

Figure I-1  
 Village of Dobbs Ferry  
 Local Waterfront Revitalization Program  
 Regional Location Map

the LA group  
 Landscape Architecture  
 and Engineering, P.C.

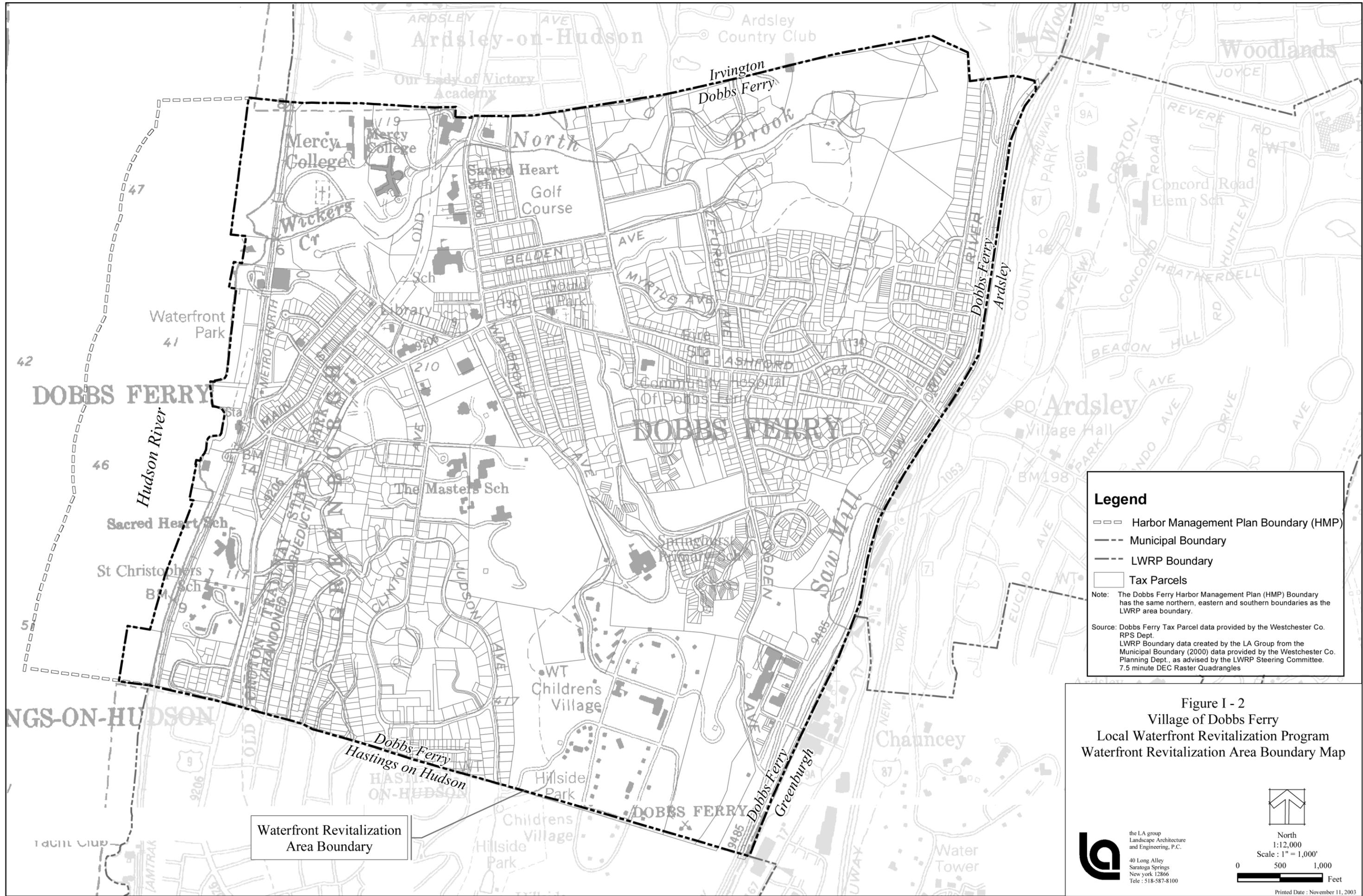
40 Long Alley  
 Saratoga Springs  
 New York 12866  
 Tele : 518-587-8100

North

1:180,000  
 Scale : 1" = 15,000'

0 0.5 1 2 3 Miles

Printed Date : May 19, 2003



**Legend**

- Harbor Management Plan Boundary (HMP)
- Municipal Boundary
- LWRP Boundary
- Tax Parcels

Note: The Dobbs Ferry Harbor Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary.

Source: Dobbs Ferry Tax Parcel data provided by the Westchester Co. RPS Dept.  
 LWRP Boundary data created by the LA Group from the Municipal Boundary (2000) data provided by the Westchester Co. Planning Dept., as advised by the LWRP Steering Committee.  
 7.5 minute DEC Raster Quadrangles

Waterfront Revitalization Area Boundary

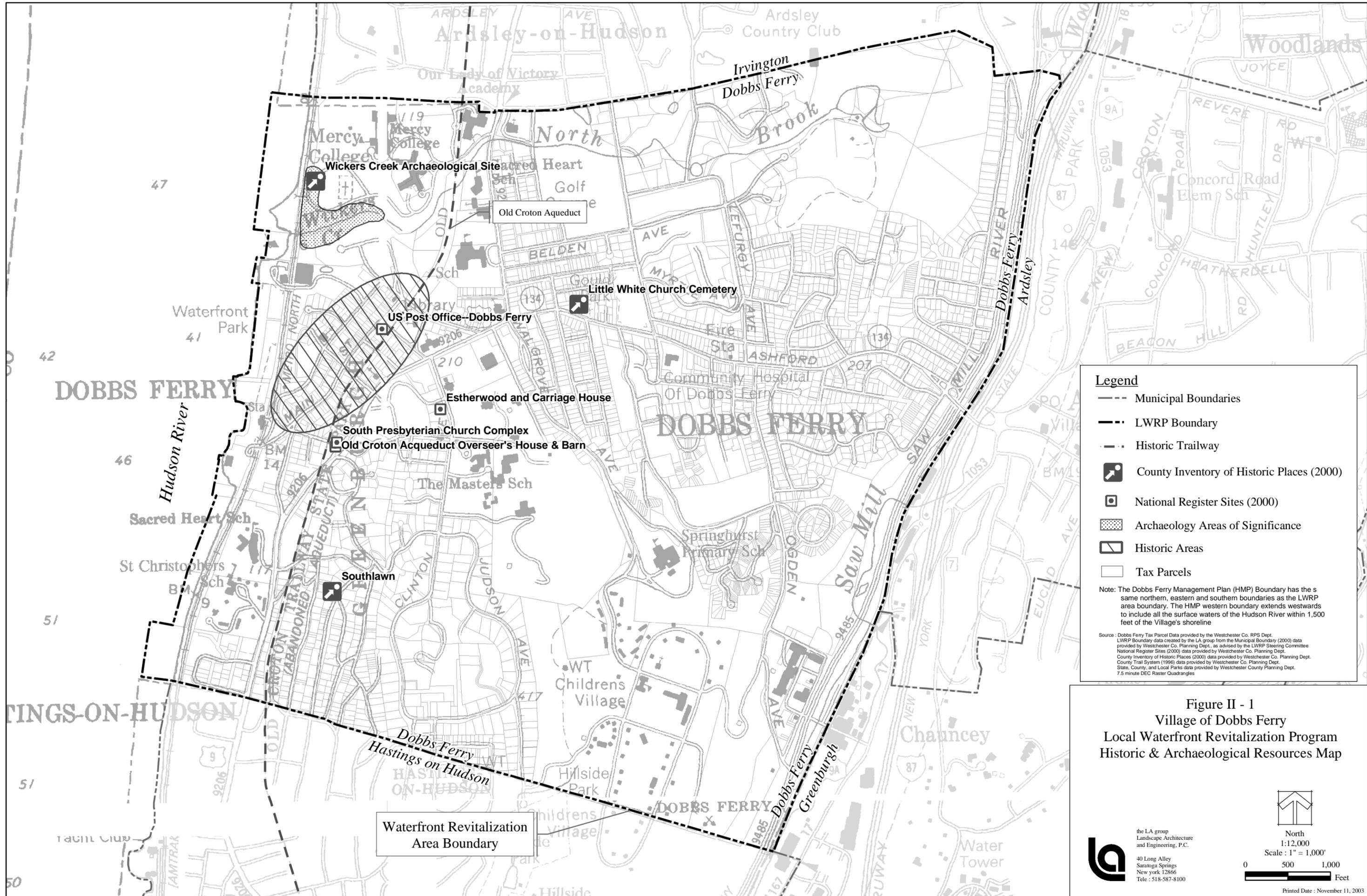
**Figure I - 2**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Waterfront Revitalization Area Boundary Map**

the LA group  
 Landscape Architecture  
 and Engineering, P.C.  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 Tele : 518-587-8100

North  
 1:12,000  
 Scale : 1" = 1,000'

0 500 1,000 Feet

Printed Date : November 11, 2003



- Legend**
- Municipal Boundaries
  - LWRP Boundary
  - ... Historic Trailway
  - ☛ County Inventory of Historic Places (2000)
  - ◻ National Register Sites (2000)
  - ◻ Archaeology Areas of Significance
  - ◻ Historic Areas
  - ◻ Tax Parcels

Note: The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

Source: Dobbs Ferry Tax Parcel Data provided by the Westchester Co. RPS Dept.  
 LWRP Boundary data created by the LA group from the Municipal Boundary (2000) data provided by Westchester Co. Planning Dept., as advised by the LWRP Steering Committee  
 National Register Sites (2000) data provided by Westchester Co. Planning Dept.  
 County Inventory of Historic Places (2000) data provided by Westchester Co. Planning Dept.  
 County Trail System (1996) data provided by Westchester Co. Planning Dept.  
 State, County, and Local Parks data provided by Westchester County Planning Dept.  
 7.5 minute DEC Raster Quadrangles

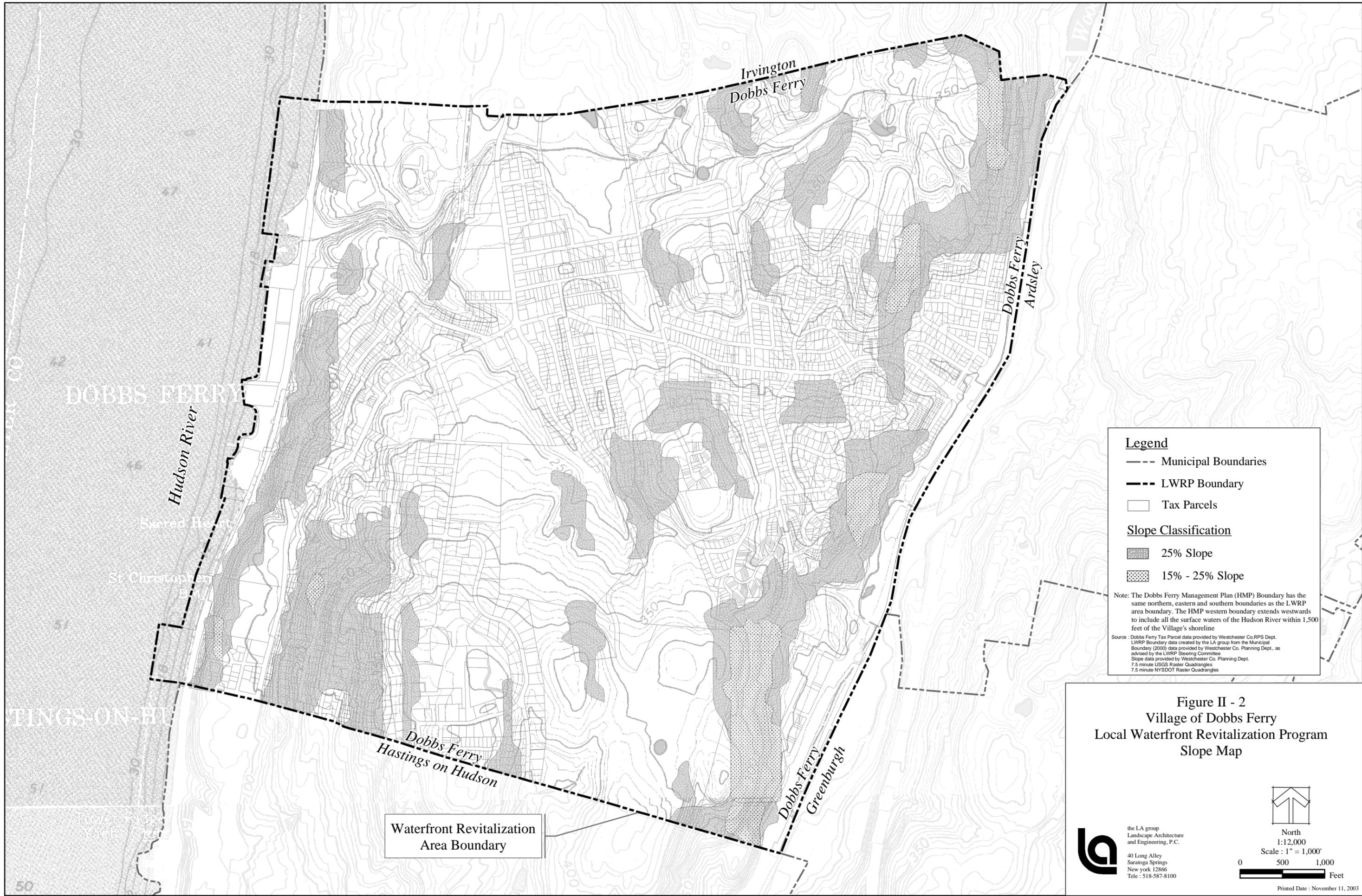
**Figure II - 1**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Historic & Archaeological Resources Map**

the LA group  
 Landscape Architecture  
 and Engineering, P.C.  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 Tele : 518-587-8100

North  
 1:12,000  
 Scale : 1" = 1,000'

0 500 1,000 Feet

Printed Date : November 11, 2003



**Legend**

- Municipal Boundaries
- LWRP Boundary
- Tax Parcels

**Slope Classification**

- 25% Slope
- 15% - 25% Slope

Note: The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

Source: Dobbs Ferry Tax Parcel data provided by Westchester Co.RPS Dept.  
 LWRP Boundary data created by the LA group from the Municipal Boundary (2000) data provided by Westchester Co. Planning Dept., as advised by the LWRP Steering Committee  
 Slope data provided by Westchester Co. Planning Dept.  
 7.5 minute USGS Raster Quadrangles  
 7.5 minute NYSDOT Raster Quadrangles

**Figure II - 2**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Slope Map**

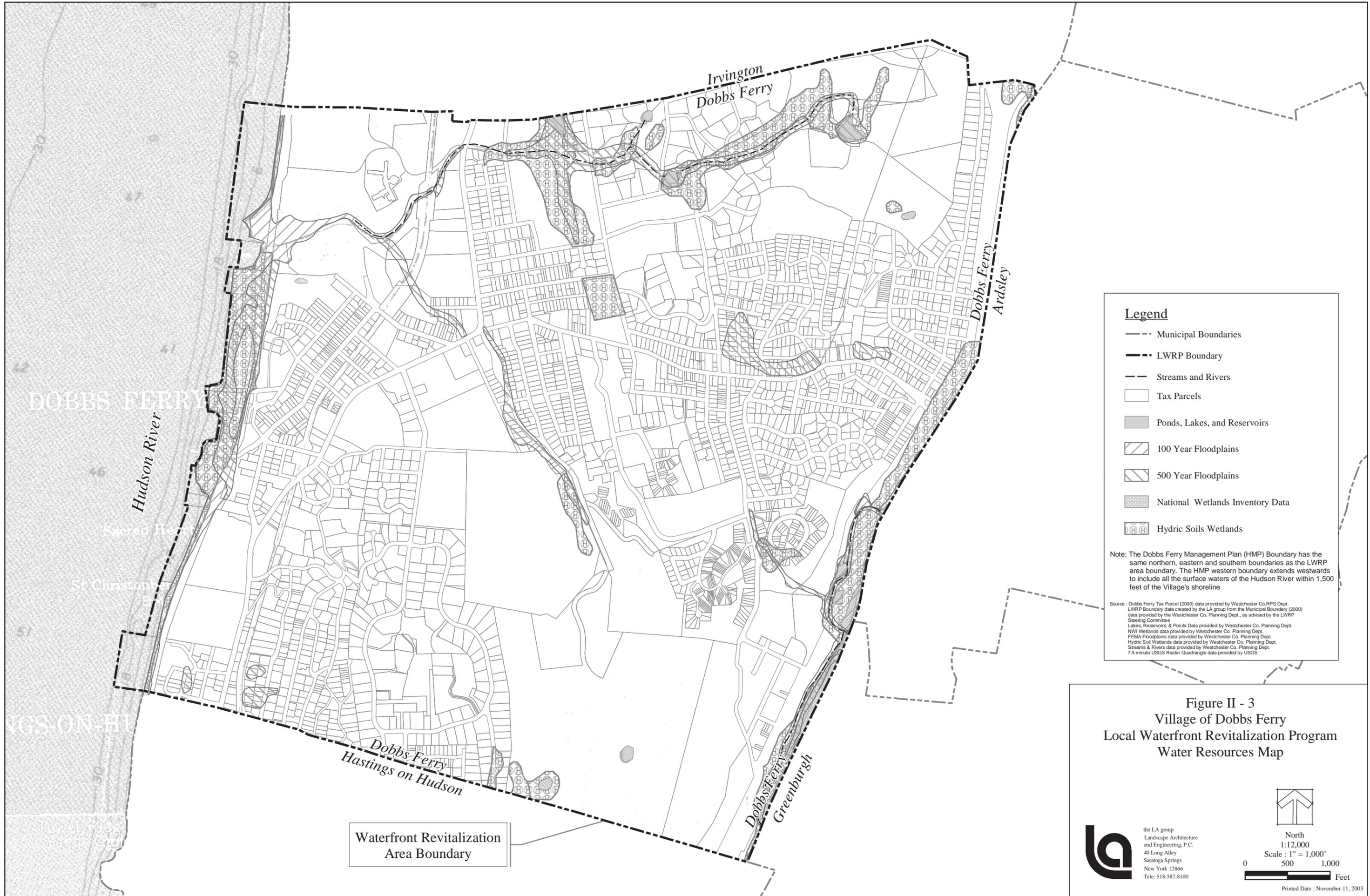
the LA group  
 Landscape Architecture  
 and Engineering, P.C.

40 Long Alley  
 Saratoga Springs  
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North  
 1:12,000  
 Scale : 1" = 1,000'

0 500 1,000  
 Feet

Printed Date : November 11, 2003



**Legend**

- Municipal Boundaries
- LWRP Boundary
- Streams and Rivers
- Tax Parcels
- Ponds, Lakes, and Reservoirs
- ▨ 100 Year Floodplains
- ▩ 500 Year Floodplains
- ▤ National Wetlands Inventory Data
- Ⓜ Hydic Soils Wetlands

**Note:** The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

Source : Dobbs Ferry Tax Parcel (2000) data provided by Westchester Co. RPS Dept.  
 LWRP Boundary data created by the LA group from the Municipal Boundary (2000) data provided by the Westchester Co. Planning Dept., as advised by the LWRP Steering Committee  
 Lakes, Reservoirs, & Ponds Data provided by Westchester Co. Planning Dept.  
 NWI Wetlands data provided by Westchester Co. Planning Dept.  
 FEMA Floodplains data provided by Westchester Co. Planning Dept.  
 Hydic Soil Wetlands data provided by Westchester Co. Planning Dept.  
 Streams & Rivers data provided by Westchester Co. Planning Dept.  
 7.5 minute USGS Raster Quadrangle data provided by USGS

**Figure II - 3**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Water Resources Map**

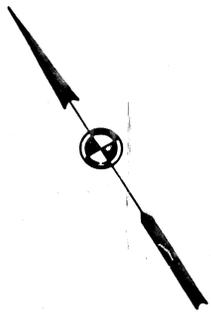
Waterfront Revitalization  
 Area Boundary

the LA group  
 Landscape Architecture  
 and Engineering, P.C.  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 Tele: 518-587-8100

North  
 1:12,000  
 Scale : 1" = 1,000'

0 500 1,000 Feet

Printed Date : November 11, 2003



**ZONING MAP**  
 OF THE  
**VILLAGE OF DOBBS FERRY**  
 TOWN OF GREENBURGH  
 WESTCHESTER COUNTY, N.Y.

SCALE 0 100 200 300

Zoning Map amended to Feb 15, 1971

Zoning Map amended to MAY 6, 1991 JUNE 15, 2005

MARCH 22, 1994

APRIL 27, 2000

APRIL 14, 2004

LEGEND			
OF-1	One Family Residence	2 1/2 Stories maximum	40,000 sq. ft. minimum lot area
OF-2	One Family Residence	2 1/2 Stories maximum	20,000 sq. ft. minimum lot area
OF-3	One Family Residence	2 1/2 Stories maximum	15,000 sq. ft. minimum lot area
OF-4	One Family Residence	2 1/2 Stories maximum	10,000 sq. ft. minimum lot area
OF-5	One Family Residence	2 1/2 Stories maximum	7,500 sq. ft. minimum lot area
OF-6	One Family Residence	2 1/2 Stories maximum	5,000 sq. ft. minimum lot area
TF	Two and/or Three Family Residence	4 1/2 Stories maximum	10,000 sq. ft. min lot area for 3 family occupancy 3,800 sq. ft. min lot area per family for 2 packaged houses
TF-1	Two and/or Three Family Residence with Stores	4 1/2 Stories maximum	5,000 sq. ft. min lot area for 1 or 2 family occupancy 10,000 sq. ft. min lot area for 3 family occupancy 3,800 sq. ft. min lot area per family for 2 packaged houses
A-1	Apartments	4 1/2 Stories maximum	6,000 sq. ft. min lot area per family for grouped houses
A-2	Apartments	3 1/2 Stories maximum	3,500 sq. ft. min lot area per family
A-3	Apartments	3 1/2 Stories maximum	2,500 sq. ft. min lot area per family
AAA	Apartments with Stores	3 1/2 Stories maximum	1,750 sq. ft. min lot area per family
AAA	Apartments	3 1/2 Stories maximum	2,500 sq. ft. min lot area per family
OD	Office Buildings	2 1/2 Stories maximum	
OS	Offices, Shopping	1 Story maximum	As determined by the Planning Board
E	Employment	4 1/2 Stories maximum	
LOD	Limited Office Dist.	3 Stories maximum	As determined by the Planning Board
WFA	Waterfront A	4 1/2 Stories maximum	
WFB	Waterfront B	4 Stories	Per schedule for TF/TFS

**MAYOR**

Joseph Bava

**TRUSTEES**

Barley Connett  
Paula Dambroff  
Francis Farrington  
Catherine L. Ray  
Linda Leone  
Lyle Miller

**VILLAGE ADMINISTRATOR**

Anthony Giacco

**TREASURER**

Sara DiGiacomo

**VILLAGE CLERK**

Elizabeth A. Draper

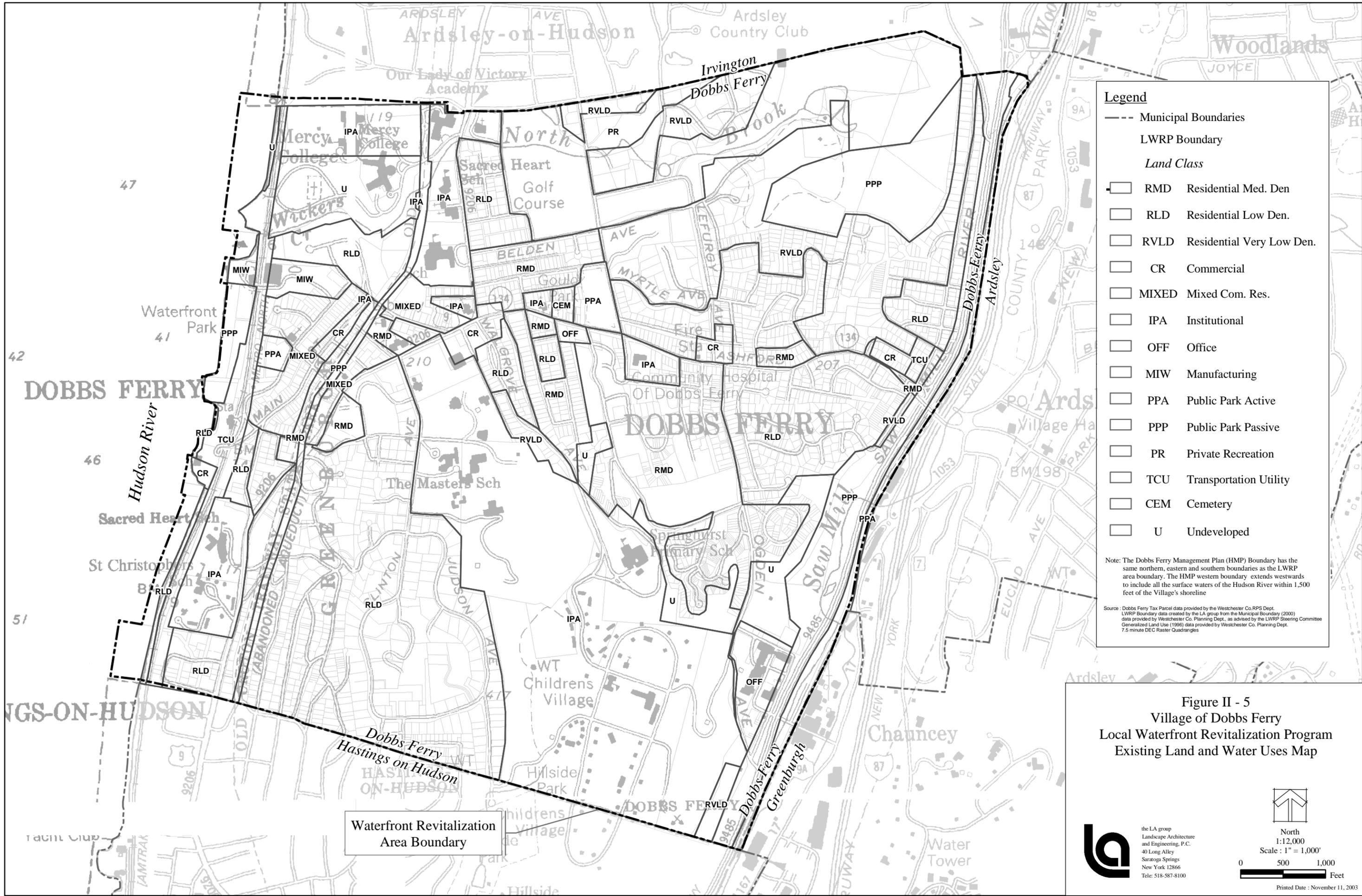
**VILLAGE ATTORNEY**

Kevin Plunkett

Adopted by the Board of Trustees on May 24, 2005

*Joseph Bava* Mayor

*Anthony Giacco* Clerk



- Legend**
- Municipal Boundaries
  - LWRP Boundary
  - Land Class*
  - [RMD] RMD Residential Med. Den
  - [RLD] RLD Residential Low Den.
  - [RVLD] RVLD Residential Very Low Den.
  - [CR] CR Commercial
  - [MIXED] MIXED Mixed Com. Res.
  - [IPA] IPA Institutional
  - [OFF] OFF Office
  - [MIW] MIW Manufacturing
  - [PPA] PPA Public Park Active
  - [PPP] PPP Public Park Passive
  - [PR] PR Private Recreation
  - [TCU] TCU Transportation Utility
  - [CEM] CEM Cemetery
  - [U] U Undeveloped

Note: The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

Source : Dobbs Ferry Tax Parcel data provided by the Westchester Co. RPS Dept.  
 LWRP Boundary data created by the LA group from the Municipal Boundary (2000) data provided by Westchester Co. Planning Dept., as advised by the LWRP Steering Committee  
 Generalized Land Use (1996) data provided by Westchester Co. Planning Dept.  
 7.5 minute DEC Raster Quadrangles

**Figure II - 5**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Existing Land and Water Uses Map**



the LA group  
 Landscape Architecture  
 and Engineering, P.C.  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 Tele: 518-587-8100

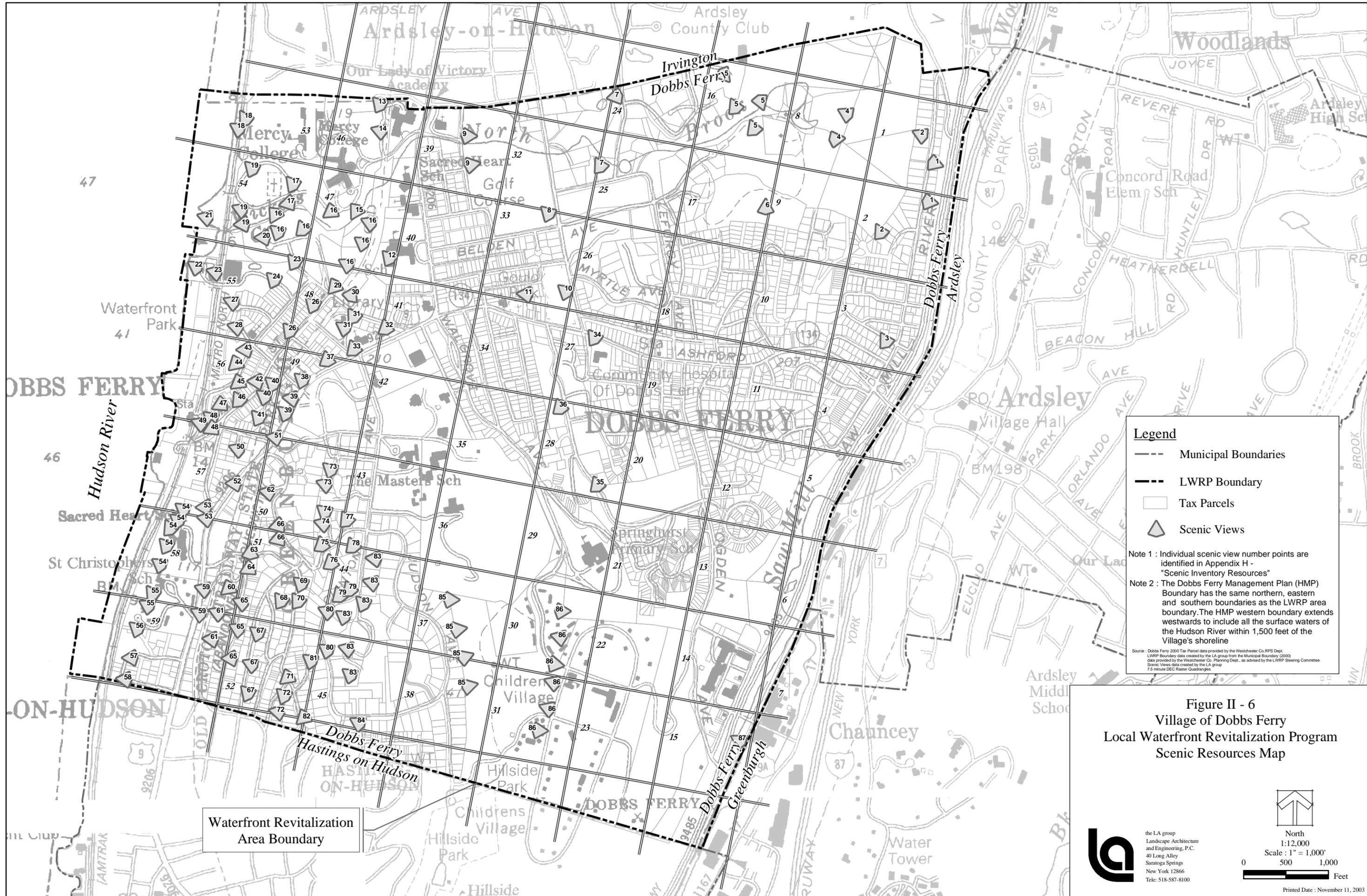


North  
 1:12,000  
 Scale : 1" = 1,000'



Printed Date : November 11, 2003

Waterfront Revitalization  
 Area Boundary



**Legend**

- Municipal Boundaries
- LWRP Boundary
- Tax Parcels
- ▲ Scenic Views

Note 1 : Individual scenic view number points are identified in Appendix H - "Scenic Inventory Resources"

Note 2 : The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

Source : Dobbs Ferry 2000 Tax Parcel data provided by the Westchester Co. RPS Dept.  
LWRP Boundary data created by the LA group from the Municipal Boundary (2000) data provided by the Westchester Co. Planning Dept., as advised by the LWRP Steering Committee  
Scenic Views data created by the LA group  
7.5 minute DEC Raster Quadrangles

**Figure II - 6**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Scenic Resources Map**

Waterfront Revitalization  
 Area Boundary

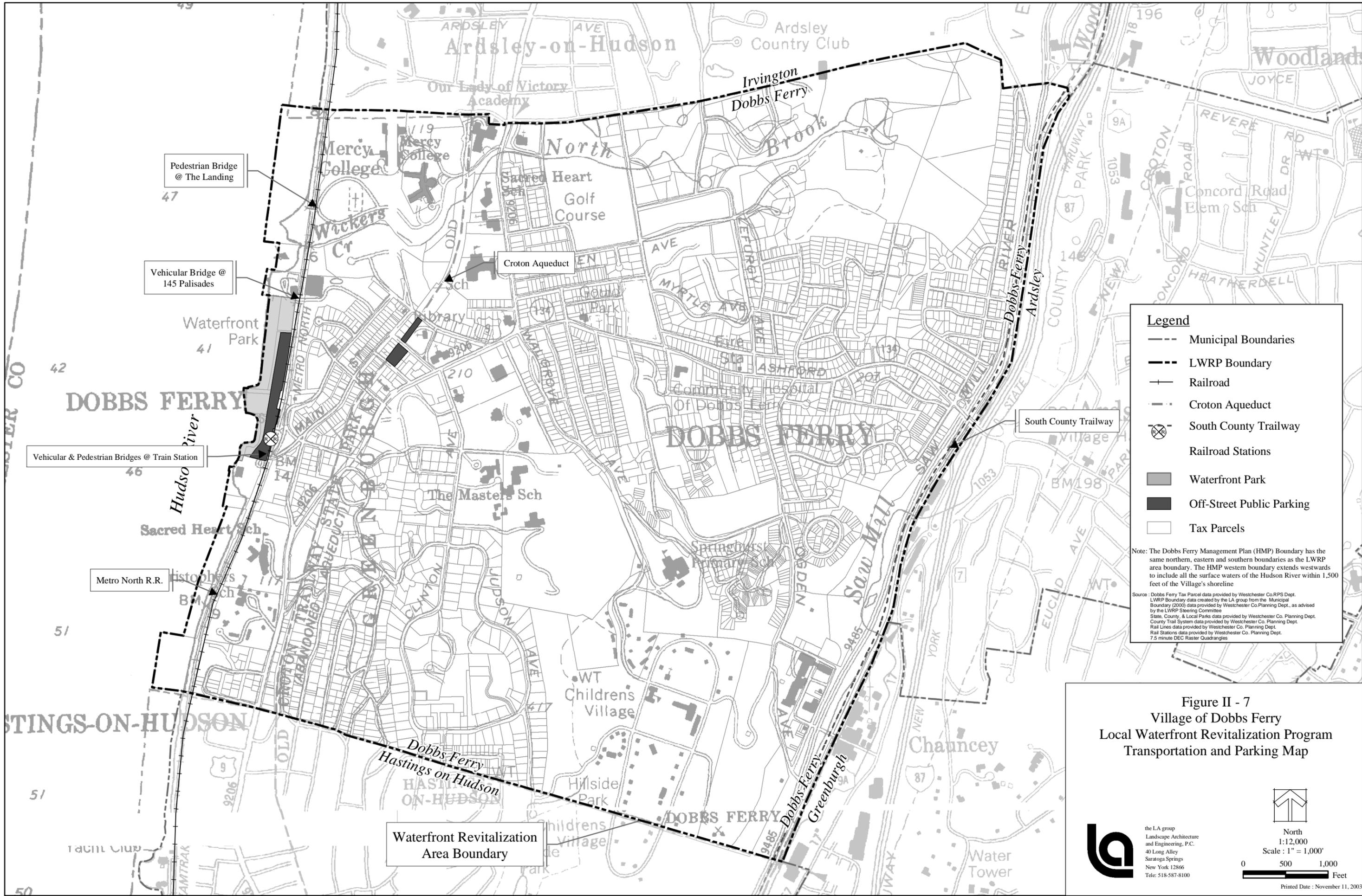


the LA group  
 Landscape Architecture  
 and Engineering, P.C.  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 Tele: 518-587-8100

North  
 1:12,000  
 Scale : 1" = 1,000'

0 500 1,000 Feet

Printed Date : November 11, 2003



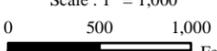
**Legend**

- Municipal Boundaries
- - - LWRP Boundary
- + Railroad
- - - Croton Aqueduct
- ⊗ South County Trailway
- ⊗ Railroad Stations
- Waterfront Park
- Off-Street Public Parking
- Tax Parcels

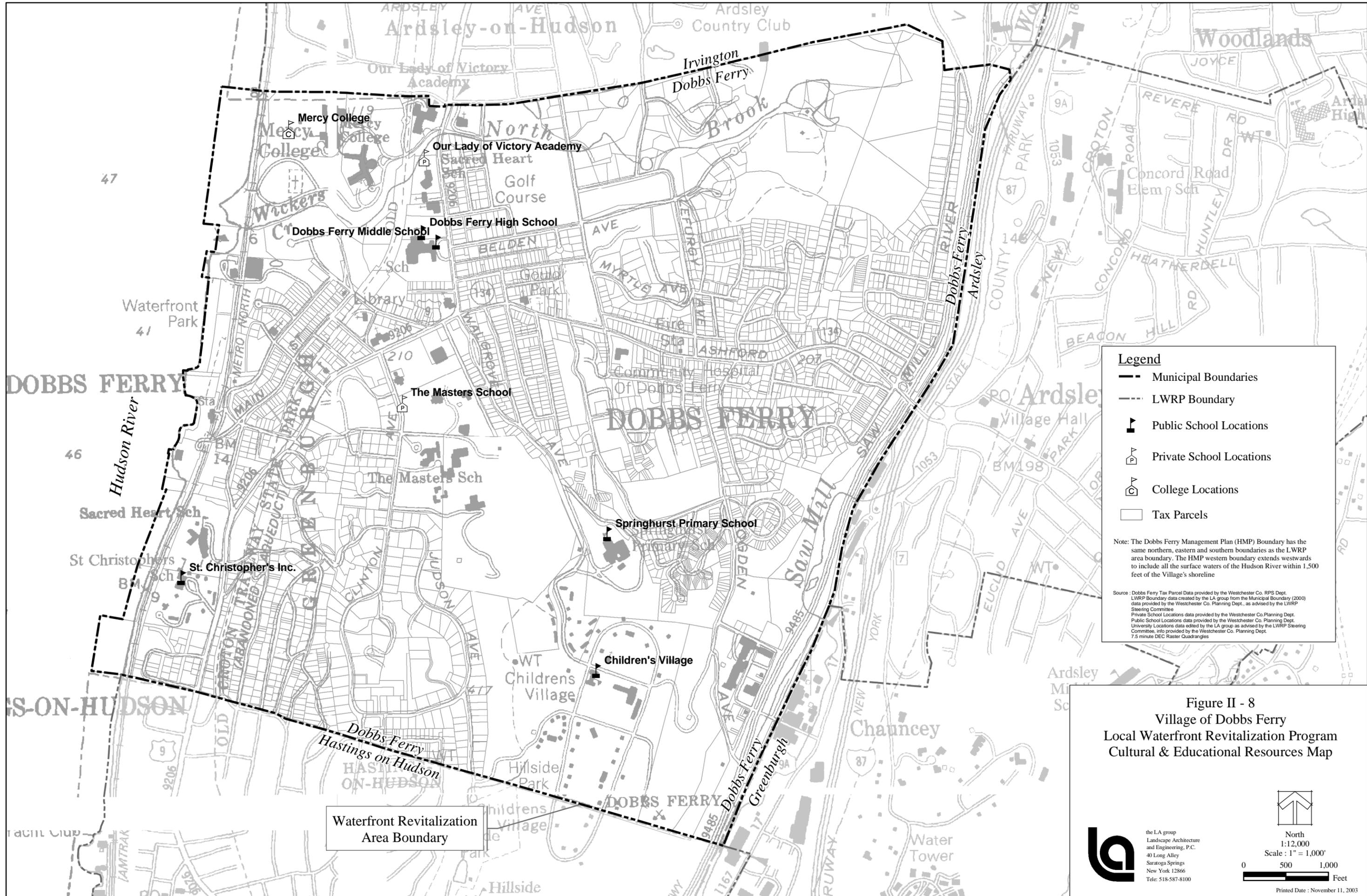
Note: The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

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 State, County, & Local Parks data provided by Westchester Co. Planning Dept.  
 County Trail System data provided by Westchester Co. Planning Dept.  
 Rail Lines data provided by Westchester Co. Planning Dept.  
 Rail Stations data provided by Westchester Co. Planning Dept.  
 7.5 minute DEC Raster Quadrangles

**Figure II - 7**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Transportation and Parking Map**

  
 North  
 1:12,000  
 Scale: 1" = 1,000'  
  
 0 500 1,000 Feet  
 Printed Date: November 11, 2003


 the LA group  
 Landscape Architecture  
 and Engineering, P.C.  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
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**Legend**

- Municipal Boundaries
- LWRP Boundary
- Public School Locations
- Private School Locations
- College Locations
- Tax Parcels

Note: The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

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LWRP Boundary data created by the LA group from the Municipal Boundary (2000) data provided by the Westchester Co. Planning Dept., as advised by the LWRP Steering Committee.  
Private School Locations data provided by the Westchester Co. Planning Dept.  
Public School Locations data provided by the Westchester Co. Planning Dept.  
University Locations data edited by the LA group as advised by the LWRP Steering Committee. Info provided by the Westchester Co. Planning Dept.  
7.5 minute DEC Raster Quadrangles

Waterfront Revitalization Area Boundary

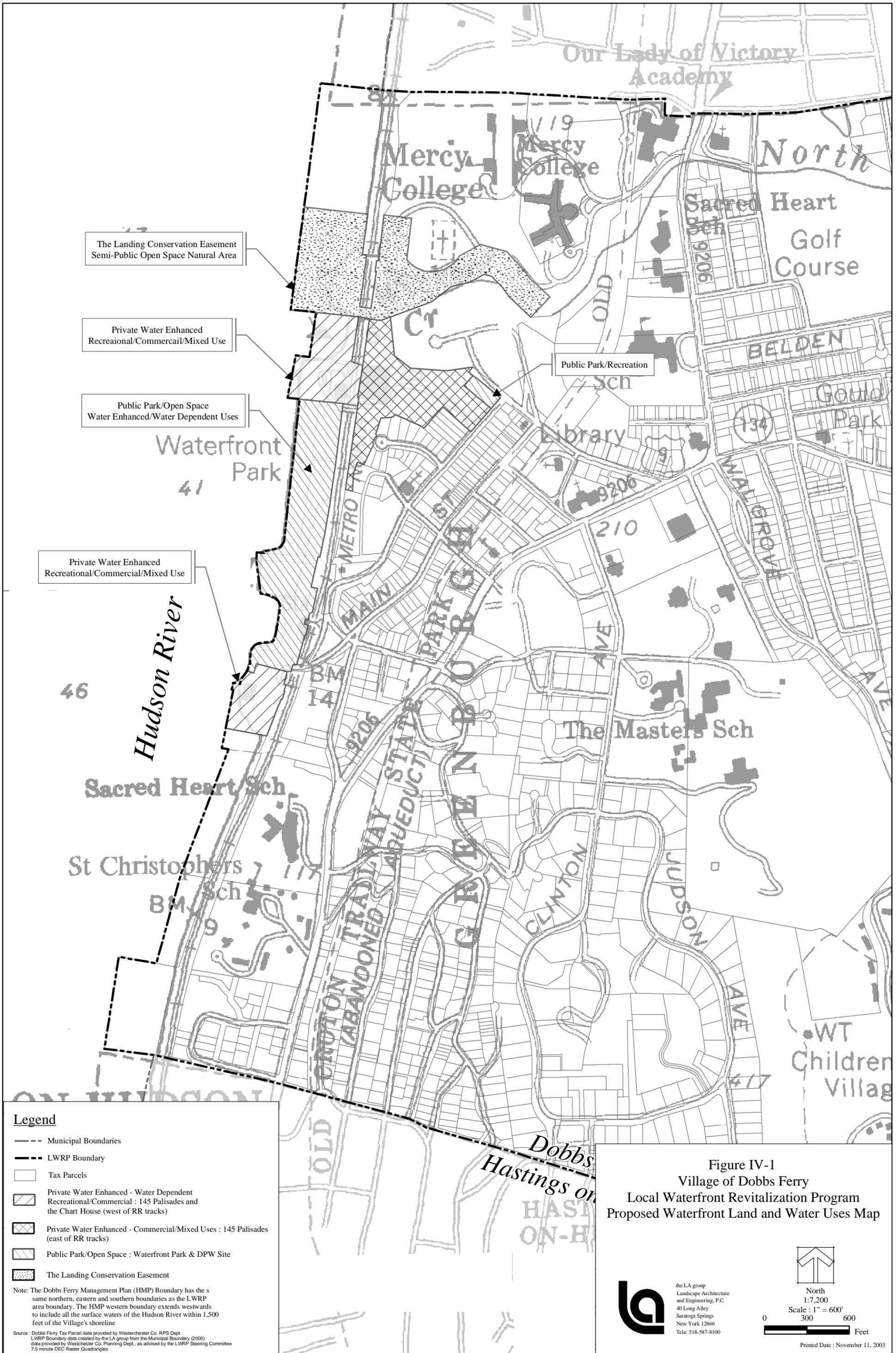
**Figure II - 8**  
**Village of Dobbs Ferry**  
**Local Waterfront Revitalization Program**  
**Cultural & Educational Resources Map**

the LA group  
 Landscape Architecture  
 and Engineering, P.C.  
 40 Long Alley  
 Saratoga Springs  
 New York 12866  
 Tele: 518-587-8100

North  
 1:12,000  
 Scale: 1" = 1,000'

0 500 1,000 Feet

Printed Date: November 11, 2003



The Landing Conservation Easement  
Semi-Public Open Space Natural Area

Private Water Enhanced  
Recreational/Commercial/Mixed Use

Public Park/Open Space  
Water Enhanced/Water Dependent Uses

Private Water Enhanced  
Recreational/Commercial/Mixed Use

- Legend**
- Municipal Boundaries
  - LWRP Boundary
  - Tax Parcels
  - ▨ Private Water Enhanced - Water Dependent  
Recreational/Commercial : 145 Palisades and  
the Chart House (west of RR tracks)
  - ▩ Private Water Enhanced - Commercial/Mixed Uses : 145 Palisades  
(east of RR tracks)
  - ▧ Public Park/Open Space : Waterfront Park & DPW Site
  - ▤ The Landing Conservation Easement

Note: The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

Source : Dobbs Ferry Tax Parcel data provided by Westchester Co. RPS Dept.  
LWRP Boundary data created by the LA group from the Municipal Boundary (2000)  
data provided by Westchester Co. Planning Dept., as advised by the LWRP Steering Committee  
7.5 minute DEC Raster Quadrangles

**Figure IV-1**  
Village of Dobbs Ferry  
Local Waterfront Revitalization Program  
Proposed Waterfront Land and Water Uses Map



the LA group  
Landscape Architecture  
and Engineering, P.C.  
40 Long Alley  
Saratoga Springs  
New York 12866  
Tele: 518-587-8100

North

1:7,200  
Scale : 1" = 600'

0 300 600 Feet

Printed Date : November 11, 2003

**Riverwalk – Phase III**

**Wickers Creek**

Footbridge over Mouth of Wickers Creek  
Stream bank Stabilization & Restoration  
Shoreline Habitat Restoration

**145 Palisade**

Acquire Public Access to and along shoreline  
Waterfront Public Amenities  
Riverwalk – Phase II

**North Area**

Riverwalk – Phase I  
Seating along Riverwalk  
Shoreline Stabilization/Restoration  
Short-Term Mixed Use Open Area  
Long-Term Natural Area  
Low-Impact Trail  
Nature Center

**Public Park Site**

Tennis Courts/Skateboard Park  
Parking

**Central Area**

Riverwalk – Phase I  
Restrooms/Water fountain  
Relocate Playground to South Area of Park  
Upgrade Picnic Area  
Gazebo/Bandstand  
Rehabilitate Train Station  
Shoreline Stabilization/Restoration  
Seating along Riverwalk  
Landscape to Discourage Geese

**South Area**

Riverwalk – Phase I  
Viewing Deck at Willow Point  
Fishing Pier/Floating Deck  
Launch for Non-Motorized Boats  
Increase Recreational Parking  
Park Service Building  
Shoreline Stabilization/Restoration  
Handicapped Access to Shoreline  
Seating along Riverwalk & in Shaded Areas  
New Playground Design

**Chart House**

Acquire Public Access to and along Waterfront  
Connection to Riverwalk

Hudson River

Waterfront Revitalization Area Boundary

**Legend**

- Municipal Boundaries
- LWRP Boundary
- Tax Parcels
- ▨ Waterfront District Zone (All land west of RR tracks & the 145 Palisades Parcel)
- Public Park

Note: The Dobbs Ferry Management Plan (HMP) Boundary has the same northern, eastern and southern boundaries as the LWRP area boundary. The HMP western boundary extends westwards to include all the surface waters of the Hudson River within 1,500 feet of the Village's shoreline

Source: Dobbs Ferry Tax Parcel data provided by Westchester Co. RPS Dept. Municipal Boundary data provided by Westchester Co. Planning Dept., as advised by the LWRP Steering Committee. State, County & Local Parks data provided by Westchester Co. Planning Dept. 7.5 minute DEC Raster Quadrangles

Figure IV-2  
Village of Dobbs Ferry  
Local Waterfront Revitalization Program  
Proposed Waterfront Projects  
and Waterfront District Zone Map

the LA group  
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