



MEMORANDUM

To: Mayor Paul Rosenberg and Members of the Village of Rye Brook Board of Trustees

From: Chairman Robert Goodman and Members of the Village of Rye Brook Planning Board

Date: January 12, 2018

Re: 900 King Street – Draft SEQRA Scoping Outline

The Village of Rye Brook Planning Board met on January 11, 2018 to discuss the Draft Scoping Outline for 900 King Street. After lengthy and comprehensive discussion of the document, the Planning Board unanimously voted, upon a motion by Ms. Schoen and seconded by Mr. Morlino, to authorize the preparation and submittal of this memorandum to the Board of Trustees based on the Planning Board's discussion at its January 11, 2018 meeting.

The Planning Board's comments on the Draft SEQRA Scoping Outline are as follows:

Infrastructure and Utilities

- Water Supply
 - o Discuss the potential for impacts related to water quantity, pressure and service interruptions with reference to Westchester District #4 which the Board believes sources water from the State of Connecticut through Suez Water. This will include an analysis of any impacts caused by drought conditions within the relevant water supply network.
- Energy Usage (Electricity and Gas)
 - o Discuss the potential for impacts related to electricity outages from the Consolidated Edison electrical network. This will include an analysis of any

impacts to the areas of Rye Brook connected to the same “power grid” (i.e. portions of Country Ridge Drive neighborhood, Arbors, etc.)

- Discuss potential impacts to the Village’s storm sewer resulting from discharges from the Site.

Traffic and Transportation

- Examine pedestrian safety issues for the sidewalks and other access-ways bordering the site. This will include an identification of primary and secondary (e.g. cut through) pedestrian paths for pedestrians and students walking by or through the site, field reconnaissance to identify potential safety hazards, and an examination of safety timing and required pedestrian crossing times for nearby streets. Identify all pedestrian improvements (e.g. sidewalks, crosswalks, etc.) associated with the proposed project, including student pedestrian crossing Arbors Drive to and from the Arbors and Blind Brook High School.
- Include an analysis of traffic at the AM and PM peak school hours (drop off and pick up).
- Discuss the potential for impacts on public transportation. This will include an analysis of the existing public transportation resources within a reasonable distance of the Site and a discussion of any potential need to expand public transportation resources as a result of the Project.

Hazardous Materials

- Discuss the potential for impacts related to the disposal of medical hazardous waste related to the assisted living facility (e.g. infectious disease control). Describe mitigation measures and protocols for addressing the disposal of medical hazardous waste.
- Discuss the results of the Phase 1 and Phase 2 Environmental Assessment.

Alternatives

- Consider an alternative which includes an age restriction of 62+ instead of the proposed 55+. The alternative should include reduced unit sizes.
- Consider an alternative that eliminates the townhomes, creates a smaller independent living building with a lower maximum height, and reduces the density.
- Consider an alternative that is compliant with the existing PUD regulations.

cc: Christopher J. Bradbury, Village Administrator
Michal Nowak, Village Engineer
Michael J. Izzo, Village Building & Fire Inspector
Marilyn Timpone Mohamed, Village Consulting Planner
Edward F. Beane, Esq., Village Attorney
Jennifer L. Gray, Esq., Village Attorney