

October 28, 2021

Via Hand Delivery

Stephen Hunter, Chair
Village of Dobbs Ferry Planning Board
112 Main Street
Dobbs Ferry, NY 10522

***Re: Proposed Multi-Family Building
 156 Palisade Street
 Site Plan Approval***

Honorable Chair and Members of the Board:

This firm represents 156 Palisade Street, LLC (“Applicant”) in connection with the property located at 156 Palisade Street (“Subject Property”). As you know, the Applicant is proposing to develop the Subject Property with a multi-family building. We most recently appeared before your Board on October 7, 2021.

As you will recall, at that meeting we presented a revised plan that requires certain waivers from your Board. The revised includes a 3-story, 4-unit building, which will be approximately 8,769 s.f. The garage level will be partially below grade and contain 4 parking spaces. Six parking spaces are required for the proposed multi-family building. Therefore, a waiver from your Board for 2 parking spaces is being requested.

The first floor will contain one, approximately 1,228 s.f., 1-bedroom unit and one, approximately 1,394 s.f., 2-bedroom unit. The second and third floors will contain two 3-bedroom duplex units. As shown on the plans, Unit 3 will be approximately 2,400 s.f. and Unit 4 will be approximately 2,100 s.f. Each of these units will contain two bedrooms, 2 ½

bathrooms, kitchen, dining and living areas on the second floor. The third floor of these units will consist of master bedroom and bath, family room, and rooftop decks.

With respect to building height, the maximum permitted height in the MDR-2 district is 37 feet, while the proposed building is 40.33 feet. Accordingly, a waiver of 3.33 feet is required from your Board.

In order to address the comments we received at the October 7th meeting and the technical memoranda prepared by your consultants, we have further revised our plans. Additionally, we have prepared both a preliminary landscaping plan and lighting plan.

In support of this application, we are pleased to submit the following plans:

1. Site Plan (Sheet S-1), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
2. Streetscape (Sheet S-2) prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
3. Aerial View of Neighborhood (Sheet S-3) prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
4. Landscaping Plan (Sheet L-1), prepared by Christina Griffin Architect, P.C., dated October 28, 2021;
5. Exterior Lighting Plan (Sheet E-1), prepared by Christina Griffin Architect, P.C., dated October 28, 2021;
6. Garage Plan (Sheet A-1), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
7. First Floor Plan-Second Floor Plan (Sheet A-2), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
8. Third Floor Plan-Roof Plan (Sheet A-3), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
9. West Elevation (Sheet A-4), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
10. South Elevation (Sheet A-5), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
11. East Elevation (Sheet A-6), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;

12. North Elevation (Sheet A-7), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
13. Color Scheme (Sheet A-8), prepared by Christina Griffin Architect, P.C., dated August 20, 2021, last revised October 28, 2021;
14. Existing Conditions & Demo Plan (Sheet C-1), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021, last revised October 28, 2021;
15. Erosion & Sediment Control Plan (Sheet C-2), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021, last revised October 28, 2021;
16. Stormwater Management Plan (Sheet C-3), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021, last revised October 28, 2021; and
17. Details (Sheet C-4), prepared by Hudson Engineering & Consulting, P.C., dated September 29, 2021, last revised October 28, 2021.

Additionally, our project team also appeared before the Architectural and Historic Review Board (“AHRB”) on October 25th. The architectural plans were very well received, and we anticipate receiving AHRB approval once certain requested minor revisions are made and submitted to the AHRB.

Further, the issue of lot width and whether a variance is required was discussed with Mr. Manley. Based on those discussions, it is our understanding that the lot is considered a legally existing lot and, therefore, there is no need for a variance from the minimum lot width requirement.

Finally, we have prepared a comment-response memorandum (**Exhibit A**) to address the October 6, 2021 memo from AI Engineers, Stormwater Management Plan and Drainage Analysis (**Exhibit B**) and revised our Short Environmental Assessment Form (**Exhibit C**) and Coastal Assessment Form (**Exhibit D**) to reflect our current proposal.

We look forward to presenting these plans and continuing our discussion with your Board on November 4th. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,


Kory Salomone

cc: Michael Lang
Christina Griffin, AIA, LEED AP, CPHC
Michael Stein, P.E.

EXHIBIT A



HUDSON
ENGINEERING
&
CONSULTING, P.C.

October 27, 2021

Anthony Oliveri, P.E.
AI Engineers
Dolph Rotfeld Engineering Division
570 Taxter Road, Suite 300
Elmsford, NY 10523

Re: Site Plan Review
156 Palisade Avenue
Village of Dobbs Ferry
Proposed Single Family
DHB Application Number: B0028552

Dear Mr. Oliveri:

We have received your comment letter dated October 6, 2021, and offer the following responses on behalf of the applicant:

1. Comment noted: A signed, and sealed survey will be provided in this submission
2. Comment noted: A street opening permit will be completed and submitted. A note has been added to sheet C-3.
3. Comment noted: A 4" sewer cleanout is shown on the proposed sanitary sewer service line.
4. Comment noted: The sanitary service is now shown as 4" extra heavy cast iron.
5. Comment noted: The architect will respond to this comment.
- 6. Comment noted: A turning radius plan will be added to our plan set for the next submission.**
7. Comment noted: Please see sheet C-3, a leader note has been added to connect all interior garage drains to oil water separator prior to discharging to sanitary sewer service.
8. Comment noted: A set of the accompanying plan set will be forwarded to the Fire Department for review



HUDSON
ENGINEERING
&
CONSULTING, P.C.

Anthony Oliveri, P.E.
AI Engineers
Dolph Rotfeld Engineering Division
570 Taxter Road, Suite 300
Elmsford, NY 10523

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9. Comment noted. A structural engineer is required for the proposed retaining wall on the southeast side of the property.

10. Comment noted: Additional spot grades have been added at the front driveway apron, sidewalk, and entry ramp. Please see sheet C-3.

11. Comment noted: Additional top/bottom wall elevations have been added to all proposed walls. Please see sheet C-3.

12. Comment noted: Changes to the site's layout has allowed us to no longer require a 10' cut for the proposed stormwater system. Please see sheet C-3.

13. Comment noted: Please see stormwater profile on sheet C-4.

14. Comment noted: The temporary construction entrance has been moved within the property line. A note has been added on sheet C-3.

15. Comment noted: The soil stockpile has been moved away from the existing retaining wall.

16. Comment noted: The proposed building downspout is shown on sheet C-3.

17. Comment noted: Please see changes to the site plan on sheet C-3. Steps have been added to the rear yard that allow access to the infiltration system.

If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at nick@hudsonec.com.

Sincerely,

Michael Stein, P.E.
Project Engineer

EXHIBIT B

STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS

**156 Palisade Street
Village of Dobbs Ferry - New York**

**September 29, 2021
Revised October 27, 2021**



Hudson Engineering & Consulting, P.C.
*45 Knollwood Road - Suite 201
Elmsford, NY 10523
(914) 909-0420*

**STORMWATER MANAGEMENT
PLAN & DRAINAGE ANALYSIS
156 Palisade Street
Village of Dobbs Ferry - New York**

INTRODUCTION

This Stormwater Management Plan presents the proposed Best Management Practices (BMPs) to control erosion and sedimentation and manage stormwater during and upon construction of the proposed 3 story building, patio, and driveway at 156 Palisade Street in the Village of Dobbs Ferry, Westchester County, New York.

This Plan consists of this narrative and a plan set entitled: "Proposed Multi-Family Dwelling, 156 Palisade Street, Village of Dobbs Ferry, Westchester County - New York", all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, last revised October 27, 2021. The design is in accordance with the Village of Dobbs Ferry requirements. The approximate area of the limits of disturbance is 0.20-acres. Since the project disturbance is less than one acre the New York State Department of Environmental Conservation [NYSDEC] stormwater regulations are not applicable.

METHODOLOGY

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20, 24-hour Type III storm events (HydroCad®) to assist with the design of the mitigating practices. The "Curve Number" (CN) value determination is based on soil type, vegetation, and land use. The design is in accordance with the Village of Dobbs Ferry's stormwater regulations. The CN and T_c data are input into the computer model. The project site is then modeled for the peak rates of runoff from the 100-year Type III – 24-hour storm event in the post-developed condition.

PRE-DESIGN INVESTIGATIVE ANALYSIS

A pre-design investigative analysis was performed including percolation and deep holes tests in the locations shown on the plans. A series of deep hole tests were excavated and labeled in the vicinity of the potential stormwater mitigation practice [TP-1], as shown on the plans:

- TP-1: A percolation rate of 6.67-minutes per inch (9-inches per hour) was observed. A percolation rate of 9-inches per hour was utilized in the design.

The percolation test data sheet is attached.

One (1) deep test hole was excavated and labeled [TP-1] as shown on the plans.

- TP-1 was excavated to a depth of 108-inches. The test revealed topsoil to a depth of 16-inches, sandy clay to a depth of 72-inches and brown sand to the invert. No Groundwater was observed. No ledge rock was encountered.

The deep test-hole log is attached.

PRE-DEVELOPED CONDITION

In the pre-developed condition, the site is characterized as moderately sloping from east to west. The soil classification based upon USDA Web Soil Survey is comprised of Urban land. The site is located along the west side of Palisade Street 62 feet from the intersection of Palisade Street and Cedar Street. The site consists of an existing dwelling, concrete steps, and walkways, retaining walls and two sheds.

POST-DEVELOPED CONDITION

In the Post-Developed Condition, the project site is modeled as two (2) Watersheds, denoted as *Watershed 1* & *Watershed 1A*. Watershed 1 is analyzed as follows:

Watershed 1 contains 2,845 square feet of impervious area in the form of the proposed building. The weighted Complex Number (CN) value is 98 and the Time of Concentration (T_c) is calculated as a direct entry of 1 minute. The stormwater runoff from this tributary area is conveyed via a comprehensive drainage system to nine (9) Cultec® Recharger 330XLHD stormwater chambers set in one of gravel at the sides and invert. The system is designed to fully accept (no release) the entire stormwater runoff volume for the 100-year storm event from the watershed and exfiltrate the runoff into the surrounding soil.

Watershed 1A contains 601 square feet of impervious area in the form of the proposed patio in the rear yard. The weighted Complex Number (CN) value is 98 and the Time of Concentration (T_c) is calculated as a direct entry of 1 minute. The stormwater runoff from this tributary area is conveyed via a comprehensive drainage system to four (4) Cultec® 100HD stormwater chambers set in one of gravel at the sides and six inches at the invert. The system is designed to fully accept (no release) the entire stormwater runoff volume for the 100-year storm event from the watershed and exfiltrate the runoff into the surrounding soil.

EROSION AND SEDIMENT CONTROL COMPONENTS

The primary aim of the soil and sediment control measures is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the off-site drainage structures and downstream properties. The Sediment and Erosion Control Components are an integral component of the construction sequencing and will be implemented to control sedimentation and re-establish vegetation.

Planned erosion and sedimentation control practices during construction include the installation, inspection and maintenance of the inlet protection, soil stockpile areas, diversion swales, and silt fencing. General land grading practices, including land stabilization and construction sequencing are also integrated into the Sediment and Erosion Control Plan. Dust control is not expected to be a problem due to the limited area of exposure, the undisturbed perimeter of trees around the project area and the relatively short time of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York State standards and Specifications for Erosion and Sediment Control, July 2016.
- New York State General Permit for Stormwater Discharges, GP-0-20-002 (General permit).
- "Reducing the Impacts of Stormwater Runoff from New Development," as published by the New York State Department of Environmental Conservation (NYSDEC), second edition, April 1993.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice have also been outlined below.

• SILT FENCE

Silt fence (geo-textile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present.

Maintenance

Silt fencing shall be inspected at a minimum of once per week and prior to and within 24 hours following a rain event ½" or greater. Inspections shall

include ensuring that the fence material is tightly secured to the woven wire and the wire is secured to the wood posts. In addition, overlapping filter fabric shall be secured and the fabric shall be maintained a minimum of six (6) inches below grade. If any "bulges" develop in the fence, that section of fence shall be replaced within 24 hours with new fence section. Any sediment build-up against the fence shall be removed within 24 hours and deposited on-site a minimum of 100 feet outside of any wetland or watercourse.

The installation of silt fencing will be maintained or replaced until the fencing is no longer necessary. Once the site is stabilized, all silt fences shall be removed. The immediate area occupied by the silt fence will be shaped to an acceptable grade and stabilized.

- **SOIL/SHOT ROCK STOCKPILING**

All soil and shot rock stripped from the construction area during grubbing and mass grading shall be stockpiled in locations shown on the plans, but in no case shall they be placed within 100' of a wetland or watercourse. The stockpiled soils shall be re-used during finish-grading to provide a suitable growing medium for plant establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with rapidly –germinating grass seed (during the May 1st – October 30th) planting season or covering the stockpile with tarpaulin the remainder of the year. Install silt fence around toe of slope.

Maintenance

Sediment controls (silt fence) surrounding the stockpiles shall be inspected according to the recommended maintenance outline above. *All stockpiles shall be inspected for signs of erosion or problems with seed establishment weekly or tarpaulin and prior to and within 24 hours following a rain event ½" or greater.*

- **GENERAL LAND GRADING**

The intent of the Erosion & Sediment Control Plan is to control disturbed areas such that soils are protected from erosion by temporary methods and by permanent vegetation. Where practicable, all cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it will be stabilized with stone riprap. On fill slopes, all material will be placed in layers not to exceed 12 inches in depth and compacted. Diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slopes.

- **SURFACE STABILIZATION**

All disturbed areas will be protected from erosion with the use of vegetative measures (i.e., grass seed mix, sod) hydro mulch netting or hay. When

activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed, mulch, or other appropriate measures within 7 days after construction activity has ceased, or 24 hours prior to a rain event $\frac{1}{2}$ " or greater.

All seeded areas will be re-seeded areas as necessary and mulched according to the site plan to maintain a vigorous, dense vegetative cover,

Erosion control barriers (silt fencing) shall be placed around exposed areas during construction. Where exposed areas are immediately uphill from a wetland or watercourse, the erosion control barrier will consist of double rows of silt fencing. Any areas stripped of vegetation during construction will be vegetated and/or mulch, but in no case more than 14 days to prevent erosion of the exposed soils. And topsoil removed during construction will be temporarily stockpiled for future use in grading and landscaping.

As mentioned above, temporary vegetation will be established to protect exposed soil areas during construction. If growing conditions are not suitable for the temporary vegetation, mulch will be used to the satisfaction of the Town Engineer. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, sod or hydromulch. In site areas where significant erosion potential exists (steep slopes) and where specifically directed by the Town's representative, Curlex Excelsior erosion control blankets (manufactured by American Excelsior or approved equal) shall be installed. A permanent vegetative cover will be established upon completion of construction of those areas that have been brought to finish-grade and to remain undisturbed.

- **Temporary Stabilization (May 1st through October 31st planting season)**

The following seeding application should be used depending on the time of year.

- Spring/summer or early fall, seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (0.7 lb./1000 sq. ft. or use 1 lb/1000 sq. ft.).
- Late fall or early winter, seed Certified 'Aroostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs/1000 sq. ft.).

- **Permanent Stabilization (May 1st through October 31st planting season)**

1. Provide minimum of four (4) inches topsoil for all new lawn areas. Top dress all existing disturbed lawn areas with two (2) inches of topsoil.
2. Grass seed shall be evenly sown by mechanical seeder at a rate of 3.0-4.0 pounds per 1,000 square feet.

3. Fine rake, roll and water to a depth of one inch all seeded areas.
4. Apply air-dried hay or straw mulch to provide 90% coverage of surface (90 lbs. per 1,000 SF). Use small grain straw where mulch is maintained for more than three months
5. Contractor shall provide, at his own expense, protection against trespassing and other damage to lawn areas.
6. Lawn seed mix shall include:
 - a. General Recreation areas and lawns:
 - 65% Kentucky Bluegrass blend
 - 20% Perennial Rye
 - 15% Fine fescue

Sod may be used as an alternate to seeding in select areas.

Slow-release fertilizers will be applied by hand to horticultural plantings as part of regular horticultural maintenance program and shall be limited to a single spring application.

CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION

Adequate measures shall be taken to minimize contaminant particles arising from the discharge of solid materials, including building materials, grading operations, and the reclamation and placement of pavement, during project construction, including but not limited to:

- Building materials, garbage, and debris shall be cleaned up daily and deposited into dumpsters, which will be periodically removed from the site and appropriately disposed of.
- Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- The paved street adjacent to the site entrance will be swept daily to remove excess mud, dirt, or rock tracked from the site.
- Petroleum products will be stored in tightly sealed containers that are clearly labeled.
- All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.

- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm system will be reported to the National Response Center at 1-800-424-8802.
- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, and sand, saw dust, and plastic and metal trash containers.
- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm system but will be properly disposed according to the manufacturer's instructions.
- Sanitary waste will be collected from portable units a minimum of two times a week to avoid overfilling.
- Any asphalt substances used on-site will be applied according to the manufacturer's recommendation.
- Fertilizers will be stored in a covered shed and partially used bags will be transferred to a sealable bin to avoid spills and will be applied only in the minimum amounts recommended by the manufacturer and worked into the soil to limit exposure to stormwater.
- No disturbed area shall be left un-stabilized for longer than 14 days during the growing season.
- When erosion is likely to be a problem, grubbing operations shall be scheduled and performed such that grading operations and permanent erosion control features can follow within 24 hours thereafter.
- As work progresses, patch seeding shall be done as required on areas previously treated to maintain or establish protective cover.
- Drainage pipes and swales/ditches shall be constructed in a sequence from outlet to inlet to stabilize outlet areas and ditches before water is directed to the new installation or any portion thereof unless conditions unique to the location warrant an alternative method.

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

The following maintenance plan has been developed to maintain the proper function of all drainage and erosion and sediment control facilities:

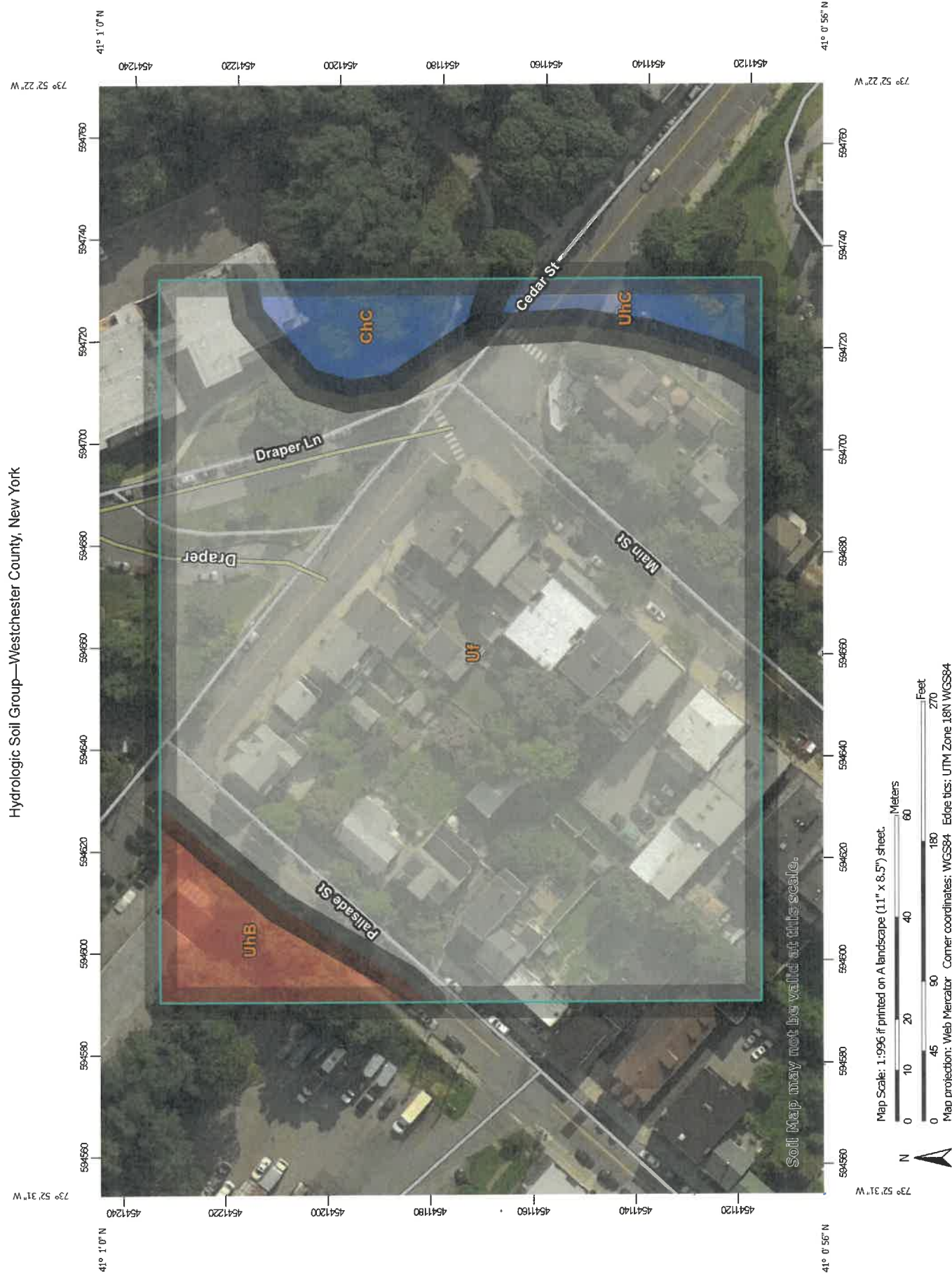
- Minimize the use of road salt for maintenance of driveway areas.

- Drainage inlets shall be vacuum swept twice a year, at the conclusion of the landscape season in the fall and at the conclusion of the sand and de-icing season in the spring.
- All infiltration systems shall be inspected immediately after construction as well as every six (6) months (spring and fall) for clogging of inlet and outlet piping. During dry weather conditions, inlet and outlet piping shall be manually cleaned and cleared of debris. All debris accumulated within the infiltration system shall be vacuumed out or removed manually. To prevent sediment from accumulating within system, the pre-treatment basin shall be cleaned as recommended above.

The permanent maintenance program will be managed by the future homeowners upon completion of construction and acceptance of the improvements.

CONCLUSION

The stormwater management plan proposed meets all the requirements set forth by the Village of Dobbs Ferry. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Village of Dobbs Ferry.



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	B	0.2	4.9%
Uf	Urban land		3.5	85.5%
UhB	Urban land-Charlton complex, 3 to 8 percent slopes	D	0.2	5.8%
UhC	Urban land-Charlton complex, 8 to 15 percent slopes	B	0.2	3.8%
Totals for Area of Interest			4.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.875 degrees West
Latitude	41.016 degrees North
Elevation	0 feet
Date/Time	Thu, 18 Feb 2021 16:02:02 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.51	0.63	0.82	1.03	1.29	1yr	0.89	1.23	1.48	1.84	2.27	2.81	3.20	1yr	2.49	3.08	3.57	4.29	4.93	1yr
2yr	0.40	0.62	0.77	1.01	1.27	1.59	2yr	1.10	1.49	1.83	2.26	2.78	3.42	3.85	2yr	3.03	3.70	4.26	5.05	5.73	2yr
5yr	0.47	0.73	0.91	1.23	1.57	1.98	5yr	1.35	1.84	2.29	2.84	3.49	4.28	4.87	5yr	3.78	4.68	5.43	6.33	7.08	5yr
10yr	0.53	0.83	1.04	1.42	1.84	2.34	10yr	1.59	2.17	2.72	3.37	4.14	5.06	5.82	10yr	4.48	5.59	6.53	7.50	8.32	10yr
25yr	0.61	0.97	1.24	1.71	2.28	2.93	25yr	1.97	2.69	3.41	4.24	5.22	6.34	7.37	25yr	5.61	7.09	8.33	9.40	10.29	25yr
50yr	0.69	1.11	1.43	2.00	2.68	3.48	50yr	2.32	3.17	4.06	5.05	6.19	7.51	8.82	50yr	6.65	8.48	10.03	11.15	12.10	50yr
100yr	0.78	1.27	1.64	2.32	3.16	4.13	100yr	2.73	3.74	4.82	6.01	7.36	8.91	10.55	100yr	7.89	10.15	12.07	13.23	14.23	100yr
200yr	0.89	1.45	1.88	2.70	3.73	4.90	200yr	3.22	4.41	5.73	7.15	8.76	10.58	12.63	200yr	9.36	12.15	14.54	15.70	16.74	200yr
500yr	1.07	1.75	2.29	3.32	4.65	6.14	500yr	4.01	5.50	7.21	9.00	11.02	13.28	16.04	500yr	11.75	15.42	18.61	19.70	20.76	500yr

Lower Confidence Limits

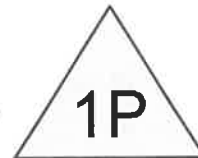
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.30	0.46	0.56	0.75	0.92	1.13	1yr	0.80	1.11	1.31	1.55	2.17	2.44	2.62	1yr	2.16	2.52	3.29	3.99	4.37	1yr
2yr	0.38	0.59	0.73	0.98	1.21	1.46	2yr	1.05	1.43	1.67	2.17	2.69	3.32	3.73	2yr	2.94	3.59	4.12	4.88	5.55	2yr
5yr	0.41	0.64	0.79	1.08	1.38	1.70	5yr	1.19	1.67	1.96	2.51	3.16	3.97	4.51	5yr	3.51	4.34	4.99	5.82	6.52	5yr
10yr	0.44	0.68	0.84	1.18	1.52	1.89	10yr	1.31	1.85	2.19	2.75	3.56	4.55	5.20	10yr	4.03	5.00	5.73	6.62	7.28	10yr
25yr	0.48	0.73	0.90	1.29	1.69	2.17	25yr	1.46	2.12	2.54	3.09	4.17	5.47	6.26	25yr	4.85	6.02	6.85	7.89	8.32	25yr
50yr	0.50	0.76	0.95	1.36	1.83	2.40	50yr	1.58	2.34	2.84	3.35	4.69	6.30	7.21	50yr	5.58	6.93	7.79	8.98	9.12	50yr
100yr	0.52	0.79	0.99	1.43	1.96	2.63	100yr	1.69	2.57	3.16	3.60	5.25	7.27	8.29	100yr	6.43	7.97	8.90	10.23	9.94	100yr
200yr	0.54	0.81	1.02	1.48	2.07	2.87	200yr	1.78	2.81	3.53	3.84	5.91	8.41	9.52	200yr	7.44	9.16	10.14	11.65	10.77	200yr
500yr	0.55	0.83	1.06	1.54	2.19	3.23	500yr	1.89	3.15	4.08	4.13	6.93	10.21	11.37	500yr	9.03	10.93	12.01	13.81	11.88	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.37	0.58	0.70	0.95	1.16	1.39	1yr	1.01	1.36	1.61	2.11	2.49	3.03	3.49	1yr	2.68	3.36	3.86	4.61	5.22	1yr
2yr	0.42	0.65	0.79	1.08	1.33	1.60	2yr	1.14	1.56	1.82	2.36	2.90	3.55	4.00	2yr	3.14	3.84	4.46	5.23	6.03	2yr
5yr	0.52	0.81	1.00	1.37	1.75	2.04	5yr	1.51	2.00	2.36	3.06	3.81	4.60	5.26	5yr	4.07	5.06	5.85	6.83	7.63	5yr
10yr	0.63	0.97	1.20	1.68	2.17	2.49	10yr	1.87	2.43	2.88	3.74	4.67	5.60	6.52	10yr	4.96	6.27	7.24	8.37	9.28	10yr
25yr	0.82	1.24	1.55	2.21	2.91	3.24	25yr	2.51	3.17	3.76	4.95	6.16	7.24	8.64	25yr	6.41	8.31	9.61	10.99	12.01	25yr
50yr	1.00	1.52	1.89	2.72	3.66	3.99	50yr	3.15	3.90	4.60	6.14	7.59	8.81	10.70	50yr	7.79	10.29	11.92	13.49	14.62	50yr
100yr	1.23	1.86	2.33	3.36	4.61	4.90	100yr	3.98	4.79	5.66	7.64	9.37	10.71	13.28	100yr	9.48	12.77	14.84	16.57	17.84	100yr
200yr	1.52	2.28	2.89	4.19	5.84	6.03	200yr	5.04	5.89	6.96	9.55	11.56	13.02	16.47	200yr	11.53	15.84	18.48	20.37	21.79	200yr
500yr	2.04	3.03	3.90	5.67	8.06	7.96	500yr	6.96	7.78	9.15	12.89	15.28	16.84	21.94	500yr	14.91	21.10	24.74	26.75	28.43	500yr



Watershed 1



9 Cultec 330XLHD
Rechargers



Watershed 1A



4 Cultec 100HD Units



Proposed Condition 2021-10-27

Type III 24-hr 100 year Rainfall=8.91"

Prepared by Hudson Engineering & Consulting, P.C.

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Summary for Subcatchment 1: Watershed 1

Runoff = 0.68 cfs @ 12.01 hrs, Volume= 2,055 cf, Depth= 8.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 year Rainfall=8.91"

	Area (sf)	CN	Description
*	2,845	98	Proposed 3 Story Building
	2,845		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Direct Entry

Summary for Subcatchment 1A: Watershed 1A

Runoff = 0.14 cfs @ 12.01 hrs, Volume= 434 cf, Depth= 8.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100 year Rainfall=8.91"

	Area (sf)	CN	Description
*	601	98	Proposed Patio
	601		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Direct Entry

Summary for Pond 1P: 9 Cultec 330XLHD Rechargers

Inflow Area = 2,845 sf, 100.00% Impervious, Inflow Depth = 8.67" for 100 year event
 Inflow = 0.68 cfs @ 12.01 hrs, Volume= 2,055 cf
 Outflow = 0.09 cfs @ 11.57 hrs, Volume= 2,055 cf, Atten= 87%, Lag= 0.0 min
 Discarded = 0.09 cfs @ 11.57 hrs, Volume= 2,055 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 2.39' @ 12.48 hrs Surf.Area= 418 sf Storage= 544 cf

Plug-Flow detention time= 33.6 min calculated for 2,055 cf (100% of inflow)
 Center-of-Mass det. time= 33.6 min (768.9 - 735.3)

Proposed Condition 2021-10-27

Type III 24-hr 100 year Rainfall=8.91"

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Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	242 cf	11.17'W x 31.50'L x 3.54'H Field A 1,246 cf Overall - 440 cf Embedded = 806 cf x 30.0% Voids
#2A	1.00'	440 cf	Cultec R-330XLHD x 8 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3B	0.00'	52 cf	6.33'W x 10.50'L x 3.54'H Field B 236 cf Overall - 63 cf Embedded = 172 cf x 30.0% Voids
#4B	1.00'	63 cf	Cultec R-330XLHD Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 1 rows
		796 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	9.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.09 cfs @ 11.57 hrs HW=0.04' (Free Discharge)

1=Exfiltration (Exfiltration Controls 0.09 cfs)

Summary for Pond 2P: 4 Cultec 100HD Units

Inflow Area = 601 sf, 100.00% Impervious, Inflow Depth = 8.67" for 100 year event
 Inflow = 0.14 cfs @ 12.01 hrs, Volume= 434 cf
 Outflow = 0.03 cfs @ 11.70 hrs, Volume= 434 cf, Atten= 76%, Lag= 0.0 min
 Discarded = 0.03 cfs @ 11.70 hrs, Volume= 434 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Peak Elev= 0.96' @ 12.34 hrs Surf.Area= 163 sf Storage= 71 cf

Plug-Flow detention time= 8.7 min calculated for 434 cf (100% of inflow)

Center-of-Mass det. time= 8.7 min (744.0 - 735.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	58 cf	5.00'W x 32.50'L x 1.54'H Field A 251 cf Overall - 57 cf Embedded = 194 cf x 30.0% Voids
#2A	0.50'	57 cf	Cultec C-100HD x 4 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 1 rows
		115 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	9.000 in/hr Exfiltration over Surface area

Proposed Condition 2021-10-27

Type III 24-hr 100 year Rainfall=8.91"

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Discarded OutFlow Max=0.03 cfs @ 11.70 hrs HW=0.02' (Free Discharge)

↳ **1=Exfiltration** (Exfiltration Controls 0.03 cfs)



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SITE ADDRESS: 156 Palisade Street

TOWN/VILLAGE: Dobbs Ferry

DATE: 1-16-20 TIME: 12:45pm

WEATHER: Sunny TEMP. 48° F

WITNESSED BY: Nicholas Shirriah

DEEP TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

DEPTH	HOLE NO. <u>1</u>	HOLE NO. <u>2</u>	HOLE NO. <u>3</u>	HOLE NO. <u>4</u>
G.L.	0 – 16"			
6"	Topsoil			
12"				
18"				
24"				
30"				
36"				
42"				
48"				
54"				
60"				
66"				
72"	16 – 72" Greyish			
78"	Br. Sandy Clay			
84"	72 – 108" Brown			
90"	Sand			
96"	No GW			
102"	No Ledge			
108"				

- Indicate level at which Ground Water (GW), Mottling and/or Ledge Rock is encountered.
- Indicate level for which water level rises after being encountered.

EXCAVATION PERFORMED BY: Jeff Moretti



HUDSON
ENGINEERING
&
CONSULTING, P.C.

SITE ADDRESS: 156 Palisade Street

TOWN/VILLAGE: Dobbs Ferry

DATE: 1-16-20 TIME: 12:45pm

WEATHER: Sunny TEMP. 48° F

WITNESSED BY: Nicholas Shirriah

PERCOLATION TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

Owner

HOLE #	CLOCK TIME				PERCOLATION				
Hole Number	Run No.	Start	Stop	Elapse Time (Min.)	Depth to Water From Ground Surface		Water Level in Inches Drop in inches	Soil Rate	
					Start Inches	Stop Inches		Min. per inch	Inches per Hour
# <u>1</u> 4" Ø	1	1:20	1:40	20	36	39	3	6.67	9
	2	1:40	2:00	20	39	42	3	6.67	9
	3	2:00	2:20	20	42	45	3	6.67	9
	4								
	5								
# <u>2</u> " Ø	1								
	2								
	3								
	4								
	5								
# <u>3</u> " Ø	1								
	2								
	3								
	4								
	5								

Notes:

- 1) Tests to be repeated at the same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
- 2) Depth measurements to be made from top of hole

EXHIBIT C

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 156 Palisade Street			
Project Location (describe, and attach a location map): 156 Palisade Street in Dobbs Ferry, Westchester County, New York.			
Brief Description of Proposed Action: Remove an existing two-family home and build a new three story apartment building with four residential units above a basement to be used as a parking garage for the residents providing approximately four vehicles.			
Name of Applicant or Sponsor: 156 Palisade Street LLC		Telephone: 914-557-3293 E-Mail: mlangjr@gmail.com	
Address: 455 Central Park Avenue, Suite 207			
City/PO: Scarsdale	State: NY	Zip Code: 10583	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Dobbs Ferry Building Department, Dobbs Ferry Planning Board for Site Plan Review, and the Dobbs Ferry Architectural and Historic Review Board.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.2 acres	
b. Total acreage to be physically disturbed?		0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.2 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Superior insulation, high efficiency heating and cooling in the proposed building, and the potential of solar panels.</u>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

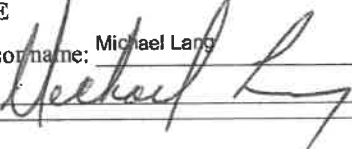
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Michael Lang</u> Date: <u>10/05/2021</u></p> <p>Signature: <u></u></p>		

EXHIBIT D

VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW

COASTAL ASSESSMENT FORM (CAF)

Name of applicant: 156 Palisade Street LLC

Mailing address: 455 Central Park Avenue, #207
Scarsdale, NY 10583

Telephone number: 914-557-3293

Tax Lot # 3.80-40-32

Application number, if any: _____

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 _____

(d) Party or Agency undertaking action: _____

2. Describe nature and extent of action: Site Plan Approval by
The Planning Board with possible variances,
subsequent ATRB approval followed by issuance of Bldg Permit.

3. Location of action (Street or Site Description): East Side of Palisade
Street, Second Parcel South of Cedar.

C. COASTAL ASSESSMENT CRITERIA

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

No 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.

No 2. The proposed action utilizes coastal waters, either directly or indirectly.

No 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.

No 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.

No 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

2. ☐

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

____ YES ____ NO ____ Not Applicable

3. ☐

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

____ YES ____ NO ____ Not Applicable

4. ☐

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

____ YES ____ NO ____ Not Applicable

5. ☐

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

____ YES ____ NO ____ Not Applicable

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

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

9. ☐

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

____ YES ____ NO ____ Not Applicable

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

11. ☐

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

☐ YES ☐ NO ☐ Not Applicable

12. ☐

12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☐ Not Applicable

13. ☐

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

☐ YES ☐ NO ☐ 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

Name:

Michael Lang

Telephone:

914-557-3293

Title:

Owner

Agency:

N/A

Date:

10/5/21