

EXECUTIVE SUMMARY

Introduction

In May 2000, the Village of Dobbs Ferry set out on the process of creating a Local Waterfront Revitalization Program (LWRP), a comprehensive plan for the preservation and development of the Village's historic waterfront and downtown areas. Mayor Monahan and the Board of Trustees appointed a group of 17 volunteers to the LWRP Steering Committee and charged them to develop a proposal for an LWRP. Together with at least two dozen other volunteers, the support of the Board of Trustees and Village staff, and under the guidance of a consultant experienced in LWRP protocols, the LWRP Committee has worked since that time to articulate a vision for the appropriate revitalization of the Village's waterfront and downtown districts. The objective of this effort is to set forth a comprehensive plan to revitalize the waterfront and downtown business district while assuring the protection and beneficial use of our waterfront area resources and preserving the essential character of Dobbs Ferry as a historic Hudson River community.



Spectacular Views

The Village recognizes that the stability and vitality of the downtown business district is of key importance to that essential character. The Village also recognizes the importance of maintaining control of land use in the waterfront area. There are strong pressures for continuing development in our community along the waterfront and elsewhere, and there are significant waterfront parcels in the Village that are the subject of current development interest. While development can be a very positive force, it is not inevitably so. To ensure that development is in the collective best interest, it is important

that the Village take the initiative to define its own goals and its own limits. Through the LWRP comprehensive planning process, the Village can begin to take control of the future of its waterfront and downtown business district.

The Village's objective is also to ensure that the vision articulated in the LWRP is one that genuinely reflects the collective will of the community. To that end, the LWRP Committee has endeavored to keep the public involved and apprised of the status and progress of its work. It has tried hard to survey the views of the community with respect to the issues at stake and to incorporate those views in its LWRP policies and recommendations. While the policies and recommendations touch on sensitive issues, the planning framework they strive to create is broad-based and comprehensive. The planning goals cannot be evaluated on the basis of only one or two individual issues.

What is a Local Waterfront Revitalization Program (LWRP)?

LWRPs are authorized by the Waterfront Revitalization of Coastal Areas and Inland Waterways Act (NYS Executive Law, Article 42). An LWRP implements rules and regulations in Part 600 of Title 19, NYCRR. Under the approach adopted by New York State, the State government can promote waterfront development and provide for the protection of critical resources, but it is recognized that municipalities are in the best position to determine their own waterfront objectives and to adapt statewide coastal policies to specific local needs. Accordingly, the New York Department of State ("DOS") encourages waterfront communities to prepare their own Local Waterfront Revitalization Programs. The DOS provides financial and technical assistance to local communities in the preparation of an LWRP. Dobbs Ferry received a grant from the DOS to support the Village's activities in completing their LWRP. The Village appointed an LWRP Steering Committee and retained the services of the LA Group, a planning firm based in Saratoga Springs, New York, to assist the Village in the LWRP process.

The Dobbs Ferry LWRP is a grassroots effort that brings together local, state, and federal governments; local citizens; commercial interests; and private organizations to assess the opportunities and constraints and to build a consensus on the desired future of the community's waterfront and related areas. More importantly, the LWRP provides a local strategy for achieving that vision. The LWRP builds on waterfront policies identified in the NYS Coastal Management Program. It refines and adapts those policies to reflect the local community's vision for the use and development of its waterfront and downtown areas.

What are the benefits of an approved LWRP?

- The LWRP program, through its various policies, enables local communities to establish the means to both protect and enhance local coastal resources within the framework of Village regulations, projects, and other implementation techniques.
- The LWRP protects local communities. State and Federal projects will be required by law to be consistent with the local program's policies and purposes once the LWRP has been approved.

- The LWRP is good for business. An approved LWRP can help attract public and private investment in waterfront projects since it demonstrates a community's commitment to revitalization and resource protection. The LWRP contains conceptual plans for projects, which make the development process more predictable and efficient. These plans help to convince funding entities and private developers that the projects are realistic. Funding is more likely to go to projects that have the support of the community and are likely to be bolstered by realistic public and private investment.
- The LWRP projects will be fundable. With an approved Local Waterfront Revitalization Program, the Village is eligible to apply for grant funding assistance through the Environmental Protection Fund (EPF), enabled in Title 11 of the NYS Environmental Protection Act. This EPF money is available annually in a statewide competitive grant program to assist with implementation of the LWRP.

What are the obligations of an approved LWRP?

- The LWRP does not obligate the Village to implement the proposed projects identified in the approved LWRP.
- Once the LWRP is approved, the Village is obligated to review all future waterfront projects to assure that they are consistent with the LWRP.
- The LWRP does not obligate the Village to accept government funding which carries conditions for any specific project. The Village retains the right to review projects and conditions on a case by case basis, or to seek other sources of funding.



Waterfront Park

Section I Waterfront Revitalization Area Boundary

Section I of the LWRP identifies the landward and waterside boundaries of the waterfront revitalization area to which the LWRP plan will apply. The Dobbs Ferry coastal area boundary comprises the entire jurisdiction of the Village, including its underwater lands. The Dobbs Ferry coastal area boundary will, therefore, address all elements within the Village that relate to the LWRP.

Section II Inventory and Analysis

The LWRP inventory of Dobbs Ferry's resources and analysis of issues and opportunities associated with those resources reflects a broad-based effort by committee members and the community as a whole. This effort includes a comprehensive review of the Village's scenic, historic, cultural, recreational, educational, environmental, commercial, and natural resources. It assesses how these resources present issues and create opportunities for the Village's waterfront and downtown areas. Section II presents a summary of this inventory and analysis.

Based on the analysis of inventory findings and information gathered from public interviews and surveys, the Committee has identified a number of primary long-term planning goals for the Village of Dobbs Ferry. These broad planning goals have shaped the Committee's development of the policies and recommendations of the Village's LWRP comprehensive master plan for the waterfront area. They are as follows:

- Create a strong Historic Hudson Rivertown identity for Dobbs Ferry and encourage the preservation of Dobbs Ferry's historic, archaeological, and cultural heritage.
- Preserve scenic views of the Hudson River and the natural character of the Dobbs Ferry waterfront and develop a visually and environmentally sensitive approach to waterfront development.
- Revitalize the Waterfront and Downtown Areas by fostering economic development initiatives that will ensure the long-term sustainability of these areas.
- Increase active and passive recreational opportunities at Waterfront Park and other waterfront locations and expand opportunities for water-related activities.
- Improve public access to the waterfront and link Gateway areas, Downtown, and North-South routes to the Dobbs Ferry Waterfront.
- Provide zoning, planning and building guidelines and long term planning policies for the appropriate development and preservation of Waterfront and Downtown Areas' resources.

Section III Local Waterfront Revitalization Policies

All proposed waterfront revitalization actions stated in the LWRP must be consistent with the policies set forth in the New York State Coastal Management Program and Article 42 of the NYS Executive Law to the extent commensurate with the circumstances of the local government. These coastal management

policies provide direction to local communities to adopt their own LWRP policies and approaches to local economic and development issues. Once the local LWRP is fully approved, it is used to guide any federal, state, or local activity occurring within the local LWRP boundary.



Watering Trough in Gould Park

Section IV Proposed Land and Water Uses and Proposed Projects

Section IV identifies proposed future land and water uses for the Village’s waterfront revitalization area as well as projects being considered to implement the LWRP policies. The projects recommended in this section were chosen because of their potential to contribute to the revitalization of Dobbs Ferry in a manner that is consistent with the broad planning vision expressed in the LWRP. These recommendations seek to provide a balance of economic, recreational, and environmental initiatives while preserving the unique natural and cultural character of Dobbs Ferry's Waterfront and Downtown areas. A sampling of the recommended land and water uses and proposed projects is summarized below.

A. Proposed Land Uses

The LWRP must further its objectives by sustaining and enhancing the existing land use patterns throughout much of the Village that are consistent with the vision set forth in the plan. The LWRP promotes utilizing existing infrastructure and resources wisely. The LWRP also encourages a mix of land uses on the waterfront that are consistent with the policies that best serve the Village’s needs. Recommended mechanisms to achieve these objectives are as follows:

1. Village Laws

- a. A new zoning district, the WF – Waterfront District was created. The new district encompasses all lands west of the tracks from the Chart House to Nun’s Beach.

East of the tracks, the balance of the 145 Palisade Street property and the DPW parcel at the corner of Cedar and Palisade are included in the WF District. This new district allows a mix of public and private waterfront recreation, and commercial uses that would draw people to the waterfront area. Residential use will be permitted east of the tracks only.

- b. Review and revise Village Zoning Code to address the numerous issues that have assumed importance since the Code was first adopted, e.g. size and bulk of residential structures; accessory housing; and residential uses in the downtown area.
- c. Adopt mechanisms to preserve and enhance the extraordinary scenic resources that characterize so much of the Village.
- d. Review and revise Village Land Use Laws. Prepare tools such as the Zoning Ordinance, Site Plan Review, Special Overlay Districts to be able to guide current and future development proposals.

2. Plans

- a. Formally designate those Village-owned open spaces and areas used for active and passive recreation as dedicated parklands. Undertaking this process would confirm the commitment to permanently maintain these spaces for the future use and enjoyment of the general public.
- b. Develop and adopt a Village Comprehensive Master Plan to augment and promote the vision, policies, and standards expressed in the LWRP across the entire Village of Dobbs Ferry.

B. Proposed Water Uses

The Village recognizes the need to provide improved facilities and access for water-dependent recreational uses such as fishing and non-motorized boating. The Waterfront District zone identifies various alternatives for the optimum use of waterfront and adjacent waters, while preserving its scenic and historic character.

The LWRP has identified several water-dependent uses that are well suited for the Waterfront District. These are discussed in Section IV.B.



The Great Lawn in Waterfront Park

C. Proposed Projects

The following recommendations for proposed projects seek to provide a balance of environmental, recreational, and economic development initiatives while preserving the unique natural and cultural character of Dobbs Ferry's Waterfront and Downtown areas. The summary below provides only a sampling of the LWRP proposed projects. Detailed recommendations are in Section IV. C.

1. Shoreline Restoration and Stabilization

The shoreline protection has lost its integrity in several areas, causing precious waterfront land and shoreline habitats to be eroded and adversely impacted by seawater encroachment.

- Upgrade existing shoreline edge treatment to ensure stabilization of the soil and prevent erosion, while keeping with the natural character of the shoreline providing for safety and maintenance requirements.

2. Waterfront Park Enhancement and Redesign

The Village's first priority in designing the layout, look, and feel of Waterfront Park should be to enhance its relationship and connection with the Hudson River. All features should be sensitive to the river's presence and its ecosystem and should serve to enhance the awareness and enjoyment of the river for all those coming to the park. Dobbs Ferry has an extraordinary opportunity to make its park area an outstanding example of environmentally friendly riverfront design and its entire waterfront a model

of thoughtful planning. The LWRP's recommendations for Waterfront Park layout, uses and amenities include:

- a. New additions to the existing Waterfront Park should define locations in the park to encourage varying uses: e.g., reserve the Willow Point area for passive, quiet activity; open up the wide middle area for more active recreational pursuits; and develop the northern area for activities that will bring people into contact with the natural shoreline habitat, e.g. fishing, nature study, bird watching, and environmental education programs.
- b. Note: There has been extensive discussion in recent months about constructing one or more athletic fields in the newly appended area north of the parking lot. For reasons discussed at length in the body of this document, the Committee does not believe the area is large enough to accommodate a formal athletic field for people over the age of 10 or possibly 12, nor in any event that it is an appropriate location for such a facility. However, in order to partially address the shortage of such facilities within the Village, either the middle and/or the northern sections of Waterfront Park could, under certain conditions, be used for informal athletic activities for children of young ages. With regard to the northern area, the Committee strongly urges that any such use be of temporary duration, so that the area can be developed to accomplish the purposes described in the paragraph above. A complete discussion of this issue is in Section IV C.
- c. Design a Riverwalk Trail along the shoreline from the southern tip of Willow Point to the northern boundary of the park, keeping the river view and running as close to the river as public safety and environmental protection requirements allow. (See Riverwalk discussion below.)
- d. Add multi-purpose physical elements and amenities to the park to support recommended uses: e.g. bathrooms, water fountains, fishing pier/floating dock, picnicking sites, sitting areas, access ramp to sandy beach area across from train station, bike racks, informal non-motorized boat launch for kayaks and canoes, gazebo/bandstand.
- e. In addition to the active and passive waterfront appropriate activities, uses of our waterfront areas should reinforce their connection to the Village and neighboring communities in several areas: educational, cultural, commercial, and historical.
- f. Utilize the Village-owned train station for weekday and weekend community use as well as commuters. Extend open hours of the building and restrooms and contract for concession/coffee house type services. Redesign the interior to accommodate community activities and develop the train station as a cultural,

commercial, and education resource. Consider new resources and events such as an information kiosk, tourist information, exhibits, lectures, and music.

- g. Reserve some parking spaces for recreational permit holders.

3. Preservation of Waterfront Park's Scenic Resources

The waterfront area is the centerpiece of and integral to our most precious village views. In order to maintain and enhance this extraordinary Village asset, the maintenance of the park amenities needs to be improved.

- a. The Village should commission a professionally prepared plantings plan for the area that considers open space, views, goose management, tree species, wildlife habitat, windbreaks, and desirable shade among other issues.
- b. The committee recommends that new construction at the waterfront be designed not to detract from the overwhelming natural beauty of the River.

4. Waterfront Park Program Coordination

To ensure the implementation of the projects, guidelines, and programs adopted and approved in this LWRP, the Village should:

- a. Establish a new position of Waterfront Coordinator;
- b. Develop a park maintenance and security plan to incorporate all improvements and proposed uses;
- c. Develop strategies for controlling unauthorized uses, parking, noise, and other activities that interfere with residents' safe and comfortable enjoyment of the park.
- d. Develop waterfront-related activities for all ages that reinforce the park's educational, cultural, commercial, and historical connections to the Village and neighboring communities.

5. General Recommendations for Improvements to the Waterfront District

- a. Land/Marine Structures and facilities should reflect and preserve the natural character of the Hudson River.
- b. Native plants should be used wherever possible. Native wildlife habitats should be encouraged. Landscaping in active areas should include screening to keep noise in and to protect areas from sun and wind.

6. Improve Access to the Waterfront and Downtown Areas

The following projects are all designed to improve waterfront access for pedestrians, cars, public transportation, or other modes of travel to connect destination points in the Waterfront and Downtown Areas.

- a. Develop Dobbs Ferry Section of Westchester County Riverwalk. Develop plans for a promenade/river walkway (Riverwalk) to extend, where feasible and through easement where necessary, along the entire Village waterfront from the Chart House point to the Irvington border linking to the Old Croton Aqueduct where possible. Details of the three-phased project are in Section IV.
- b. Link the Waterfront and Downtown Areas to facilitate pedestrian access. Improve and connect pedestrian pathways in the Village, including the Old Croton Aqueduct; link the 145 Palisade Street buildings to the Downtown and Waterfront Park; enhance the Village walking trail system linking new and existing trailways; and improve waterfront recreational parking resources.
- c. Improve Signage from Gateways to and from the Downtown and Waterfront Areas. The LWRP supports the Village's efforts to coordinate a consistent gateway signage program throughout the Village and encourages appropriate signage for all local cultural, historic and recreational resources; waterfront access; and waterfront activities.

7. Department of Public Works (DPW) Site (Cedar & Palisade)

The Village-owned property at the corner of Cedar and Palisade Streets, currently used by the DPW, will become available for redevelopment when the new DPW facility is completed at the Carvel property by the Saw Mill Parkway. Once the Cedar Street property becomes vacant, the Village should convert the site for parking and recreational use and link the site to Waterfront Park, through the 145 Palisade St property, as an extension of the existing Waterfront/Memorial Park system.

8. Downtown Revitalization

One of the primary objectives of the LWRP is to facilitate the revitalization of the Village's Downtown Area. The recommendations in this section are aimed at developing a downtown business strategy that fosters community spirit and collaborative efforts within the Village's business community.

- a. Downtown Business Coordinator - Establish a professional position, Downtown Business Coordinator, to work with the Village boards and committees to coordinate the implementation of the business strategies proposed in this section.

- b. Develop Funding Resources for development and improvement of commercial areas.
- c. Develop Waterfront Commercial Opportunities - Highlight the connection of Downtown and Waterfront areas by identifying, and developing new mutually beneficial business alliances in Downtown and Waterfront areas.
- d. Develop Downtown Design Guidelines - In conjunction with a broad review of applicable zoning provisions, the Village should develop design guidelines for downtown structures that recommend appropriate architecture and urban design in keeping with the height, scale, density, and historic character of the Village.
- e. Develop Tourism - Economic development in the Village should focus on reinvigorating our downtown and heritage tourism.

9. Scenic View Preservation

The extraordinary scenic views throughout the Village are at the heart of the Village's identity. The Village should do all it can to preserve, feature, maintain, and expand them. Village efforts to promote view preservation and enhancement fall into two categories: regulations that govern private land use or Village actions on municipal property to improve and enhance visual access to the river from public and private space.

- a. Regulations
 - 1. View Preservation Mechanisms - The committee recommends the development and adoption of Dobbs Ferry View Preservation mechanisms that would allow review of all new exterior construction within a Village area determined after careful study of the Committee's view inventory.
 - 2. The existing Site Plan Review process should be enhanced to give attention to species and growth habits of proposed plantings in sensitive scenic areas.
 - 3. The existing Village Tree Ordinance should be reviewed with revisions proposed by the Conservation Advisory Board as part of the preparation of a scenic view preservation ordinance.
- b. Village Actions on Village-owned property

The LWRP scenic view inventory revealed numerous opportunities for Village improvements on land it owns and manages. The LWRP recommends several direct Village actions to improve Village-owned properties, including actions for:

1. Memorial Park,
2. Views for special regulatory protection and special Village maintenance,
3. Coordination with the Old Croton Aqueduct State Historic Park,
4. Stewardship program for Village properties

D. Proposed Historic and Archaeological Preservation Programs

Dobbs Ferry has a rich natural and cultural history. The potential resources to reinforce its identity as a waterfront community and to enhance the quality of life of its residents are many.

1. Highlight Village's Architectural Legacy - The LWRP has identified projects to encourage understanding and enjoyment of Dobbs Ferry's rich architectural heritage.
2. Public Education - Projects for all age groups; coordinated through the Dobbs Ferry Historical Society, the Village Historian, Historic Rivertowns of Westchester, and local volunteers to promote public awareness of the historic resources present in the Village.
3. Enhance the historic character of the Downtown - Recommended mechanisms to support that endeavor include:
 - a. The National Main Street Center, sponsored by The National Trust for Historic Preservation, helps downtowns build strong economic development programs through historic preservation;
 - b. Tax credits for improvements to income-producing properties in designated historic districts; and
 - c. Grants to fund studies and activities.
4. Historic Preservation Procedures - The Village should review the feasibility and desirability of enacting local historic preservation procedures for preserving important local historic structures and sites. Such procedures, if deemed to be advisable, would:
 - a. Regulate development that may affect designated historic and cultural resources.
 - b. Establish procedures for local designation of historic buildings and landmarks.

- c. Establish a Historical Preservation Commission (or other suitable entity) to recommend structures and sites that merit preservation due to historic or archaeological value.
 - 5. Wickers Creek Archaeological Site - Public understanding and enjoyment of this significant site and its role in the history of Dobbs Ferry, the region, and the entire nation can be developed through the cooperative efforts of the Village of Dobbs Ferry, the Landing Home Owners Association, the Friends of Wickers Creek Archaeological Site (FOWCAS) and local, county, regional, and state historical organizations. The Village should develop a plan to design and implement the following:
 - a. Access to the site
 - b. Design and maintenance of the site
 - c. Public Educational programs to highlight the importance of the site and enhance enjoyment.
- E. Recommendations for Management of Private and Public Open Space Resources

The Village can play an important role in the use and conservation of local open space through implementation of the local planning and land use controls discussed in Section IV. In conjunction with the passage of the \$3 million Dobbs Ferry Open Space Bond in Nov 2001, the LWRP recommends Village actions to:

 - 1. Develop a set of Open Space Criteria to evaluate the Village inventory of public and private open space land.
 - 2. Research available options to negotiate the public use of privately-owned lands for conservation and recreational purposes options.
 - 3. Retain the services of a local land trust, conservation, or preservation organization to assist the Village in developing an open space strategy.
 - 4. Appoint a permanent Open Space Committee to assist the Village in developing criteria for the use and conservation of open space, and evaluating the Village's open space inventory accordingly.
 - 5. Use local open space funding resources in conjunction with county, state, and federal matching funding resources to conserve important open space and recreational resources in the Village.
- F. Recommendations for Public Nature Education Programs

The Village should work with Westchester County and local and regional educational organizations and facilities identified in Section II to develop environmental education programs for all ages.

G. Proposed Water Resource Management Plans

The Hudson River, Wickers Creek, the Saw Mill River, and the lacework of streams flowing to them, have played an important role in the economic and recreational life of residents past and present. The LWRP recommends the following management plans to protect and restore these important water resources.

1. Wickers Creek Management Plan - To incorporate the recommendations of the 2001 Village-commissioned Wickers Creek Bio-assessment Study. Components of the plan are as follows:

- a. Cleanup to remove the scattered trash and debris along the Creek
- b. Preservation of Coarse Woody Debris (CWD) - Habitat for both vertebrate and invertebrate wildlife can be enhanced in Wickers Creek by leaving most coarse woody debris alone.
- c. Streambank Restoration - Stream restoration techniques are of utmost importance to stabilize the streambank and restore the creek to its natural healthy state.
- d. Potential contaminants mapping and stormwater management techniques.
- e. Education program for residents and landowners along the creek and in other areas of the watershed about the importance of the creek in both an ecological and cultural context.

2. Saw Mill River Management Plan

- a. The Village should seek funding for a Bioassessment Study (similar to the Wickers Creek study) and a Streambank Restoration Program for those portions of the Saw Mill River that run through Dobbs Ferry.
- b. The Village might also join with the Village of Hastings-on-Hudson and Yonkers to seek funding for a combined study and management plan for the Saw Mill River.

3. Stormwater Management Plan

Under the provisions of the recently promulgated U.S. Environmental Protection Agency's Final Stormwater Phase II Rule, the Village is required to implement a stormwater management program designed to reduce or prevent the discharge of

pollutants into adjacent receiving waters. The LWRP recommends that the Village implement a program of stormwater discharge management controls that are recommended in these new federal rules.

4. Harbor Management Plan

A Harbor Management Plan (HMP), which addresses conflict, congestion, and competition for space in the use of a community's surface waters and underwater land, is a required element for the approval of a LWRP. Dobbs Ferry's Harbor Management Plan considers many uses of the waterfront area. These are discussed in Sections III, IV and V of the LWRP. A specific listing of the elements required in a Harbor Management Plan, and where they are located in the text, is as follows:

- a. The HMP boundary area is identified on [Figure I-2](#).
- b. A complete inventory and analysis of existing uses in the HMP can be located in Section II of this LWRP.
- c. An identification and analysis of issues of local importance can specifically be found in Section II-B.4. and D.
- d. An identification of the utilization of public underwater lands and navigable waters is located in Section II-B.3.b.
- e. A discussion of water dependent uses is located in Section II- C.3.
- f. An identification and analysis of issues of regional importance can specifically be found in Section II-A.2., B.3., and C.4 and Section IV-C.12.
- g. A discussion of opportunities, long and short-term goals and objectives for the HMP are found in Section III-C. and E.
- h. The identification and discussion of economic, cultural and social considerations regarding underwater lands and navigable waters can be found in Section III-A-D.
- i. A specification of policies concerning the management of underwater lands and navigable waters can be found in Section III. C. and IV-C. 11. D.
- j. A proposed water use plan can be found in Section IV-B.
- k. Identification of capital projects necessary to implement the HMP can be found in Section IV.
- l. Specification of existing and proposed techniques to implement the HMP can be found in Section V.

- m. Other applicable needs to describe the HMP can be found in discussions throughout the LWRP document.

5. Regional Planning - The Hudson River Valley Greenway Council

The Village should identify the Hudson River Valley Greenway Council and Conservancy as partners in the implementation of the LWRP. The LWRP recommends that the Village become a Greenway Community and to join the Westchester Greenway Compact. Such a resolution should be considered for adoption in the near-term in order to take advantage of the various forms of technical and financial assistance that are available to Greenway communities.

Section V - Description of Local Program Implementation

In addition to describing projects and policies designed to preserve and enhance the waterfront areas, this plan must also provide for the implementation of the policies, proposed uses, and proposed projects of the program. Section V describes the local laws and regulations, other public and private actions, management structures and financial resources that will be necessary to implement the land and water uses and projects outlined in the prior section. Section V has five main parts:

1. Part A, Existing Local Laws and Regulations Necessary to Implement the LWRP, explains the major Village zoning and land use laws already in place which will serve as implementation tools for the LWRP.
2. Part B, Legal Requirements for Local Consistency, describes legal requirements to ensure that there is consistency among all projects that fall within the jurisdiction of the waterfront revitalization boundary, i.e. the Village of Dobbs Ferry.
3. Part C, Local Management Structure and Procedures for Reviewing Proposed Projects, describes miscellaneous actions that are recommended for the community and other local entities to consider. The Village's management structure is summarized and illustrates who will carry out the various implementation measures contained in the LWRP. The LWRP recommends creation of a new staff position and new permanent committees in this section.
4. Part D, Procedures to Ensure Local Compliance, contains a discussion of the various financial resources that are potentially available to fund the projects in the LWRP.

Section VI - State And Federal Programs Likely To Affect LWRP Implementation

Section VI identifies the actions and programs of State and Federal agencies which, if undertaken, must be consistent with the LWRP.

State and Federal actions will affect and be affected by the implementation of the LWRP. Under State law and the Federal Coastal Zone Management Act, certain State and Federal actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with

the enforceable policies and purposed of the LWRP. This makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions.

1. Part A of this section identifies the actions and programs of State and Federal agencies which should be undertaken in a manner consistent with the LWRP.
2. Part B of this section is a more focused and descriptive list of State and Federal agency actions that are necessary to further the implementation of the LWRP.

Section VII Consultation with Other Affected Agencies

Section VII describes the local, regional, and state agencies that were consulted during the preparation of the LWRP.

Section VIII Local Commitment

Local commitment to the LWRP process is not only a state requirement, but is the key ingredient to make the LWRP - or any village-wide effort - a true success. This section outlines the contribution made by Dobbs Ferry Village officials and staff, committees, and volunteers toward the development of Dobbs Ferry's LWRP. These include the sponsorship and participation in village-wide meetings, resident surveys, volunteer committee work, public education, and agency and private assistance.