

May 27, 2015

BY HAND & BY EMAIL: mnowak@ryebrook.org

Mr. Gary Zuckerman, Chairman, and
Members of the Planning Board
Village of Rye Brook
938 King Street
Rye Brook, New York 10573

Re: Sun Homes (Phase 3 Reckson Executive Park)
Application for Re-Mapping of Premises into the Planned Unit Development District
(Premises: 1100 King Street; Section 129.25, Block 1, Lot 1)

Dear Chairman Zuckerman and Members of the Planning Board:

On behalf of Sun Homes, in furtherance of this pending Application and Petition, we respectfully submit this letter addressing comments and questions raised by Board Members and the Village's professional consultants.

ESTF Review, Memorandum dated May 7, 2015 prepared by Michael J. Izzo, Building and Fire Inspector

1. Consistent with previous applications, an emergency access driveway is shown on the Concept Plan, which driveway runs across the northerly area of the site and behind the existing office complex connecting to King Street between the two existing but previously abandoned entry gate columns.
2. The roads will be widened in those areas where fire hydrants will be located to 26 feet. The Concept Plans will be updated during site plan review once the hydrant locations have been identified.
3. The Applicant will review the road naming and unit numbering scheme with ESTF.
4. The three small dead-end roads will be limited to 150 feet as required.
5. A plan will be provided during site plan review to include the vehicle route and turning radius for fire apparatus and buses.
6. The line of sight for the traffic signal at King Street and International Drive will be reviewed during Site Plan Approval in the second phase of the Village's review herein.

F.P. Clark Associates, Memorandum dated May 13, 2015 prepared by Marilyn Timpone Mohamed

1. Ms. Mohamed noted that the AFFH Units be interspersed amongst the market-rate units. Comment noted.
2. In response to Ms. Mohamed's request, the Conceptual Plan was revised to provide a 20 foot long driveway in front of the garage at each of the AFFH units. The

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previous version of the plan showed 15 surface parking spaces and 10 garage spaces for the AFFH units. We are now showing 12 surface parking spaces, 10 garage spaces, and full-depth driveways to accommodate an additional 10 vehicles.

3. The Traffic and Parking comments referenced in the Galante Memorandum are separately addressed below.

F.P. Clark Associates, Memorandum dated May 19, 2015 prepared by Michael A. Galante

1. The Accident experience information is summarized in tabular form, as requested. See attached response in Maser Consulting Memorandum, dated May 26, 2015.

2. The method for implementation of traffic signal timing is detailed in the Maser Consulting Memorandum, dated May 26, 2015.

3. When the Site Plan Application is submitted following the Conceptual Plan Review by the Village, it will address the comments set forth in the March 31, 2015 Memorandum from Mr. Galante.

a. As noted above, an emergency access connection will be provided through the office park to King Street.

b. The configuration and size of the dead end roads will be addressed during Site Plan review. As noted above, the roads would comply with the NYS Building Code's dimensional requirements and additional provisions can be evaluated to include passenger vehicle turn-around and/or signage.

c. Perpendicular parking spaces have been modified and parallel parking spaces have been provided along the main entry drive.

d. Due to limited space available a roundabout intersection at the entrance is not feasible.

e. During the Site Plan review, all parking will be identified including those located in driveways.

Planning Board Comments – Meeting of May 14, 2015

1. Potential Visual Impacts from Bellefair and Doral Green – although the project is consistent with land uses at Bellefair and Doral Green, additional review and evaluation will be provided during Site Plan review.

2. The Applicant has requested SL Green to consider removing a portion of the office parking lot that extends into the proposed residential development. We will advise the Planning Board upon receipt of a response from SL Green.

3. The number of at grade spaces located at the AFFH units has been modified, as noted above.

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4. It is noted that a sign will be proposed at King Street and International Drive and will be included in the Application for Site Plan review. The Applicant is in discussion with SL Green regarding the location and extent of signage in this area.
5. The density of the proposed project is approximately 3.5 units per acre. For comparison purposes, the respective densities of Bellefair, Doral Green and the Arbors, their densities are:
 - a) Bellefair – 260 units on 140 acres (approximately 1.9 dwelling units per acre;
 - b) Doral Greens – 178 units on 22.6 acres (approximately 7.9 dwelling units per acre; and
 - c) The Arbors – 250 units on 37 acres (approximately 6.8 dwelling units per acre).
6. As suggested the Clubhouse and swimming pool were relocated to be more centrally located upon entering the project from International Drive.
7. There remains theoretical development potential on the remaining Reckson Executive Park

In furtherance of these revisions, we respectfully enclose fifteen (15) copies of the following documents:

- A. A revised drawing entitled, “Conceptual Site Plan, Sun Homes, Rye Brook” (SP-1.0), dated May 27, 2015, prepared by Divney Tung Schwalbe;
- B. A revised drawing entitled, “Site Sections, Sun Homes, Rye Brook,” dated May 27, 2015, prepared by Divney Tung Schwalbe; and
- C. A Memorandum prepared by Maser Consulting, dated May 26, 2015, responding to questions raised since our last submission.

We look forward to appearing before the Planning Board to address any questions. Thank you for your consideration.

Respectfully yours,


William S. Null

WSN:yp

Enclosures

cc: (w/enclosures): Mr. Christopher Bradbury, Village Manager; Philip Butler, Esq.; Mr. Michal J Nowak; Marilyn Timpone-Mohamed; Mr. Michael Galante; Messrs. Robert Dale, Bill McGuinness and Rudolf Hutter; Mr. John Barnes; Messrs. Gerhard M. Schwalbe and Jason Bajor; Dr. John Collins; Mr. Ronald P. Rieman; Anthony B. Gioffre III, Esq; and Ms. Norma Drummond