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MEMORANDUM

To: Robert I. Goodman, Chairman, and the
Planning Board of the Village of Rye Brook

Date: December 6, 2018

Subject: **259 North Ridge Street – Subdivision, Zoning Petition
and Map Amendment, and Revised Site Plan Application**

As requested, we reviewed revised site plans and additional and revised information submitted in support of a three-lot subdivision, and a site plan and petition to re-zone Lot 1 of the subdivision into the FAH District, submitted by Lazz Development (Louis Larizza), contract vendee, on behalf of the property owner, Daniel Greto. The original site plan application submitted for Lot 1 in September of 2015, sought to construct eight Fair and Affordable Housing (AFFH) units. The newly revised development plan for Lot 1 reduces the number of housing units to a total of four AFFH units divided into two, two-family homes. The subdivision remains unchanged, and, in addition to Lot 1, still includes two lots (Lot 2 and Lot 3) each with one single-family market-rate home. The property is situated at the intersection of West Ridge Drive and North Ridge Street within the R-15 District and the North Ridge Street Scenic Road Overlay District, Section 135.35, Block 1, Lot 11 on the Town of Rye Tax Assessor's Map.

Property Description

The 3.96-acre (172,620 square-foot) property is partially developed with a one-story single-family home, driveway and curb cut, and a terrace at the back of the home in the rear yard. Behind the home, the lot slopes down very steeply to the northeast from the elevation of North Ridge Street to approximately the elevation of the rear yards of homes along Eagles Bluff and Rock Ridge Drive. The site drains to wetlands located in the woodlands below the existing home and from there into a pipe within a drainage easement across one of the properties on Eagles Bluff. Outside the landscaped area around the existing home, the lot is naturally wooded, with watercourses and wetlands mostly located in areas of lower elevations.

Project Description

The Applicant's latest revised proposal is for a three-lot subdivision to create two,

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opinion that the Applicant should still consider and include these modifications to this intersection, as discussed in past reviews for the subject property.

The final plan should incorporate all of the recommendations from our earlier transportation reviews including the flashing curve/driveway warning signs, and clearing of vegetation. We do not recommend installing a crosswalk near the site.

9. **Land Use and Zoning.** The Proposed Action includes a zone change for Lot 1 from the R-15 District to the Fair and Affordable Housing (FAH) District. The FAH District regulations allow the Board of Trustees to waive the underlying dimensional requirements of the R-15 District for more units than would otherwise be allowed to accommodate the new revised site plan for four AFFH residential units. Though increased density may be allowed on the lot, Lot 1 would be approximately 4 times the size of a 15,000 square-foot, minimum-sized lot in the R-15 district.

All of the three new lots will be located within the North Ridge Street Scenic Road Overlay District (SROD), which includes special regulations to help protect the scenic qualities of North Ridge Street that include increased front yard setbacks and 35-foot vegetative buffers along the street frontage. The FAH District regulations would allow the Trustees to alter required front yard setbacks to allow the increased density. The potential for visual impacts to neighbors surrounding the site and the North Ridge Street scenic road should be analyzed and reviewed.

10. **Community Character.** The Applicant provided an estimate of the number of schoolchildren that would be generated by development for the originally-proposed eight AFFH units and two single-family homes. The Applicant should provide an updated analysis of the number of school children that would be generated by the four new, three-bedroom AFFH units in the revised Lot 1 site plan and the two single-family homes on the market-rate lots.

The Rye Brook Emergency Services Task Force will review the revised Lot 1 site plan with regard to emergency services capacity and access to the new residences.

11. **Visual Impacts.** Night lighting of the two parking areas on the revised Lot 1 site plan may be a source of visual impacts to residences surrounding the lot and the North Ridge Street SROD. To eliminate excessive glare to residences surrounding the site and to the SROD, especially in the winter when deciduous trees are leafless, we recommend use of shielded, residential-type light LED fixtures mounted no higher than 12 feet from the ground for night-lighting on the site and a landscape plan that provides screening along critical areas of the lot that may produce visual impacts at night.

12. **Construction.** The location and terrain of Lot 1 raise concerns regarding the impacts that may arise during construction. The Applicant should provide a draft construction

