

VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW

COASTAL ASSESSMENT FORM (CAF)

Name of applicant: English Townhomes LLC

Mailing address: 78 Main Street

Dobbs Ferry, NY 10522

Telephone number: 914-447-3965

Tax Lot # 3.90-52-21

Application number, if any: _____

RECEIVED

AUG 24 2020

Village of Dobbs Ferry
Building Department

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law # 10-05 - LWRP Consistency Law**. This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).

2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.

3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.

4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):

(a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) _____

(b) Financial assistance (e.g. grant, loan, subsidy) _____

(c) Permit, approval, license, certification Planning Board Approval

(d) Party or Agency undertaking action: _____

2. Describe nature and extent of action: Construction of a new residential building with 8 residential units and associated stormwater management system.

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3. Location of action (Street or Site Description) : 13 English Lane, Dobbs Ferry, NY 10522

C. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

- ☐ 1. The proposed action has direct contact with coastal waters, i.e. the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.
- ☐ 2. The proposed action utilizes coastal waters, either directly or indirectly.
- ☐ 3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.
- ☐ 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.
- ☐ 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

D. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Planning Bd.

1. ☐

Applicant

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?

YES NO ☒ Not Applicable

The property is located approximately 0.77 miles from the Hudson River

2. ☐

2. Does the proposed action preserve historic and archaeological resources?

YES NO ☒ Not Applicable

There are no historic or archaeological resources on site.

3. ☐

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

☒ YES NO Not Applicable

The proposed development will be an improvement to the neighborhood

4. ☐

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

YES NO ☒ Not Applicable

A stormwater pollution prevention plan has been prepared and will be implemented to mitigate any stormwater impacts

5. ☐

5. Does the proposed action protect or improve water resources?

☒ YES NO Not Applicable

A stormwater pollution prevention plan has been prepared and will be implemented to mitigate any stormwater impacts

6. ☐

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?

☐ YES ☐ NO ☒ Not Applicable

The property is located approximately 0.77 miles from the Hudson River and there are no wetlands/watercourses in the vicinity of the property

7. ☐

7. Does the proposed action protect and/or improve air quality?

☐ YES ☐ NO ☒ Not Applicable

8. ☐

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

☐ YES ☐ NO ☒ Not Applicable

The property will be serviced by the Village's existing sanitary sewer in English Lane.

9. ☐

9. Does the proposed action improve public access to and recreational use of public lands and waters?

☐ YES ☐ NO ☒ Not Applicable

There are no public lands or waters abutting the property

10. ☐

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?

☐ YES ☐ NO ☒ Not Applicable

The property is located approximately 0.77 miles from the Hudson River and there are no wetlands/watercourses in the vicinity of the property

11. ☐

11. Does the proposed action promote the sustainable use of fish and wildlife resources?

YES NO X Not Applicable

The property is located approximately 0.77 miles from the Hudson River and there are no wetlands/watercourses in the vicinity of the property

12. ☐

12. Does the proposed action protect agricultural lands?

YES NO X Not Applicable

There are no agricultural lands in the vicinity of the property

13. ☐

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

YES NO X Not Applicable

**Consistency
Determination**

☐ Yes

☐ No

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Dobbs Ferry Clerk at 914-693-2203 ext. 204..

Preparer's

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Hudson Engineering

Title: President

Agency: and Consulting

Date: 05/15/19