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Michael Izzo,
Building Inspector
Village of Rye Brook
938 King Street,
Rye Brook, NY 10573

October 29, 2018

USPS

Re: 259 North Ridge Street
North Ridge Street Development
Rye Brook, NY

Dear Michael,

We received your Memorandum of October 19, 2018 entitled Revised Zoning Analysis: 259 North Ridge Street, Subdivision of Land & FAH Housing. We offer the following responses to your comments:

Lot 1 - FAH DWELLINGS 1A and 1B & SITE IMPROVEMENTS
R-15 Single Family Residential S.R.O.D. Zoning District

Comment: 1. §250-20.A., B., C. and D. Within the R-15 Zone, the proposed 2-family use is not a permitted principal use, not a permitted accessory use, not a use permitted at the discretion of the Village Board, and not a use permitted at the discretion of the Planning Board. However upon rezoning to the FAH District, the proposed use is a permitted principal use under §250-26.1.F. (l) (b).

Response: The applicant is requesting a rezoning of Lot #1 to Fair and Affordable Housing (FAH) and pursuant to §250-26.1.F. (l) (b), and requesting approval of the two-family use.

Comment: 2. §250-20.A., B., C. and D. / §250-4.B. The proposed construction of two detached dwellings on a single lot regardless of the number of families is not a permitted principal use, not a permitted accessory use, not a use permitted at the discretion of the Village Board, and not a use permitted at the discretion of the Planning Board in either the R-15 zone or in the FAH zone. Therefore the applicant would need to pursue one of the following options;

a. The applicant would need a BOT waiver pursuant to §250-26.1.F.(3)(a) from the requirement in §250-4.B. which permits only one main building per lot, except for nonresidential and multifamily where such uses are permitted, OR

b. The BOT would need to pass a local law amending §250-26.1. clarifying that more than one main building per lot is permitted within the FAH zone.

Response: The applicant is requesting such a waiver as outlined in your option "a", above.

Comment: 3. §250-20. G. (1) / 250-7.F. (6) (b). The minimum required front yard setback within the S.R.O.D. is 60 feet. Both proposed 2-family FAH dwellings are proposed with a 30 foot front yard setback. Therefore a front yard setback waiver of 30 feet will be required for both building.

Response: The applicant is requesting the waiver pursuant to §250-26.1.F. (3) (a) due to the topography of the site.

Comment: 4. §250-7.F.(6)(c). The minimum required vegetative buffer along North Ridge Street within the S.R.O.D. is 35 feet. Both 2-family FAH buildings are proposed to be set 30 feet from the front property line. Therefore an S.R.O.D. vegetative buffer waiver of 5 feet will be required for both buildings.

Response: The applicant is requesting the waiver from the required vegetative buffer pursuant to §250-26.1.F. (3) (a).

Comment: 5. §250-6.G.(1) (d)[2]. The minimum required front yard setback for any unenclosed off-street parking facility is 25 feet. Both 2-family FAH buildings are proposed to be provided with a parking court encroaching to within 14.7 feet of the front lot line. Therefore a front yard unenclosed off-street parking setback waiver of 10.3 feet will be required for both FAH parking courts.

Response: The five (5) required parking spaces for the affordable units are shown as two (2) spaces in each garage and three (3) unenclosed spaces located 55' from the property line. The area perceived as a parking court is actually an additional turnaround area. All unenclosed parking is located greater than 25' from the front property line. If requested, we can stripe the turnaround area with a "No Parking" sign.

Comment: 6. §250-20.1.(1). The maximum allowable front height setback ratio is .60. The proposed construction of FAH Building 1A will result in a front height setback ratio of .88. Therefore a front height setback ratio waiver of .28 will be required for FAH Building 1A.

Response: The applicant is requesting the waiver from the required height setback pursuant to §250-26.1.F. (3) (a).

Comment: 7. §250—20.1.(1). The maximum allowable front height setback ratio is .60. The proposed construction of FAH Building 1B will result in a front height setback ratio of .82. Therefore a front height setback ratio waiver of .22 will be required for FAH Building 1B.

Response: The applicant is requesting the waiver from the required height setback pursuant to §250-26.1.F. (3) (a).

Comment: 8. §250-20.1.(2). The maximum allowable side height setback ratio is L60. The proposed construction of FAH Building 18 will result in a side height setback ratio of 2.20. Therefore a side height setback ratio waiver of .60 will be required for FAH Building 1B.

Response: The applicant is requesting the waiver from the required height setback pursuant to §250-26.1.F. (3) (a).

Lot 2 EXISTING SINGLE FAMILY DWELLING
R-15 Single Family Residential S.R.O.D. Zoning District

Comment: 1. §250-20.g.1 / 250-7.F.(6)(b). The minimum required front yard setback within the S.R.O.D. is 60 feet. The proposed side addition will result in a front yard setback of 27.4 feet. The applicant must redesign the addition or seek relief from the Zoning Board of Appeals.

Response: The dwelling is existing non-conforming. If Code Enforcement requires Zoning Board review we will apply after the subdivision is complete.

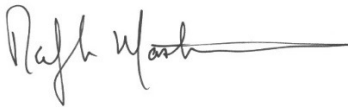
Comment: 2. §250-20.g.(1) / 250-7.F.(6)(b). The minimum required vegetative buffer along North Ridge Street within the S.R.O.D. is 35 feet. The proposed side addition will result in a 27.4 foot vegetative buffer. The applicant must redesign the addition or seek relief from the Zoning Board of Appeals.

Response: The dwelling is existing non-conforming. If Code Enforcement requires Zoning Board review we will apply after the subdivision is complete.

We hope our responses clarify some of the information in your comments.

Please call if you have questions or require additional information.

Sincerely,



Ralph G. Mastromonaco, PE

RGM/mte

Cc: Lou Larizza w/o enclosure
Anthony Zaino w/o enclosure
Michael Nowak
Chris Bradbury