

VENEZIANO & ASSOCIATES

COUNSELLORS-AT-LAW

84 BUSINESS PARK DRIVE

SUITE 200

ARMONK, NEW YORK 10504

TEL: (914) 273-1300

FAX: (914) 273-1303

October 26, 2017

Robert Goodman, Chair
Village of Rye Brook Planning Board
938 King Street
Rye Brook, NY 10573

Re: 900 King Street

Honorable Chair and Members of the Planning Board:

This firm represents the owner of the property located at 900 King Street in connection with the proposed redevelopment of that property into an integrated, age-restricted residential community. The purpose of this letter is to submit a draft Technical Memorandum as a supplement to Part 1 of the Environmental Assessment Form in support of our petition for the necessary zoning amendments to permit the proposed project. We are also submitting a PUD Concept Plan, as well as Preliminary Site Plans for the proposed project.

The primary purpose of the Technical Memorandum is to provide additional information to the Board of Trustees, as Lead Agency, with respect to its determination as to whether the proposed project may have a significant adverse environmental impact, as well as information for the Board of Trustees to consider with respect to the zoning petition and the PUD Concept Plan. This information is being provided to your Board to assist you in connection with your recommendation to the Board of Trustees with respect to these issues.

The outline for the Technical Memorandum was developed in coordination with your staff and consultants. We prepared an initial draft of the outline and presented it to your staff and consultants on August 21, 2017. Based upon comments from your staff and consultants, we revised the outline and distributed the final version on September 7, 2017.

VENEZIANO & ASSOCIATES

Robert Goodman, Chair
Village of Rye Brook Planning Board

October 26, 2017
Page 2

The PUD Concept Plan and the Preliminary Site Plans reflect revisions to the proposed project based upon our presentation and discussion with you at your meeting on August 10, 2017. The principal change is that the two wings of the independent living building closest to Arbor Drive have been reduced from 4 stories to 3 stories. The wings are set back approximately 115 feet from Arbor Drive. The 4 story rear portion of the building faces the Hutchinson River Parkway, not residential areas. This portion of the building is set back approximately 290 feet from Arbor Drive. Additionally, the geometry of these 3 story wings has been altered, changing the angled wings to a more orthogonal configuration, perpendicular to Arbor Drive. The grading of the site has also been refined, and the entire west side of the building, which faces the proposed townhomes, is now 3 stories. The overall massing has been revised to create shorter wings, reducing the perceived mass of the building.

Please note that the revised plan provides a secondary emergency access at the northeast corner of the project site from the parking lot behind the Village firehouse. This will provide an additional access point to both 900 King Street and The Arbors in the event Arbor Drive at King Street is blocked.

We respectfully request that you place this matter on your agenda for November 9, 2017 so that we can present the revised plans to you and discuss the plans and the Technical Memorandum with both your Board and your professional consultants. Thank you for your courtesy and cooperation.

Very truly yours,

VENEZIANO & ASSOCIATES

By: 

Mark P. Miller

MPM/kj

cc: Village Board of Trustees
Christopher J. Bradbury, Village Administrator
Edward Beane, Esq., Village Attorney
Jennifer Gray, Esq., Village Attorney
Marilyn Timpone Mohamed, Village Planner
Michael Izzo, Village Building Inspector
Michal Nowak, Village DPW Superintendent