAGE OF DOBBS FERRY PLANNING BOARD
VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
112 Main Street
Dobbs Ferry, NY 10522
Attention: Edward Plotkin, Chair
Joseph J. Bova, Mayor

Project Applicant: WATERS EDGE AT DOBBS FERRY, LLC
8 Pebble Brook Way, Suite 101
Chappaqua, NY 10514
Attention: Jacqueline Finkelstein

Prepared By: TIM MILLER ASSOCIATES, INC.
10 North Street
Cold Spring, New York, 10516
Attention: Tim Miller/ Kendra Billings
(845) 265-4400

Project Engineer: PAUL J. PETRETTI, P.E., L.S., CPSWQ - CPESC
30 Gould Avenue
Dobbs Ferry, New York, 10522
Attention: Paul J. Petretti
(914) 674-9827

Co - Lead Agency Acceptance Date: February 1, 2007

Date of Public Hearing: March 1, 2007

Written Comments will be Accepted by the Co - Lead Agencies until:
10 days after close of Public Hearing

February 1, 2007

List of DEIS Consultants:

Carlin Simpson
Consulting Geotechnical and Environmental Engineers
61 Main Street, Sayerville, NJ 08872

WATERS EDGE AT DOBBS FERRY
Draft Environmental Impact Statement
Village of Dobbs Ferry, Westchester County, NY

VOLUME I
Table of Contents

	<u>Page</u>
1.0 EXECUTIVE SUMMARY	1-1
2.0 DESCRIPTION OF THE PROPOSED ACTION	2-1
2.1 Introduction	2-1
2.2 Site Location and Description	2-2
2.3 Description of the Proposed Action	2-3
2.4 Project Purpose and Need	2-13
2.5 Approvals, Reviews, and Permits	2-15
3.0 Existing Setting, Potential Impacts and Mitigation	3.1-1
3.1 Soils and Topography	3.1-1
3.1.1 Existing Conditions	3.1-1
3.1.2 Potential Impacts	3.1-5
3.1.3 Mitigation Measures	3.1-13
3.2 Surface Water Resources	3.2-1
3.2.1 Existing Conditions	3.2-1
3.2.2 Potential Impacts	3.2-5
3.2.3 Mitigation Measures	3.2-8
3.3 Terrestrial and Aquatic Ecology	3.3-1
3.3.1 Existing Conditions	3.3-1
3.3.2 Potential Impacts	3.3-6
3.3.3 Mitigation	3.3-7
3.4 Aesthetic and Cultural Resources	3.4-1
3.4.1 Visual Resources - Background/Introduction	3.4-1
3.4.1.1 Existing Conditions	3.4-2
3.4.1.2 Impacts	3.4-3
3.4.1.3 Proposed Mitigation Measures	3.4-10
3.4.2 Historic and Archaeological Resources	3.4-11
3.4.2.1 Existing Conditions	3.4-11
3.4.2.2 Potential Impacts to Historic and Archaeological Resources	3.4-13
3.4.2.3 Proposed Mitigation Measures	3.4-13
3.5 Critical Environmental Areas	3.5-1
3.5.1 Hudson River Critical Environmental Area	3.5-1
3.5.2 Local Waterfront Revitalization Program Consistency Review	3.5-2
3.5.3 Potential Impacts	3.5-6
3.5.4 Proposed Mitigation Measures	3.5-7

Table of Contents

February 1, 2007

3.6	Transportation	3.6-1
	3.6.1 Introduction	3.6-1
	3.6.2 Existing Traffic Conditions	3.6-1
	3.6.3 No-Build Traffic Conditions	3.6-7
	3.6.4 Potential Impacts - Build Traffic Conditions	3.6-8
3.7	Energy	3.7-1
	3.7.1 Effects on the Use and Conservation of Energy Resources	3.7-1
3.8	Noise	3.8-1
	3.8.1 Existing Conditions	3.8-1
	3.8.2 Potential Impacts	3.8-5
	3.8.3 Mitigation Measures	3.8-8
	3.8.4 Traffic Based Air Quality Impacts	3.8-8
3.9	Public Health	3.9-1
	3.9.1 Phase 1 Site Assessment	3.9-1
	3.9.2 Mitigation - Construction Generated Dust	3.9-1
3.10	Safety	3.10-1
3.11	Community Character	3.11-1
	3.11.1 Community Character	3.11-1
	3.11.1.1 Existing Conditions	3.11-1
	3.11.2.2 Potential Impacts and Mitigation Measures	3.11-2
	3.11.2 Community Resources and Services	3.11-4
	3.11.2.1 Demographics	3.11-4
	3.11.2.2 Schools	3.11-5
	3.11.2.3 Police Protection	3.11-7
	3.11.2.4 Fire Protection	3.11-8
	3.11.2.5 Emergency Services	3.11-9
	3.11.2.6 Solid Waste Disposal	3.11-9
	3.11.2.7 Sewage Treatment Facilities	3.11-10
	3.11.2.8 Neighborhood Quality of Life	3.11-10
3.12	Fiscal Analysis	3.12-1
	3.12.1 Existing Conditions	3.12-1
	3.12.2 Potential Impacts	3.12-2
	3.12.3 Mitigation Measures	3.12-7

4.0 UNAVOIDABLE ADVERSE IMPACTS	4-1
5.0 ALTERNATIVES	
5.1 No Action Alternative	5-1
5.2 A Conventional Subdivision (Maximum Number of Lots)	5-2
5.3 A Ravine Preservation Alternative (with use of cul de sacs)	5-4
5.4 A Ravine Preservation Alternative (without the use of cul de sacs, if possible)	5-6
5.5 Subdivision with Maximum Number of Lots	5-6
5.6 Conservation Subdivision Alternative	5-6
6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	6-1
7.0 GROWTH INDUCING ASPECTS OF THE PROPOSED ACTION	7-1

List of Tables

	<u>Page</u>
Table 2-1: Compliance with Bulk Requirements	2-6
Table 3.1-1: Soil Characteristics and Limitations	3.1-1
Table 3.1-2: Existing Slopes Analysis	3.1-2
Table 3.3-1: Site Vegetation	3.3-3
Table 3.3-2: Observed and Expected Wildlife List	3.3-5
Table 3.6-1: Local Roadway Conditions	3.6-2
Table 3.6-2: Approximate Sight Distance	3.6-3
Table 3.6-3: Sight Distance	3.6-4
Table 3.6-4: Unsignalized Intersections - Level of Service Criteria	3.6-6
Table 3.6-5: Existing Condition - Level of Service Summary	3.6-6
Table 3.6-6: No-Build Condition - Level of Service Summary	3.6-8
Table 3.6-7: Project Site Trip Rate Summary	3.6-9
Table 3.6-8: Project Site Total Trips Generated	3.6-9
Table 3.6-9: Build Condition - Level of Service Summary	3.6-10
Table 3.6-10: Level of Service Summary	3.6-10
Table 3.8-1: Perception of Changes in Noise Levels	3.8-1
Table 3.8-2: Community Response to Increases in Noise Levels	3.8-2
Table 3.8-3: Sound Levels of Common Activities Perception of Changes in Noise Levels	3.8-2
Table 3.8-4: Average Sound Levels (dBA)	3.8-4
Table 3.8-5: Site 2&4 - Average Sound Levels (dBA)	3.8-6
Table 3.8-6: Construction Noise Level	3.8-7
Table 3.11-1: 2004 Population Statistics	3.11-4
Table 3.11-2: 2000 Population Statistics	3.11-4
Table 3.11-3: Dobbs Ferry Union Free School District 2004/2005 School Year	3.11-6
Table 3.12-1: Tax Lots and 2006 Assessed Value	3.12-1
Table 3.12-2: Current Taxes Generated by Project Site	3.12-2
Table 3.12-3: 2005 Assessed Value of Residences at Waters Edge	3.12-3
Table 3.12-4: Projected Tax Revenues Waters Edge at Dobbs Ferry	3.12-3
Table 3.12-5: Revenue & Cost Summary: Waters Edge at Dobbs Ferry	3.12-7
Table 5-1: No Action Alternative Impacts	5-1
Table 5-2: Maximum Lot Count Subdivision Alternative Impacts	5-3
Table 5-3: Ravine Preservation Alternative Impacts	5-5
Table 5-4: Alternative Impact Comparisons	5-7

List of Figures

	<u>After Section</u>
Figure 2-1: Regional Site Location Map	2.0
Figure 2-2: Aerial Overlay Map	2.0
Figure 2-3: Geologic Map	2.0
Figure 2-4: Conceptual Landscape Plan	2.0
Figure 2-5: Zoning Map	2.0
Figure 3.1-1: Soil Map	3.1
Figure 3.1-2: Local Topography	3.1
Figure 3.2-1: Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map	3.2
Figure 3.4-1: Site on Aerial Photo	3.4
Figure 3.4-2: Existing Views of Project Site	3.4
Figure 3.4-3: Existing Views of Project Site	3.4
Figure 3.4-4: Existing Views of Project Site	3.4
Figure 3.4-5: Existing Views of Project Site	3.4
Figure 3.4-6: Existing Views of Project Site	3.4
Figure 3.4-7: Existing Views of Project Site	3.4
Figure 3.4-8: Existing Views of Project Site	3.4
Figure 3.4-9: Existing Views of Project Site	3.4
Figure 3.4-10: Existing Views of Project Site	3.4
Figure 3.4-11: Existing Views of Project Site	3.4
Figure 3.4-12: Existing Views of Project Site	3.4
Figure 3.4-13: Existing Views of Project Site	3.4
Figure 3.4-14: Existing Views of Project Site	3.4
Figure 3.4-15: Existing Views of Project Site	3.4
Figure 3.4-16: Existing Views of Project Site	3.4
Figure 3.4-17: Existing Views of Project Site	3.4
Figure 3.4-18: Existing Views of Project Site	3.4
Figure 3.4-19a: Photosimulation of Proposed Action	3.4
Figure 3.4-19b: Photosimulation of Proposed Action	3.4
Figure 3.4-19c: Photosimulation of Proposed Action	3.4
Figure 3.4-20: Existing Views of Project Site	3.4
Figure 3.4-21: Existing Views of Project Site	3.4
Figure 3.4-22: Scenic Resources Map	3.4
Figure 3.4-23: Existing Views of Project Site	3.4
Figure 3.4-24: Existing Views of Project Site	3.4
Figure 3.4-25: Existing Views of Project Site	3.4
Figure 3.4-26: Open Space Inventory Map	3.4
Figure 3.6-1: Site Location	3.6
Figure 3.6-2: Traffic Controls	3.6
Figure 3.6-3: Existing AM Peak Hour Traffic	3.6
Figure 3.6-4: Existing PM Peak Hour Traffic	3.6
Figure 3.6-5: U.S. Route 9 Hourly Traffic Volumes	3.6
Figure 3.6-6: No Build AM Peak Hour Traffic	3.6
Figure 3.6-7: No Build PM Peak Hour Traffic	3.6
Figure 3.6-8: Existing Street Layout under Proposed Layout	3.6
Figure 3.6-9: Percent Distribution - Arrival and Departure	3.6
Figure 3.6-10: Site Generated AM Traffic	3.6
Figure 3.6-11: Site Generated PM Traffic	3.6

Table of Contents

February 1, 2007

	<u>After Section</u>
Figure 3.6-12: Build AM Peak Hour Traffic	3.6
Figure 3.6-13: Build PM Peak Hour Traffic	3.6
Figure 3.6-14: Proposed and Existing Stop Signs	3.6
Figure 3.8-1: Noise Monitoring Locations	3.8

List of Drawings - Preliminary for DEIS
(Attached to Document)

<u>Sheet Number</u>	<u>Title</u>
1/5	Zoning, Steep Slopes and Tree Location
2/5	Site and Utility Plan
3/5	Grading and Drainage Plan
4/5	Stormwater Pollution Prevention Plan (SWPPP)
5/5	Tree Preservation and Erosion and Sediment Control Plan (E&SCP)
Separate Sheet	Existing Conditions Plan - Topography, Slopes, and Trees

VOLUME II (Separate Binder)
Table of Contents

Appendix A	SEQRA Documentation
Appendix B	Stormwater Pollution Prevention Plan/Erosion Control Plan
Appendix C	Report of Investigation of the January 28, 1994 Fairlawn Avenue Slope Failure
Appendix D	Drainage Report Prepared Waters Edge at Dobbs Ferry
Appendix E	Correspondence
Appendix F	Traffic Volumes US Route 9 and Traffic Count Data Sheets
Appendix G	Phase I - TEAM Consultants
Appendix H	Geotechnical Report
Appendix I	Full Environmental Assessment Form
Appendix J	Village of Dobbs Ferry Budget 2006-2007