

FINAL SCOPING DOCUMENT

For the Dobbs Ferry Vision Plan and Amendments to the Zoning Code  
Generic Environmental Impact Statement

**Prepared For:**

The Village of Dobbs Ferry Board of Trustees  
112 Main Street  
Dobbs Ferry, NY 10522

**Proposed Action:**

Enactment of Dobbs Ferry Vision Plan and Amendments to the Zoning Code

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### INTRODUCTION TO THIS SCOPING DOCUMENT

This document identifies the issues to be addressed in the Generic Environmental Impact Statement (GEIS) for the adoption of a Vision Plan and Amendments to the Zoning Code for the Village of Dobbs Ferry. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (f)(1) through (5).

**CLASSIFICATION OF ACTION:** Type I Action

**Lead Agency:** Village Board of Trustees  
Village of Dobbs Ferry, County of Westchester, New York

The Village Board of the Village of Dobbs Ferry, having been designated as the "lead agency" for the GEIS pursuant to the State Environmental Quality Review Act ("SEQRA"), will serve as lead agency for the GEIS and the Proposed Action. Interested agencies include the following boards, commissions and departments of the Village of Dobbs Ferry, as well as regional, county, and state entities.

- Village Planning Board
- Village Zoning Board of Appeals
- Village Conservation Advisory Committee
- Village Board of Architectural Review
- Westchester County Planning Board
- Westchester County Highway Department
- Westchester County Health Department
- New York State Department of Environmental Conservation
- Department of State: Local Waterfront Revitalization Program
- New York State Department of Transportation
- NYS Office of Parks, Recreation and Historic Preservation
- Metropolitan Transportation Authority
- Village of Ardsley, NY
- Village of Hastings-on-Hudson, NY
- Riverkeeper
- Friends of the Hudson
- Village of Irvington
- Town of Greenburgh
- Scenic Hudson

### Description of the Proposed Action:

The Proposed Action to be addressed by the GEIS is a Vision Plan and amendments to the Village of Dobbs Ferry Zoning Code (the "Proposed Action"). The Village Board is preparing the GEIS to assess whether the Proposed Action would cause any significant adverse environmental impacts to the Village.

This document identifies those potential impacts of the Proposed Action and relevant areas of concern that are to be addressed in the GEIS. This Scoping Document contains the items described in 6 NYCRR Part 617.8(f)(1) through (5).

## **Introduction to this Scoping Document**

A Generic Environmental Impact Statement (“GEIS”) is to be prepared by the Village Board (“Village Board”) of the Village of Dobbs Ferry (“Village”) in connection with the proposed enactment by the Village of a Vision Plan and amendments to the Village of Dobbs Ferry Zoning Ordinance (the “Proposed Action”). The Village Board is preparing the GEIS to assess whether the Proposed Action would cause any significant adverse environmental impacts to the Village.

After holding public hearings, the Draft Scoping Document was revised to reflect the comments and suggestions received. This document identifies those potential impacts of the Proposed Action and relevant areas of concern that are to be addressed in the GEIS. This Scoping Document contains the items described in 6 NYCRR Part 617.8(f)(1) through (5).

## **Components of the GEIS**

The text of the GEIS will include the following:

### **Executive Summary**

The Executive Summary of the Draft GEIS will describe the Proposed Action, its significant impacts and mitigation measures, and the alternatives analyzed in the body of the document. It will include the following brief summaries based on relevant portions of the document:

- Description of the Proposed Action
- Environmental Setting
- Existing conditions
- Future baseline conditions
- Impacts of the Proposed Action
- Proposed mitigation measures
- Unavoidable adverse impacts
- Alternatives to the Proposed Action
- Criteria for site-specific proposals

## **1 Description of the Proposed Action**

The Proposed Action is the enactment of the Proposed Vision Plan and Amendments to the Zoning Code. The Proposed Action will be explained with text and complementary photographs, maps, sketches and other necessary information.

### **A. Location of the Proposed Action**

The Proposed Action encompasses the entire Village of Dobbs Ferry, Westchester County, New York. The Village of Dobbs Ferry is located on the east bank of the Hudson River about 20 miles north of New York City.

### **B. Background of the Proposed Action**

The historical background of Dobbs Ferry and the Village’s planning efforts will be briefly discussed. This section will review Village Development Plans and Plan Updates dating from 1960 to 2009. It will also review other plans including:

- Master Plan: Village of Dobbs Ferry, NY prepared by Edwin S. Voorhis & Son, 1962.

- The Landing at Dobbs Ferry: Supplemental Draft Environmental Impact Statement prepared by Frederick P. Clark Associates, 1995.
- A Plan for the Gateway to the Downtown Business District prepared by Project for Public Spaces and PPSA, 1999.
- Open Space Inventory prepared by Dobbs Ferry Conservation Advisory Commission, 1999.
- Scenic Resources and Recommendations Report prepared by Dobbs Ferry Scenic Resources Committee, 2001.
- Scenic Resources and Recommendations Report prepared by Dobbs Ferry Waterfront Committee, 2001.
- Village of Dobbs Ferry: Downtown Parking Feasibility Study prepared by LA Group, 2002.
- A Planning Study for the Downtown prepared by Gotham Design, Ltd., 2003
- Traffic Study: 45 Stanley Avenue, Dobbs Ferry prepared by Lemonides + Heineman Associates, 2004.
- The Village of Dobbs Ferry Local Waterfront [Revitalization](#) Program Report prepared by LA Group, 2004.

### **C. Purpose, Public Need and Benefits of the Proposed Action**

This section will identify the Village of Dobbs Ferry's objectives in adopting a Vision Plan. A central purpose of the Proposed Action is to direct the form of Dobbs Ferry's future development. The Proposed Action also sets forth the Village's policies on a range of other issues. Moreover, the Proposed Action is intended to guide growth and change in the Village of Dobbs Ferry over the next 20 years. It strives to take into account contemporary issues and concerns in the environmental, social, and economic climate of the region and the Village in relation to the Village's attributes and aspirations for its future quality of life. This section will also identify how the proposed amendments to the Zoning Code will implement the objectives of the Vision Plan.

### **D. Summary of the Proposed Action and Data Sources**

A summary of the Proposed Action will be provided in the Draft Generic Environmental Impact Statement. The summary will include a description of the nature and extent to which the proposed Action makes recommendations which would modify, add to or remove current regulations and zones.

All data sources utilized in the Draft Generic Environmental Impact Statement will be identified within the document. These data sources are expected to include the Village of Dobbs Ferry (including their GIS data), the U.S. Census Bureau's 2000 Census of Population and 1997 Economic Census, the Westchester County Data Book, the New York State Department of Transportation's traffic volume reports, surveys of Dobbs Ferry residents conducted as part of the Vision Plan process, Grub & Ellis's *Office Market Trends*, the Westchester County Economic Development Plan, the New York State Consolidated Plan, the Westchester County Board of Realtors Residential Real Estate Sales Report, the New York City Bureau of Water Supply Protection, and the Federal Emergency Management Agency. The list of data sources is intended to be representative, not exhaustive, and additional data sources will be used as necessary.

### **E. Description of Timing and Scheduling of the Proposed Action**

The GEIS will describe the timing and scheduling of the adoption and implementation of the Proposed Action.

## **F. Required Project Approvals**

The adoption of the Proposed Action will require approval from the Village Board of the Village of Dobbs Ferry. This section of the GEIS will also list the interested and involved agencies that will participate in the environmental assessments including:

- Village Planning Board
- Village Zoning Board of Appeals
- Village Conservation Advisory Committee
- Village Board of Architectural Review
- Westchester County Planning Board
- Westchester County Highway Department
- Westchester County Health Department
- New York State Department of Environmental Conservation
- Department of State: Local Waterfront Revitalization Program
- New York State Department of Transportation
- NYS Office of Parks, Recreation and Historic Preservation
- Metropolitan Transportation Authority
- Village of Ardsley, NY
- Village of Hastings-on-Hudson, NY
- Riverkeeper
- Friends of the Hudson
- Village of Irvington
- Town of Greenburgh
- Scenic Hudson

## **2 Existing Conditions, Future Baseline Conditions and Likely Impacts of the Proposed Action**

### **2.1 Introduction**

Existing conditions will represent conditions as of the date of the preparation of the updated Vision Plan or the most recent survey or study available. When Census data are used, existing conditions will represent conditions in 2000. Future Baseline Conditions will represent likely conditions in 2029 **without** the Proposed Action. Likely Impacts of the Proposed Action will represent likely conditions in 2029 **with** the Proposed Action.

### **2.2 Land Use and Zoning**

a. Existing Conditions - Existing conditions and patterns of land use in the Village of Dobbs Ferry will be discussed. An inventory of vacant sites and estimates of land available for development will be provided. Recent land use trends will be discussed, including the types of new development that are occurring in the Village and the surrounding area. The bulk and use regulations for each existing zoning district will be described and a map showing their location will be provided.

b. Anticipated Impacts:

1. Future Baseline Conditions - To determine future baseline conditions, the GEIS will review current population and land use trends and market factors to project the amount and type of development that is likely to occur by 2029, assuming the Proposed Action does not take place.

2. Likely Impacts of the Proposed Action - By recommending changes to the Village's zoning regulations and zoning map, the Proposed Action is expected to have a significant impact on the location and type of development that will occur by 2029. The discussion will include both the proposed zoning and the relationship of the Proposed Action to existing land use and development plans.

c. Proposed Mitigation

## 2.3 Demographics

a. Existing Conditions - Current and historical population and socioeconomic characteristics of Dobbs Ferry will be reviewed. Population will be analyzed by age and census tract. Trends regarding aging and movement in and out of the community will be discussed. The population of Dobbs Ferry will be compared to that of Westchester County and the metropolitan region. Current income distribution within the Village will be discussed.

b. Anticipated Impacts:

1. Future Baseline Conditions - Future baseline conditions will project the likely population and socioeconomic characteristics, including income distribution, of Dobbs Ferry and its census tracts in 2029 based on a continuation of existing development patterns and policies from the previous master plan and zoning map.

2. Likely Impacts of the Proposed Action - To determine the likely impacts of the Proposed Action on population and socioeconomic characteristics, including income distribution, the anticipated differences in the characteristics of the population in 2029 with the Proposed Action and those characteristics without the Proposed Action will be compared. Impacts on each census tract will be discussed. Components of the Proposed Action that could influence the total amount of population and the characteristics of that population will also be assessed. These items will include the types and location of developments that are expected to occur in the Village and the regulations that are intended to encourage or discourage particular kinds of development.

c. Proposed Mitigation

## 2.4 Housing

a. Existing Conditions – Current housing conditions in Dobbs Ferry including quality, cost and availability.

b. Anticipated Impacts –

1. Future Baseline Conditions - This section of the Draft GEIS will describe future baseline housing conditions in Dobbs Ferry, including an assessment of likely housing costs and tenancy.

2. Likely Impacts of the Proposed Action - The DGEIS will assess the potential overall impact of the Proposed Action on the total number of housing units that are expected to be built between the time of the adoption of the Proposed Action and the horizon year of 2029. It is also expected that implementing the Proposed Action will impact the location and type of the units constructed. Thus, the DGEIS will describe these projected changes to the housing stock of Dobbs Ferry and examine how they differ from the changes that can be expected under the likely baseline conditions. The DGEIS will also discuss the extent to which the

implementation of the Proposed Action would fulfill Westchester County's affordable housing goals for the Village.

c. Proposed Mitigation

**2.5 Water Resources**

- a. Existing Conditions - The current condition of Dobbs Ferry's water quality, wetlands, streams, watershed protection and groundwater resources will be broadly reviewed based on existing and secondary sources.
- b. Anticipated Impacts:
  - 1. Future Baseline Conditions - In the baseline conditions section, the likely changes to these resources by the horizon year of 2029 will be discussed. These changes will include plans and policies likely to be implemented regardless of whether the Proposed Action is implemented.
  - 2. Likely Impacts of the Proposed Action - The impacts to water resources that are likely to occur if the Proposed Action is implemented will then be broadly assessed. These impacts will be based on the changes that are expected to occur to Village regulations and development patterns if the Proposed Action is implemented.

c. Proposed Mitigation

**2.6 Biological and Ecological Resources**

- a. Existing Conditions - The current plant and animal life within the Village, as well as various forms of habitat for such life, will be described based on existing and secondary sources.
- b. Anticipated Impacts:
  - 1. Future Baseline Conditions - The baseline conditions section will broadly review the projected changes to these resources by the horizon year of 2029 without implementation of the Proposed Action.
  - 2. Likely Impacts of the Proposed Action - The GEIS will broadly review the potential overall impacts to these resources assuming the implementation of the changes to regulations and development expected to take place under the Proposed Action.

c. Proposed Mitigation

**2.7 Geology and Topography**

- a. Existing Conditions - The current geology and topography of Dobbs Ferry will be reviewed.
- b. Anticipated Impacts:
  - 1. Future Baseline Conditions - The baseline conditions section of the GEIS will broadly project potential effects on sensitive topography by the horizon year of 2029 without the implementation of the Proposed Action.
  - 2. Likely Impacts of the Proposed Action - The GEIS will then broadly assess the impacts of the implementation of the Proposed Action on these future conditions.

- c. Proposed Mitigation

## **2.8 Stormwater**

- a. Existing Conditions - The current conditions of the Village's watersheds and stormwater control infrastructure will be described in the GEIS based on existing and secondary sources.
- b. Anticipated Impacts:
  - 1. Future Baseline Conditions: Future baseline conditions for stormwater control will be broadly established for the horizon year of 2029.
  - 2. Likely Impacts of the Proposed Action - Then, the overall projected impacts to watersheds and stormwater control based on implementation of the Proposed Action will be broadly reviewed. The Proposed Action does not include any specific recommendations for particular stormwater designs; therefore, a detailed analysis of such designs is beyond the proper scope of a Generic EIS.
- c. Proposed Mitigation

## **2.9 Air Quality**

- a. Existing Conditions – Based on existing sources, the DGEIS will broadly review the current conditions for regional and local air quality.
- b. Anticipated Impacts:
  - 1. Future Baseline Conditions: Future baseline conditions for air quality will be broadly established for the horizon year of 2029.
  - 2. Likely Impacts of the Proposed Action - The GEIS will broadly assess the likely impact of the Proposed Action on air quality.
- c. Proposed Mitigation - While air quality is a region-wide issue that does not respect Village borders, the Village can take certain actions to help improve the region's air quality.

## **2.10 Public Health**

- a. Existing Conditions - The existing public health conditions in Dobbs Ferry will be broadly reviewed based on existing sources.
- b. Anticipated Impacts:
  - 1. Future Baseline Conditions – The likely public health conditions in the Village will be broadly assessed under future baseline conditions.
  - 2. Likely Impacts of the Proposed Action - Impacts of the Proposed Action on public health will be broadly assessed.
- c. Proposed Mitigation

## **2.11 Noise and Odor**

a. Existing Conditions - The existing conditions related to noise and odor in Dobbs Ferry will be broadly reviewed based on existing sources.

b. Anticipated Impacts –

1. Future Baseline Conditions - The likely conditions related to noise and odor in the Village will be broadly assessed under future baseline conditions.

2. Likely Impacts of the Proposed Action – Likely impacts of the Proposed Action on conditions related to noise and odor in the Village will be broadly assessed.

c. Proposed Mitigation

## **2.12 Energy**

a. Existing Conditions - Current energy consumption in Dobbs Ferry will be broadly reviewed based on existing sources.

b. Anticipated Impacts –

1. Future Baseline Conditions – Likely energy consumption under future baseline conditions will be broadly assessed.

2. Likely Impacts of the Proposed Action - The impacts of the Proposed Action will be assessed.

c. Proposed Mitigation

## **2.13 Utility Infrastructure**

a. Existing Conditions - The current conditions of the Village's utility infrastructure, including water and sanitary sewer infrastructure, will be described in this section of the DGEIS based on secondary and existing sources.

b. Anticipated Impacts:

1. Future Baseline Conditions - Future baseline conditions for the horizon year of 2029 will account for infrastructure projects that are likely to be implemented regardless of the implementation of the Proposed Action as well as development activity that is projected to occur by the horizon year.

2. Likely Impacts of the Proposed Action - The likely impacts of the Proposed Action on the Town's utility infrastructure will be assessed.

c. Proposed Mitigation

## **2.14 Scenic, Historic and Cultural Resources**

a. Existing Conditions - In the DGEIS, the scenic, historic and cultural resources of Dobbs Ferry identified to date will be described and characterized.

b. Anticipated Impacts:

1. Future Baseline Conditions - The projected changes to these resources by the horizon year of 2029 without implementation of the Proposed Action will be reviewed.

2. Likely Impacts of the Proposed Action - In the impact assessment section, projected changes will be assessed for these resources by 2029 assuming the regulations specified in the Proposed Action are enacted and changes to development patterns that are likely to result from the action take place.

c. Proposed Mitigation

## **2.15 Parks and Recreational Resources**

a. Existing Conditions - The Village's current parklands and other recreational resources will be identified.

b. Anticipated Impacts:

1. Future Baseline Conditions - In the baseline conditions section, the future condition of these resources, including any projects that are likely to go forward without implementation of the Proposed Action, will be assessed.

2. Likely Impacts of the Proposed Action - The likely impacts of implementation of the Proposed Action on parks and recreational resources will be assessed.

c. Proposed Mitigation

## **2.16 Transportation**

a. Existing Conditions - Using existing sources, the GEIS will review current measures of traffic congestion, safety, volume and growth on major roadways in Dobbs Ferry. The GEIS will also review the current conditions of pedestrian and bicycle amenities, mass transit, parking and traffic calming measures using existing sources.

b. Anticipated Impacts:

1. Future Baseline Conditions - Future baseline conditions for traffic growth and roadway facilities will be projected to the year 2029 as well as future baseline conditions for pedestrian and bicycle facilities, mass transit, parking and traffic calming measures.

2. Likely Impacts of the Proposed Action - The GEIS will then assess the likely impacts of the Proposed Action on Dobbs Ferry's transportation network and facilities. In particular, the GEIS will generically assess the impacts of the roadway connections in the Proposed Action.

c. Proposed Mitigation

## **2.17 Economic Resources**

a. Existing Conditions - Using existing sources, the GEIS will review current indicator's of Dobbs Ferry's retail, office, industrial, cultural and tourism sectors.

b. Anticipated Impacts:

1. Future Baseline Conditions – The GEIS will project likely future economic conditions for Dobbs Ferry's retail, office, industrial, cultural and tourism sectors to the horizon year of 2029.

2. Likely Impacts of the Proposed Action - The GEIS will then assess the likely impacts of the Proposed Action on these economic sectors.

c. Proposed Mitigation

## **2.18 Community Facilities**

a. Existing Conditions - Using existing sources, the GEIS will include a description of the Village's current community facilities.

b. Anticipated Impacts:

1. Future Baseline Conditions – The GEIS will project likely changes to those facilities without the implementation of the Proposed Action by the horizon year of 2029.

2. Likely Impacts of the Proposed Action - The GEIS will address the likely general impacts from implementation of the Proposed Action on community facilities.

c. Proposed Mitigation

## **2.19 Community Character**

a. Existing Conditions - Using existing sources, the GEIS will include a general description of the Town's current community character.

b. Anticipated Impacts:

1. Future Baseline Conditions – The DEIS will project likely changes to community character by the horizon year of 2029.

2. Likely Impacts of the Proposed Action - The GEIS will project likely impacts on community character by the Proposed Action.

c. Proposed Mitigation

## **2.20 Fiscal Implications for the Town, School Districts and Fire Districts**

a. Existing Conditions - The current overall state of the revenues and expenditures of the Village and all school and fire districts located wholly or partially within the Village will be reviewed.

b. Anticipated Impacts:

1. Future Baseline Conditions – To establish future baseline conditions, existing relevant trends, based primarily on population, land use and zoning, will be identified and projected to the horizon year of 2029.

2. Likely Impacts of the Proposed Action - The likely implications of implementation of the Proposed Action over and above the future baseline conditions will then be assessed. The analysis will focus on the extent to which affordable housing programs and other actions would likely shift population, tax burdens and revenues within the Village, including the effects of any actions that would add to or reduce the potential for new dwelling units within each school and fire district. The GEIS will also consider long-term fiscal implications, with and without implementation of the Proposed Action, of trends such as changes in income levels within the districts.

Note: Analysis of fiscal impacts is not normally considered under SEQRA, which was explicitly designed to consider all other environmental impacts. It is included in the DGEIS to improve the ability to compare basic fiscal impacts with these other impacts.

c. Proposed Mitigation

### **3 Unavoidable Adverse Impacts**

As will be described in the sections above, the Proposed Action is expected to moderate the changes that would occur under the future baseline conditions. Should the GEIS find upon more detailed examination that unavoidable adverse impacts not already identified in the GEIS are likely to occur, these impacts will be discussed.

### **4 A. Alternatives**

This section of the GEIS will list and describe the alternatives to the Proposed Action. For each Alternative, the GEIS will discuss the positive and negative changes that are likely to occur. These changes will be compared to the likely impacts of full implementation of the Proposed Action. The assessment of alternatives will be comparative in nature and be sufficient to allow a reasoned selection among the Proposed Action and Alternatives.

The Alternatives are described briefly as follows:

- A) No Action Alternative. This alternative will assume that none of the recommendations or proposals in the Vision Plan are adopted and that the zoning map changes are not adopted. Thus, the “no action” alternative will be identical to the future baseline conditions discussed throughout the report.

#### **B. Alternatives *to be discussed in narrative form***

- A) Analysis of three different open space zoning designations (OS-1 Restricted Open Space, OS-2 Reserved Open Space and OS 3 Protected Open Space).
- B) Analysis/overview of Floor Area Ratio regulations and its impact on the Village of Dobbs Ferry
- C) Discussion regarding the site plan procedures and role of the Board of Trustees.
- D) Scope of authority of Architectural and Historic Review Board.

### **5 Irreversible and Irretrievable Commitments of Resources**

The GEIS will discuss the extent to which the Proposed Action would cause a loss of manmade or natural resources. As required by statute, short and long-term environmental, physical, economic and social gains and losses resulting from such commitments will be discussed.

### **6 Growth Inducing Impacts**

The Proposed Action is expected to significantly influence the type and location of growth that occurs by the horizon year of 2029 and will likely lead to an increase in total population growth during this period. Where the GEIS finds that any such growth would be induced by the Proposed Action, the nature and extent of this growth will be described.

### **7 Impacts on Energy Use and Conservation**

The GEIS will discuss any anticipated short- and long-term changes in levels of energy consumption that can be expected to occur as a result of the implementation of the Proposed Action. However, implementation of the Proposed Action is not expected to result in significant increases in the use of energy over and above those which would occur under the future baseline conditions.

## **8 Impacts on Solid Waste Management**

The GEIS will discuss the impacts of the Proposed Action on solid waste management. The Proposed Action does not include any specific recommendations for particular practices with regard to solid waste management, as the analysis of subpractices is beyond the scope of the Generic EIS.

## **9 Criteria for Future Site-Specific Proposals**

The GEIS will describe factors that would trigger the need for a site-specific and/or a development-specific Environmental Impact Statement. Additionally, the thresholds beyond which additional or supplemental environmental review would be necessary for projects included in the Proposed Action would be discussed.

## **10 Appendices**

As necessary, supportive studies or data upon which the GEIS is based will be appended to the document.

## **11 List of Sources**

All documents, papers and studies utilized and references in the GEIS will be listed. All agencies and personnel involved in the preparation of the Vision Plan and Zoning Amendments, or those interviewed and contacted, will be listed.