



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: April 4, 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. **Conditions for Approval.** We have reviewed this application and have the following outstanding comments that must be met as conditions for approval:
 - a. **Additional Permits.** The Applicant must obtain all permits required from the United States Army Corps of Engineers and New York State Department of Environmental Protection.
 - b. **Landscaping.** The Applicant shall provide a landscaping plan, per §300-44 of the Zoning chapter. A schedule of proposed plantings should also be provided.

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