



MEMORANDUM

TO: Stephen Hunter, Chair and Members of the Village of Dobbs Ferry Planning Board

FROM: Valerie Monastra, AICP

CC: Dan Roemer, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Village Attorney

DATE: February 28, 2022

RE: 110-150 Draper Lane Emergency Bank Stabilization

110-140 Draper Owners Corp (“Applicant” and “Owner”) is seeking Site Plan approval to stabilize an eroded bank along Wicker’s Creek. The Applicant is proposing 340 feet of riprap revetement along the length of the bank. The proposed work will restore and stabilize Wicker’s Creek to its approximate pre-storm footprint. The revetment is proposed to be approximately 680 CY of armor stone, 190 CY of filter stone and filter fabric, with sections along the eroded bank to be backfilled, approximately 101 CY (“Project”). The property is located at 110-150 Draper Lane, Section Block and Lot 3.40-4-6 (“Project Site”) and is located in the MF-3, Multifamily 3, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project requires a notification to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law and section 277.61 of the County Administrative Code because the project is within 500 feet of Old Croton Aqueduct Trailway State Park.
2. **SEQR.** This Application is categorized as an Unlisted Action under SEQR. The Planning Board will be the Lead Agency for this application due to its site plan approval authority. The Applicant has provided a Short Environmental Assessment Form.
 - a. A short EAF indicates that a portion of the Project Site or lands adjacent to the Project Site contain wetlands or other waterbodies regulated by a federal, state, or local agency. The Applicant should provide a list of all permits required from the Army Corps of Engineers and the New York State Department of Environmental Conservation.

3. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for Site Plan approval.
4. **Zoning.** The focus of this Application is on stabilizing an eroded stream bank, and the zoning and bulk table are not necessary.
5. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52 (D) as part of its final Site Plan approval. The Applicant has provided a Coastal Consistency Form.
6. **Additional Permits.** The Applicant should identify all permits required from the United States Army Corps of Engineers and New York State Department of Environmental Protection.

SITE PLAN COMMENTS

1. **Landscaping.** The Applicant shall provide a landscaping plan, per §300-44 of the Zoning chapter. A schedule of proposed plantings should also be provided.
2. **Trees.** The Site Plan indicates that two (2) trees will be removed. Is the Applicant proposing any other tree removals?
3. **Erosion and Sediment Control.** The Applicant should provide a proposed erosion and sediment control plan. The Village Engineer will review and provide comment on this information.

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Site Plan Application prepared by Race Coastal Engineering, dated February 2022, including the following sections:
 - 1 - Plan Submittal Form
 - 2 - Affidavit of Notice & Associated Mailing Materials
 - 3 - Board Lawn Sign Deposit Form & Photo of Sign in Place
 - 4 - Escrow Account Application
 - 5 – Site Plan Application & Short Environmental Assessment Form
 - 6 – Site Plan Checklist
 - 7 – Coastal Assessment Form

- 8 – Existing and Proposed Site Plans last revised February 4, 2022, containing the following sheets:
 - 1 Title Sheet, Drawing List & Vicinity Map
 - 2 Project Notes & Site Photographs
 - 3 Existing & Proposed Site Plan
 - 4 Existing & Proposed Sections
- 9 – Existing Site Survey prepared by Kulhanek and Plan Land Surveyors, P.C. dated August 22, 1973, and revised July 9, 1996