

900 King Street Redevelopment

Notice of Public Hearing on the Draft DEIS Scoping Outline on January 9, 2018, 7:30 PM

Rye Brook Village Hall, 938 King Street, Rye Brook, NY



This notice is issued pursuant to Part 6 NYCRR 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law ("SEQRA") and Section 250-40B of the Village of Rye Brook Code.

The Village of Rye Brook Board of Trustees is considering a petition submitted on behalf of Rye King Associates, LLC ("Applicant") for an amendment to the PUD section of the Zoning Ordinance and approval of a PUD Concept Plan for the property located at 900 King Street in the Village of Rye Brook. (See below for a more detailed description of the Proposed Project.)

The Board of Trustees, in their capacity as Lead Agency under SEQRA, has determined that the proposed amendment to the PUD section of the Zoning Ordinance and the adoption of a PUD Concept Plan may result in one or more significant adverse environmental impacts. Accordingly, the Board of Trustees has adopted a "Positive Declaration" under SEQRA, which requires the preparation of a Draft Environmental Impact Statement (DEIS). The next step in the SEQRA process is the adoption of a DEIS Scoping Outline. The DEIS Scoping outline, when finalized by the Board of Trustees, will detail the scope and methodology of the environmental analyses that must be included in the DEIS.

The Board of Trustees will hold a **public hearing** on the Draft DEIS Scoping Outline on **Tuesday, January 9, 2018 at 7:30 PM** in Village Hall, 938 King Street, Rye Brook, NY. In addition, **written comments** regarding the scope of the DEIS will be **received until January 12, 2018**. Written comments can be mailed to: Christopher Bradbury, Village Clerk, Village of Rye Brook, 938 King Street, Rye Brook, NY, 10573. Comments will also be accepted via e-mail to <cbradbury@ryebrook.org>. Additional information on the project can be obtained from Christopher Bradbury at (914) 939-1121.

Project Description

The Proposed Project would include removal of the existing, largely vacant, office building and surface parking lot and the construction of an integrated age-restricted residential community consisting of approximately 160 one-, two-, and three-bedroom units within a three- and four-story Independent Living (IL) facility in the center of the Site; approximately 85 units of Assisted Living / Memory Care (AL) in a four-story structure in the northeast of the Site; and 24 two- and three-bedroom residential townhouses in the western portion of the Site. All of the units would be age-restricted to residents 55 years of age or older and 10 percent of all dwelling units would be made affordable in accordance with Section 209-3F of the Village Code. The Site would continue to be accessed from Arbor Drive. The Proposed Project would remove the existing underperforming commercial office building and surface parking lot currently located on the Project Site.

To allow for the redevelopment of the Project Site, the Applicant has petitioned the Village Board of Trustees to add a new section to the Rye Brook Zoning Code as Section 250-7(E)(6). The Proposed Zoning Amendment would modify the existing density requirements of the Planned Unit Development (PUD) regulations with respect to senior living facilities, allow a building height of 45 feet/ 4 stories for senior living facilities, establish 55 years of age as the minimum age for senior living facilities, and establish site-specific bulk and area requirements.