

VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW

COASTAL ASSESSMENT FORM (CAF)

Name of Applicant: Mario Lombardo, Tenant, Owner of Lombardo's Restaurant
10 Hamilton Street, Dobbs Ferry, New York 10522

Mailing Address: Gotham Design & Community Development Ltd.
329 Broadway, Dobbs Ferry, New York 10522

Telephone Number: (914) 693-5093 **E-mail Address:** arch329@gmail.com

Tax Address: 3.180-156-2

Site Location: Northeast Corner of Hamilton Street and Danforth Avenue.

Party or Agency Responsible for Action: Dobbs Ferry Board of Trustees

Description of Proposed Action: Site Plan Review and approval for the use of approximately 1,500 square feet of existing paved surface area currently used for outdoor dining to have a seasonal enclosure.

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 review and 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 impacts 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.
5. Actions, which have been determined by the Land Use Officer to not have require the completion of Section D and which have been determined as not having any impacts on the coastal area, are not required to be reviewed by the Planning Board for determination of consistency with the Coastal Management Policies.

B. DESCRIPTION OF SITE AND PROPOSED ACTION**1. Type of Action:**

~~(a) Directly undertaken, such as capital construction, planning activity, agency regulation, land transaction: N/A.~~

~~(b) Financial assistance, such as grant, loan, subsidy: N/A.~~

(c) **Ministerial**, such as permit, approval, license, certification:
Site Plan Review and Building Permit.

2. Describe Nature and Extent of Action:

Construction of a pergola with retractable glazed roof and walls to provide an outdoor dining area of approximately 1,500 square feet and a capacity of 60 patrons to allow for seasonal use in inclement weather. This is on an existing paved area that is already used for outdoor dining.

C. COASTAL ASSESSMENT CRITERIA

- NO 1. The proposed action has direct contact with coastal waters, i.e. the Hudson River and or its tributaries, Wickers Creek, and/or the Saw Mill River.
- NO 2. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines, and wetlands that either effect or are effected by coastal waters.
- NO 3. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, and/or business.
- NO 4. The proposed action has a direct visual relationship with coastal waters and their waterfronts.
- NO 5. The proposed action utilizes coastal waters, either directly or indirectly.

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

Preparer's Name: Padriac Steinschneider **Telephone:** (914) 693-5093

Title: Agent for Property Owner **Agency:** N/A

Date: May 5, 2022

If assistance or further information is needed to compete this form, please contact the Village of Dobbs Ferry Land Use Officer at (914) 231-8512 or (914) 231-8513.

Determination of Consistency: Yes _____ No _____

Dobbs Ferry Land Use Officer: _____