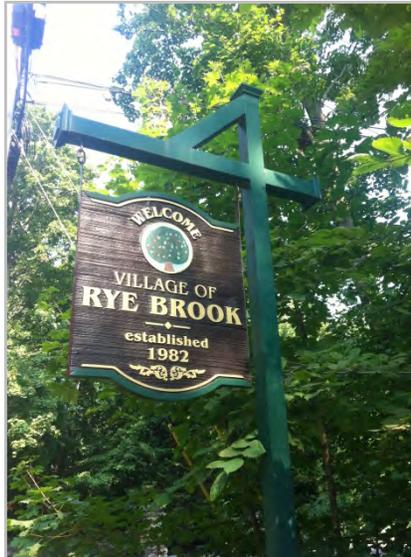
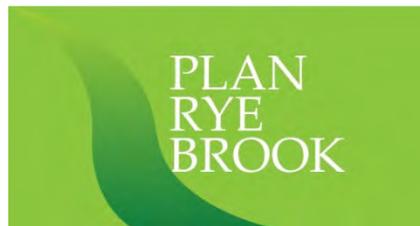


Village of Rye Brook Comprehensive Plan



Opening Public Workshop
June 10, 2013



BFJ Planning

Introductions

Village of Rye Brook

Mayor Paul S. Rosenberg

Christopher Bradbury, Village Administrator

David Burke, Assistant to the Administrator

Comprehensive Plan Advisory Committee

Carol Goodman, Chair

Dominic Accurso

Toby Marrow

Joe Fiscella

Marcia Rogull

John Grieco

Jamie Schutzer

Sari Jablon

Tania Vernon

Jeffrey Rednick, Trustee

Joan Feinstein, ex officio

Consultants

Frank Fish, [BFJ Planning](#)

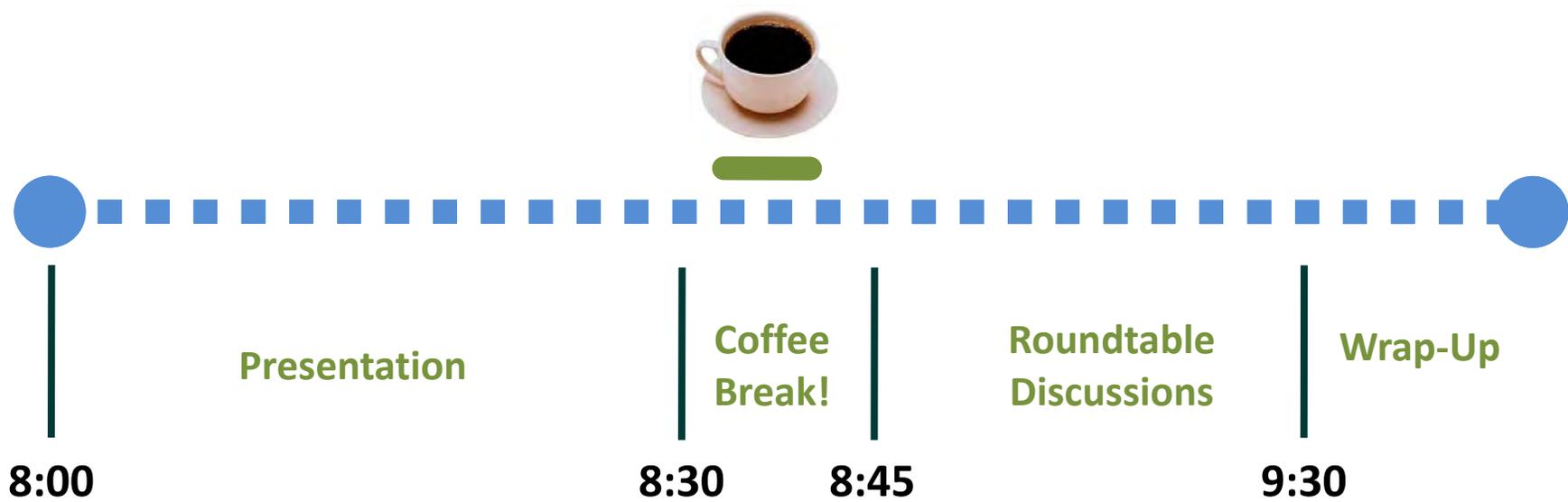
Susan Favate, [BFJ Planning](#)

Michael Keane, [BFJ Planning](#)

Jonathan Martin, [BFJ Planning](#)

Tina Lund, [Urbanomics](#)

Agenda

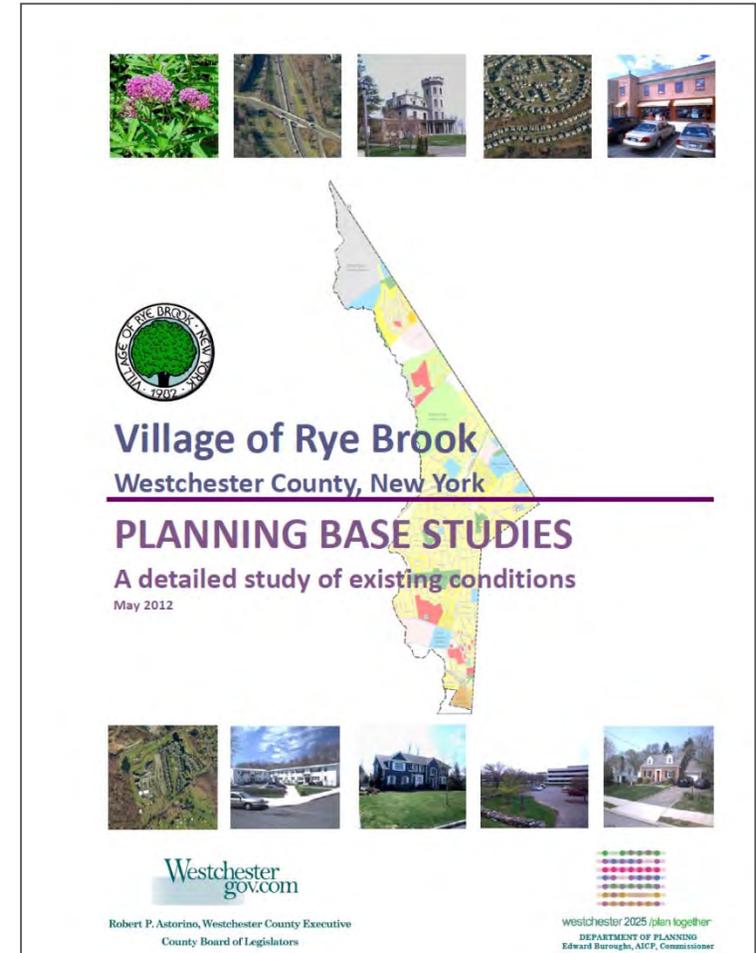


What is a Comprehensive Plan?

- ❖ States where a community has been, where it is now, and where it wants to go
- ❖ Sets forth goals and recommended actions to ensure a community grows in an orderly, well-thought out fashion, and that its needs are met
- ❖ The comprehensive plan itself is not a regulation
- ❖ Any new land use regulation or amendment (e.g. a rezoning) must be in accordance with a well-reasoned comprehensive plan

Why is Rye Brook Doing a Comprehensive Plan?

- ❖ Significant prior planning efforts, but no unifying plan
- ❖ Need for policy guide to set future land-use decisions in Village
- ❖ Work with County on baseline studies allows for focus on visioning, public outreach

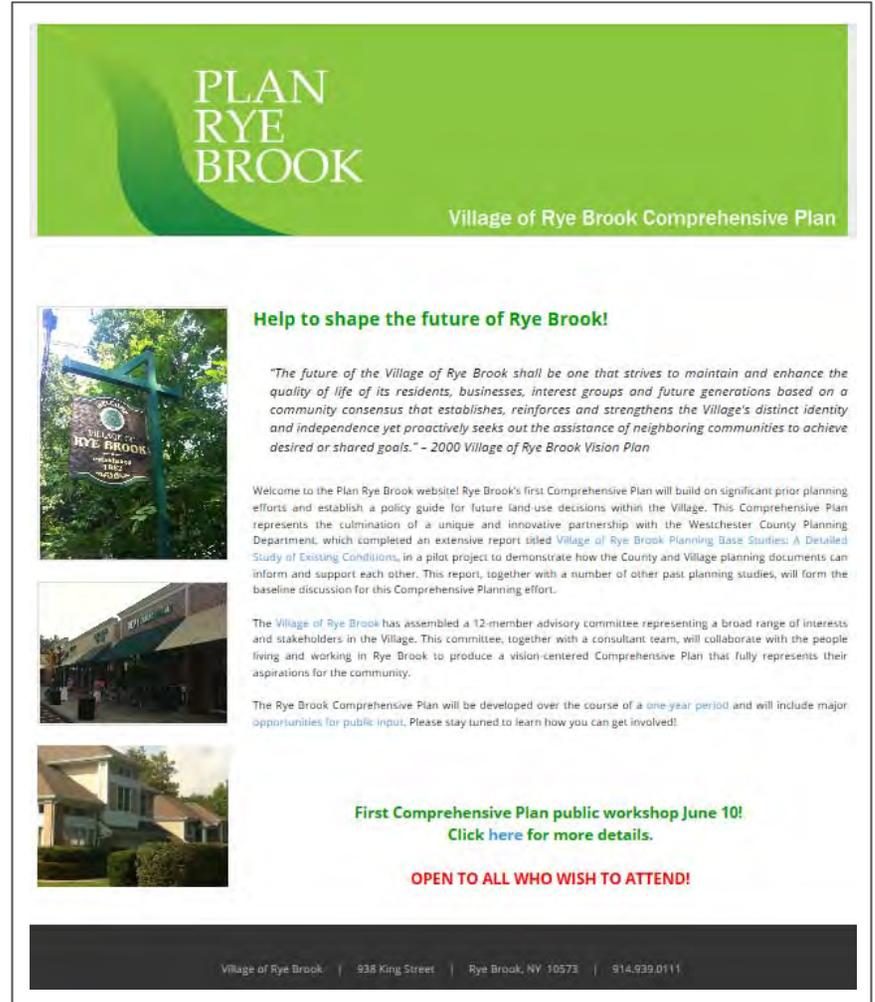


Who Prepares the Comprehensive Plan?



How Can You Get Involved?

- ❖ Sign up for updates at planryebrook.org
- ❖ Participate in upcoming online survey
- ❖ Attend visioning sessions in fall



The screenshot shows the Plan Rye Brook website. At the top is a green banner with the text "PLAN RYE BROOK" and "Village of Rye Brook Comprehensive Plan". Below this is a navigation menu with "Home", "About", "Plan", "Engage", and "Contact". The main content area features a heading "Help to shape the future of Rye Brook!" followed by a quote: "The future of the Village of Rye Brook shall be one that strives to maintain and enhance the quality of life of its residents, businesses, interest groups and future generations based on a community consensus that establishes, reinforces and strengthens the Village's distinct identity and independence yet proactively seeks out the assistance of neighboring communities to achieve desired or shared goals." - 2000 Village of Rye Brook Vision Plan. There are three images: a wooden sign for the Village of Rye Brook, a storefront of a building, and a residential house. Text below the images describes the Comprehensive Plan process, mentioning a 12-member advisory committee and a one-year development period. A call to action for a "First Comprehensive Plan public workshop June 10!" is highlighted in green, with a link for more details. Below that, it says "OPEN TO ALL WHO WISH TO ATTEND!". The footer contains contact information: "Village of Rye Brook | 938 King Street | Rye Brook, NY 10573 | 914.939.0111".

PLAN RYE BROOK
Village of Rye Brook Comprehensive Plan

Help to shape the future of Rye Brook!

"The future of the Village of Rye Brook shall be one that strives to maintain and enhance the quality of life of its residents, businesses, interest groups and future generations based on a community consensus that establishes, reinforces and strengthens the Village's distinct identity and independence yet proactively seeks out the assistance of neighboring communities to achieve desired or shared goals." - 2000 Village of Rye Brook Vision Plan

Welcome to the Plan Rye Brook website! Rye Brook's first Comprehensive Plan will build on significant prior planning efforts and establish a policy guide for future land-use decisions within the Village. This Comprehensive Plan represents the culmination of a unique and innovative partnership with the Westchester County Planning Department, which completed an extensive report titled [Village of Rye Brook Planning Base Studies: A Detailed Study of Existing Conditions](#), in a pilot project to demonstrate how the County and Village planning documents can inform and support each other. This report, together with a number of other past planning studies, will form the baseline discussion for this Comprehensive Planning effort.

The [Village of Rye Brook](#) has assembled a 12-member advisory committee representing a broad range of interests and stakeholders in the Village. This committee, together with a consultant team, will collaborate with the people living and working in Rye Brook to produce a vision-centered Comprehensive Plan that fully represents their aspirations for the community.

The Rye Brook Comprehensive Plan will be developed over the course of a [one-year period](#) and will include major opportunities for public input. Please stay tuned to learn how you can get involved!

First Comprehensive Plan public workshop June 10!
[Click here for more details.](#)

OPEN TO ALL WHO WISH TO ATTEND!

Village of Rye Brook | 938 King Street | Rye Brook, NY 10573 | 914.939.0111

Comprehensive Plan Chapters

1. Introduction: Vision and Goals
2. History & Regional Context
3. Demographics
4. Land Use & Zoning
5. Natural Resources & Stormwater Management
6. Parks, Recreation & Open Space
7. Transportation
8. Infrastructure & Utilities
9. Housing & Residential Development
10. Large-Scale Commercial Development
11. Central Business District
12. Community Character & Historical Resources
13. Future Land Use Plan
14. Implementation

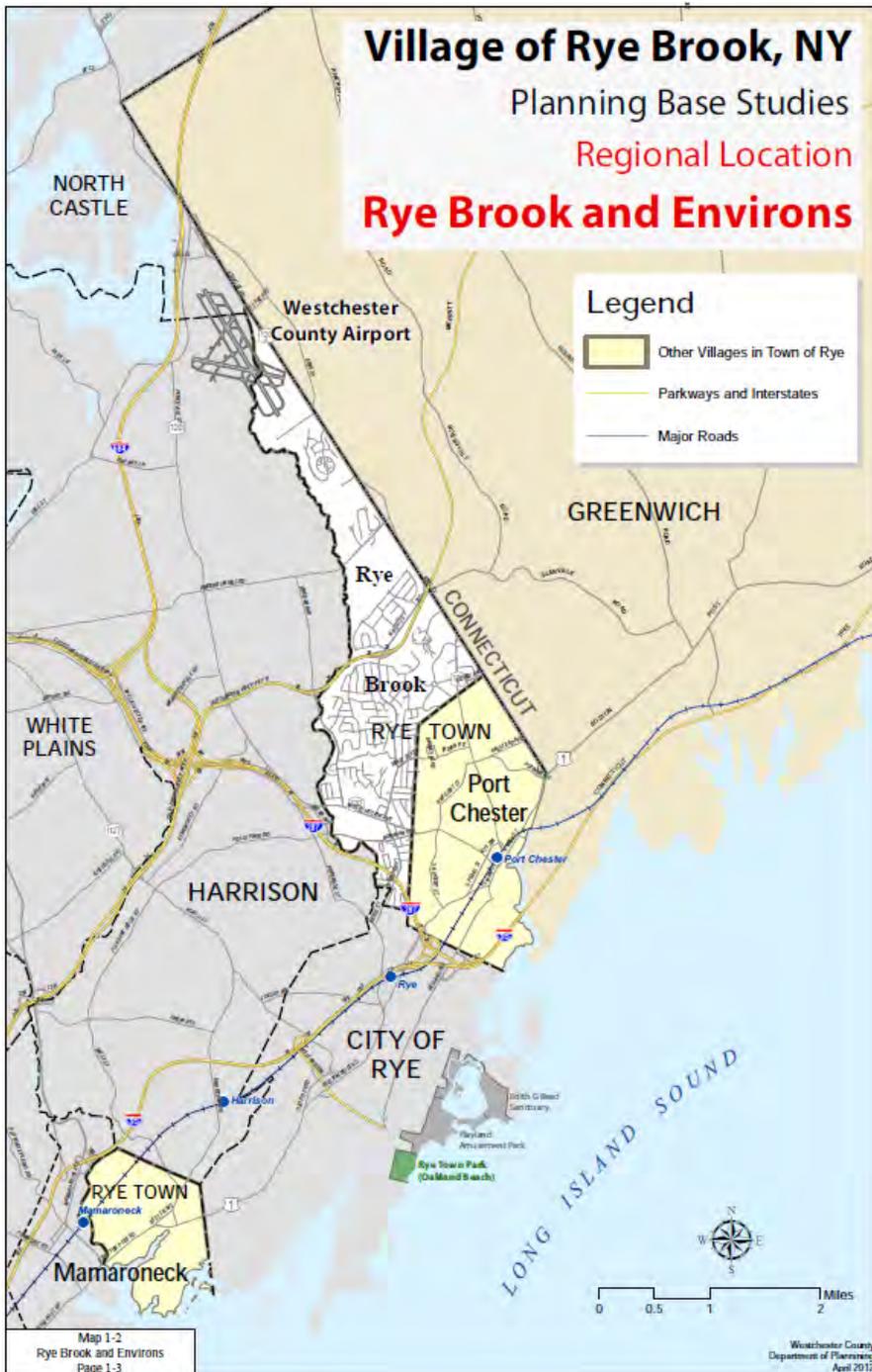
Project Schedule

PROJECT SCHEDULE

May 2013

	Month											
	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March
Village of Rye Brook Comprehensive Plan												
1 Project Initiation/Information Analysis	[Solid Blue Bar]											
2 Community Outreach	[Dashed Blue Bar]											
A. Website/Social Media/Press Releases/Newsletters	[Solid Blue Bar]											
B. Public Visioning Sessions (4)			[Solid Blue Square]			[Solid Blue Square]	[Solid Blue Square]	[Solid Blue Square]				
C. Community Survey			[Solid Blue Bar]									
3 Draft Comprehensive Plan		[Solid Blue Bar]										
A. Ch. 1: Introduction - Vision & Goals	[Solid Blue Bar]											
B. Ch. 2: Regional Context	[Solid Blue Bar]											
C. Ch. 3: Demographics & Growth Trends		[Solid Blue Bar]										
D. Ch. 4: Land Use & Zoning		[Solid Blue Bar]										
E. Ch. 5: Natural Resources and Stormwater Management			[Solid Blue Bar]									
F. Ch. 6: Transportation			[Solid Blue Bar]									
G. Ch. 7: Infrastructure & Utilities (Public and Private)				[Solid Blue Bar]								
H. Ch. 8: Housing & Residential Development				[Solid Blue Bar]								
I. Ch. 9: Large-Scale Commercial Development & Tax Base					[Solid Blue Bar]							
J. Ch. 10: Central Business District					[Solid Blue Bar]							
K. Ch. 11: Parks, Recreation & Open Space						[Solid Blue Bar]						
L. Ch. 12: Community Character & Historic Resources							[Solid Blue Bar]					
4 Identification of Priorities (Short- vs. Long-Term Items)								[Solid Blue Bar]				
5 Final Draft Comprehensive Plan								[Solid Blue Bar]				
6 SEQRA Compliance & County/Local Review									[Solid Blue Bar]			
7 Final Comprehensive Plan Adoption & SEQR Declaration												[Solid Blue Bar] ★
Staff/Steering Committee Meetings (12)	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]	[Red Dot]
Public Hearing												[Green Square]

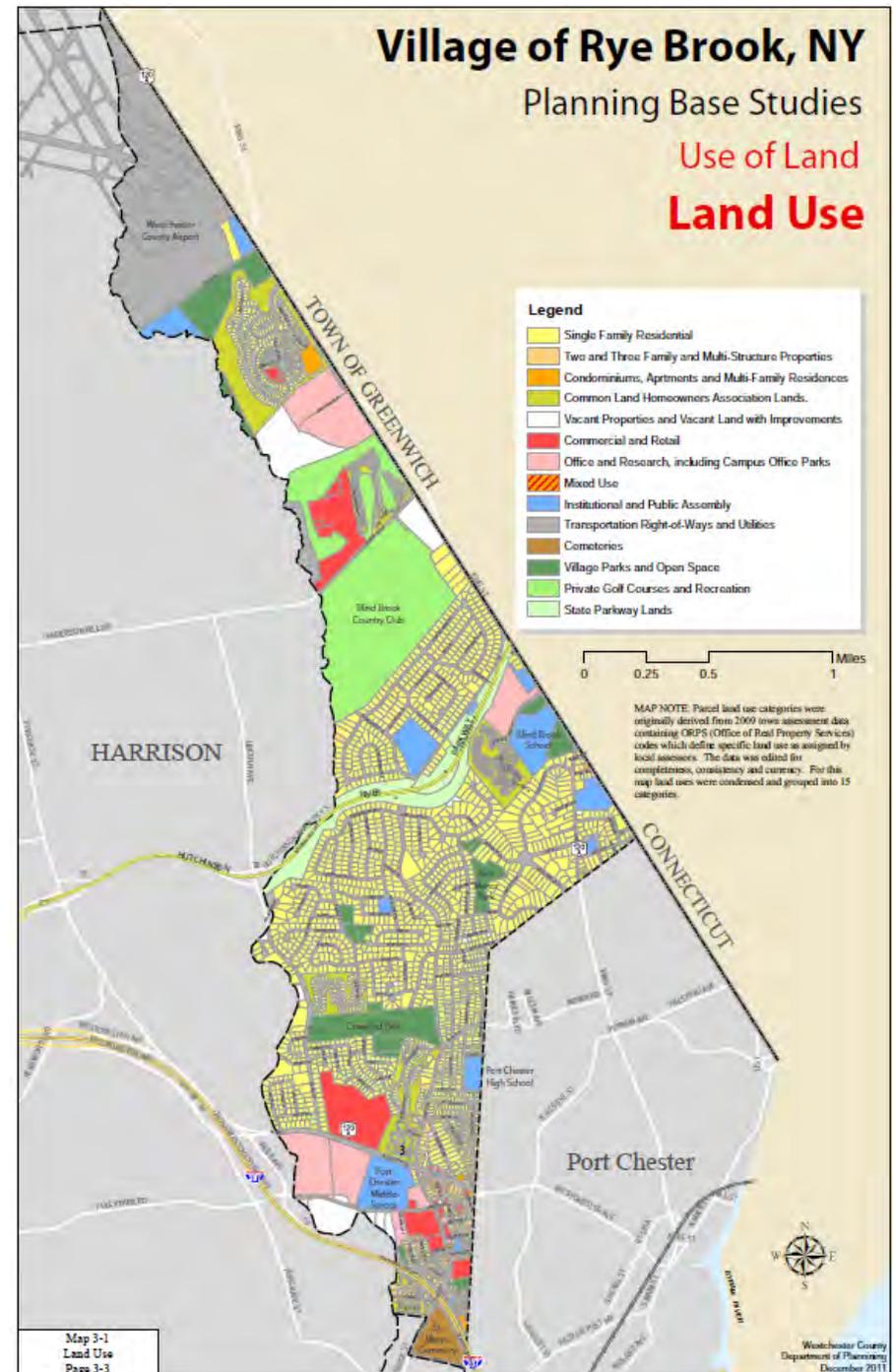
Regional Location



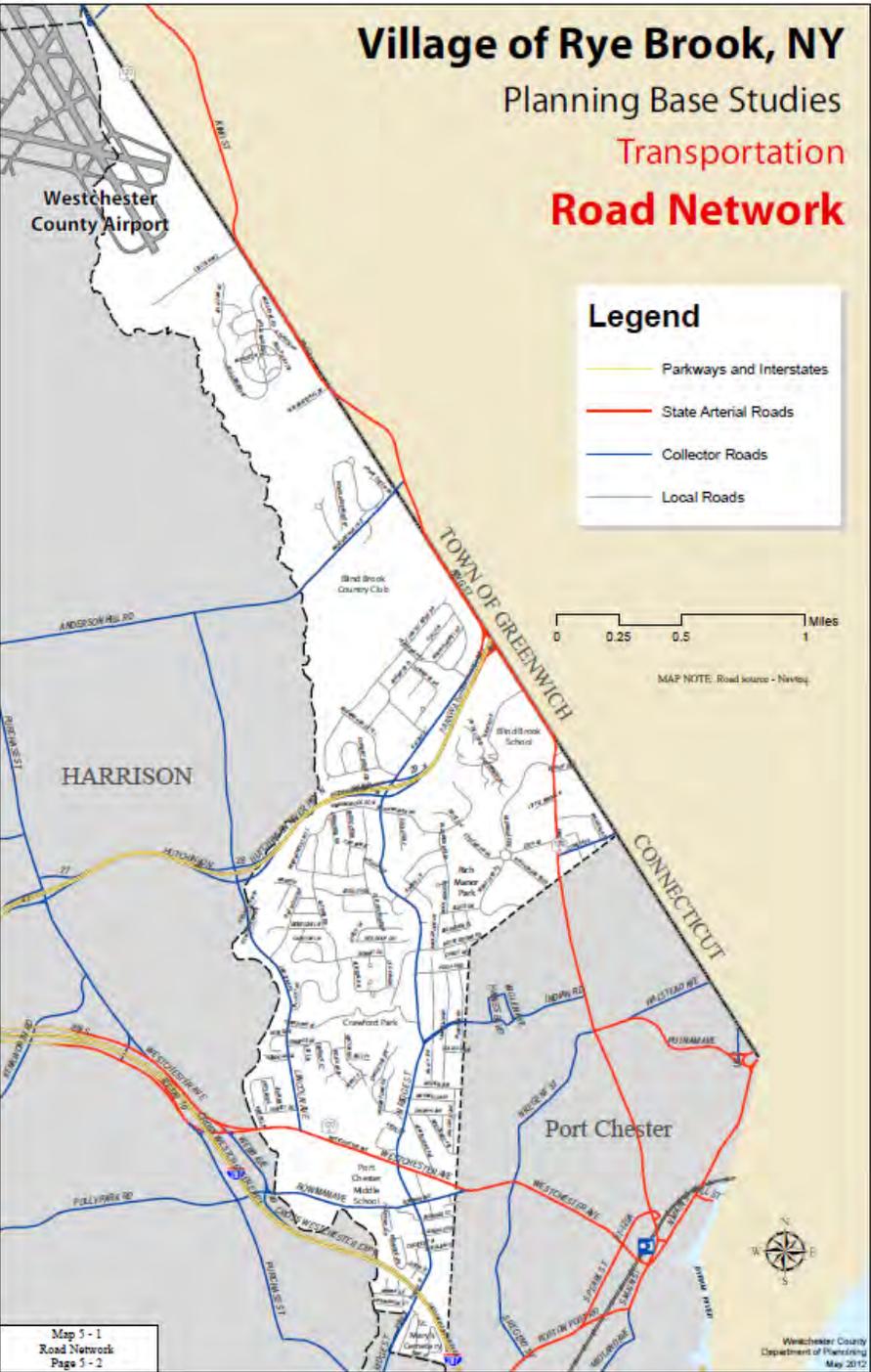
- ❖ One of three villages located within the Town of Rye
- ❖ Adjacent to major office corridor (I-287 - Platinum Mile)
- ❖ Contains portion of Westchester County Airport

Land Use

- ❖ Primarily single-family residential, many newer subdivisions located in homeowners associations
- ❖ Significant open space, public and private
- ❖ Major office uses on Westchester Avenue, King Street
- ❖ Commercial center located at Ridge Street and Bowman Avenue



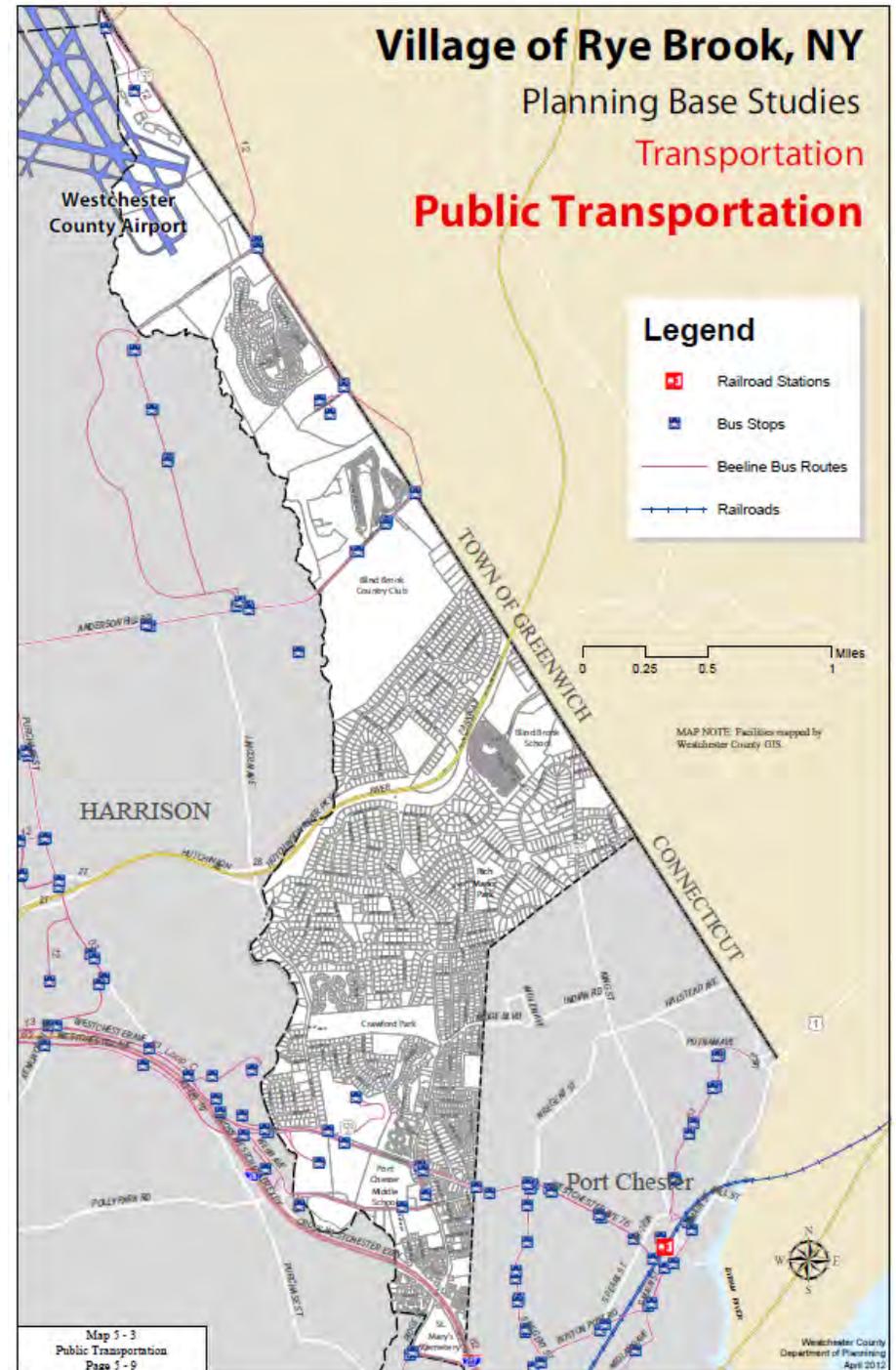
Vehicular Transportation



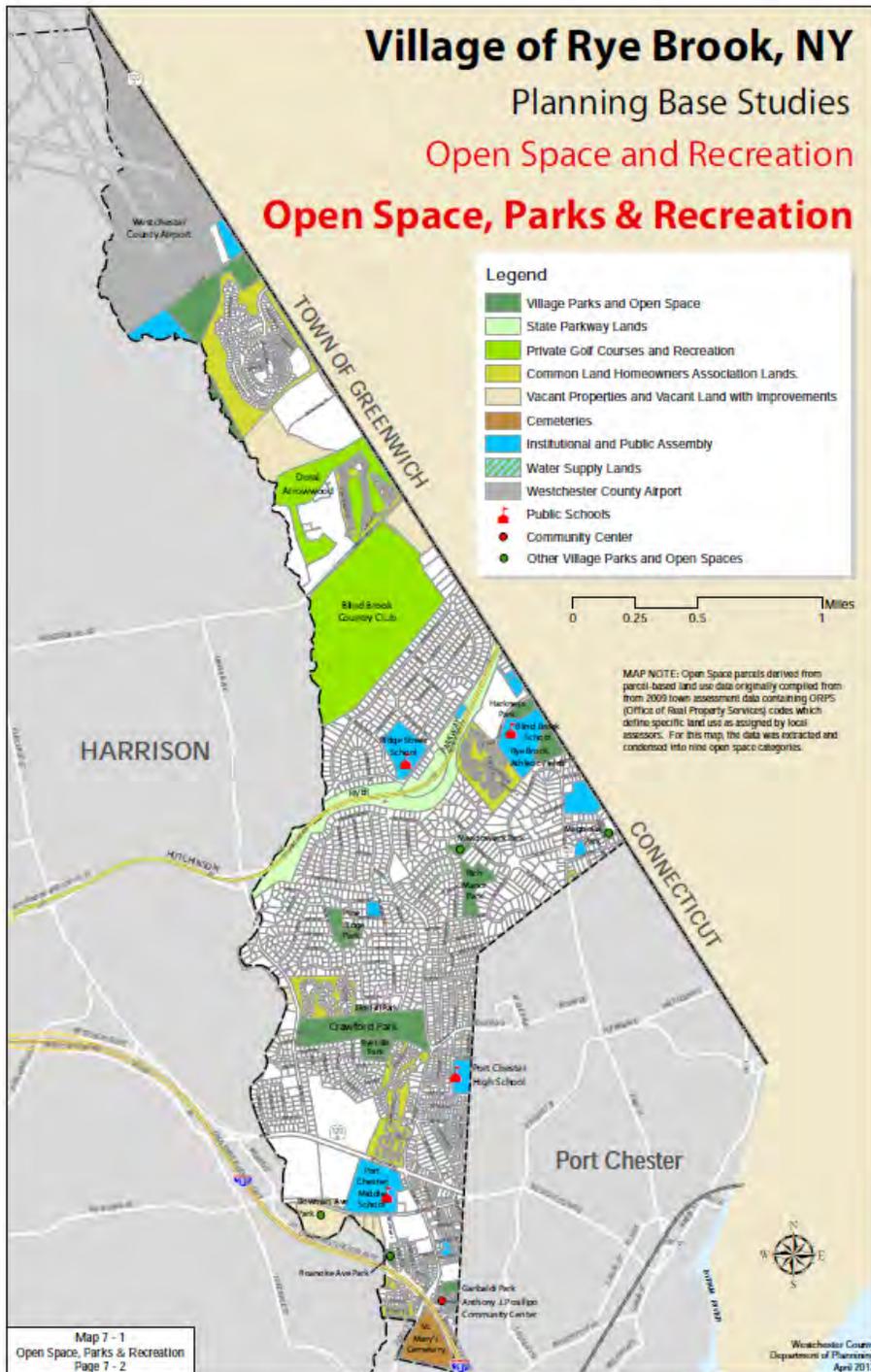
- ❖ Limited access roadways: I-287, Hutchinson River Parkway
- ❖ Major arterials: Westchester Avenue, King Street
- ❖ Collector roads: Lincoln Avenue, Bowman Avenue, Ridge Street, Anderson Hill Road

Transit

- ❖ Metro-North access in Port Chester and Rye
- ❖ Westchester Beeline service available in northern and southern portions of Village



Parks and Open Space

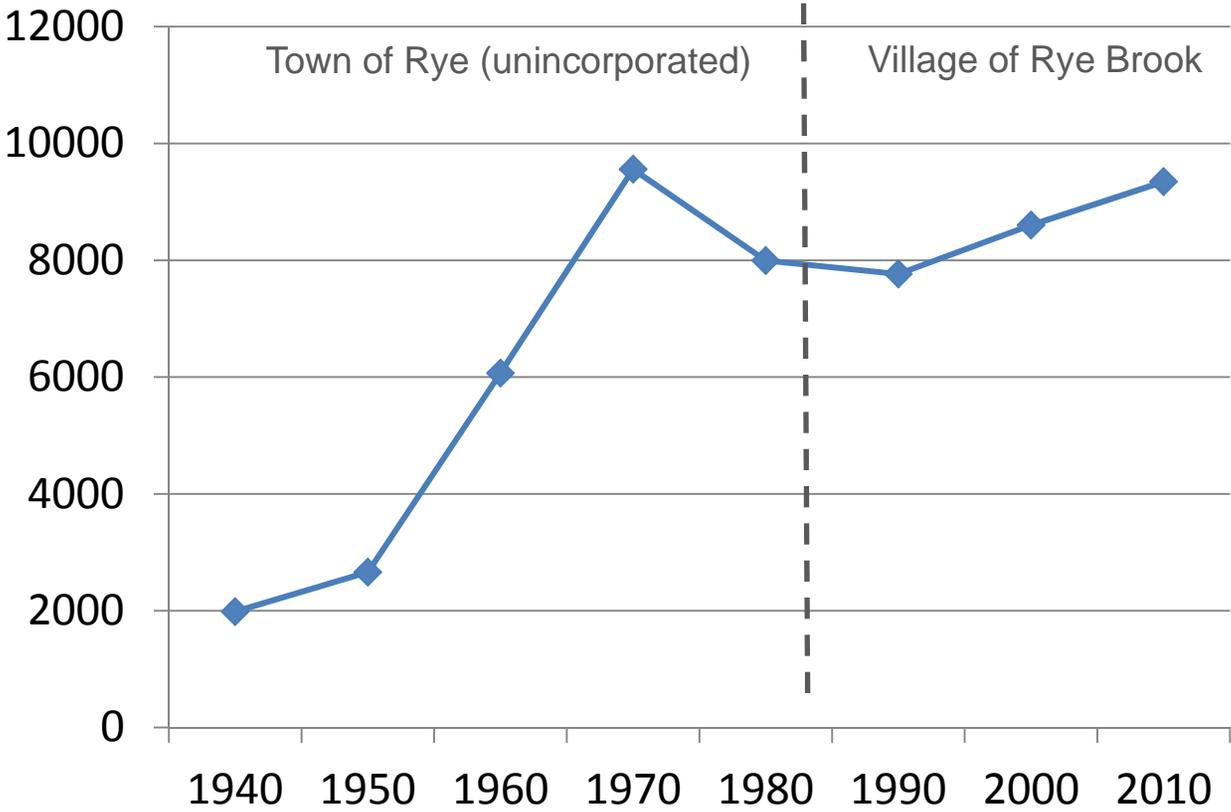


- ❖ Largest park is Town's Crawford Park
- ❖ Schools provide important recreational facilities
- ❖ Significant private open space (two golf courses, homeowners association lands)

Where Are We Now?

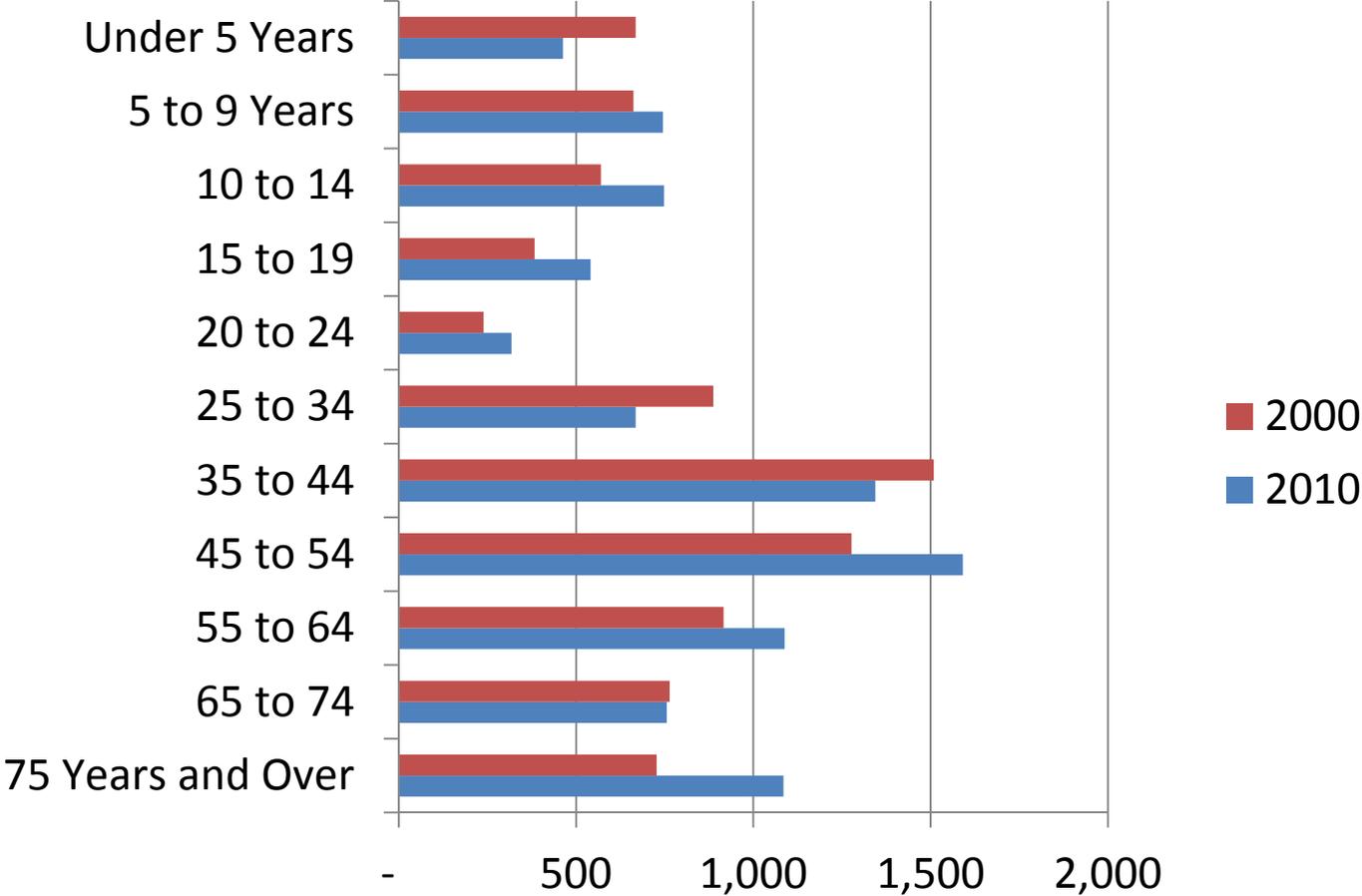
Population (2012): 9,450

Change 2000-2012: +9.8%



Where Are We Now?

Age Distribution, 2000 and 2010



Where Are We Now?

Race & Ethnicity, 2000 and 2010

Race and Ethnic Origin	2000	2010
White Alone	7,602 (88.4%)	7,621 (81.5%)
Black or African American	80 (0.9%)	131 (1.4%)
Asian Alone	366 (4.3%)	417 (4.5%)
Other	86 (1%)	144 (1.5%)
Hispanic or Latino	468 (5.4%)	1,034 (11.1%)

Where Are We Now?

Housing Units

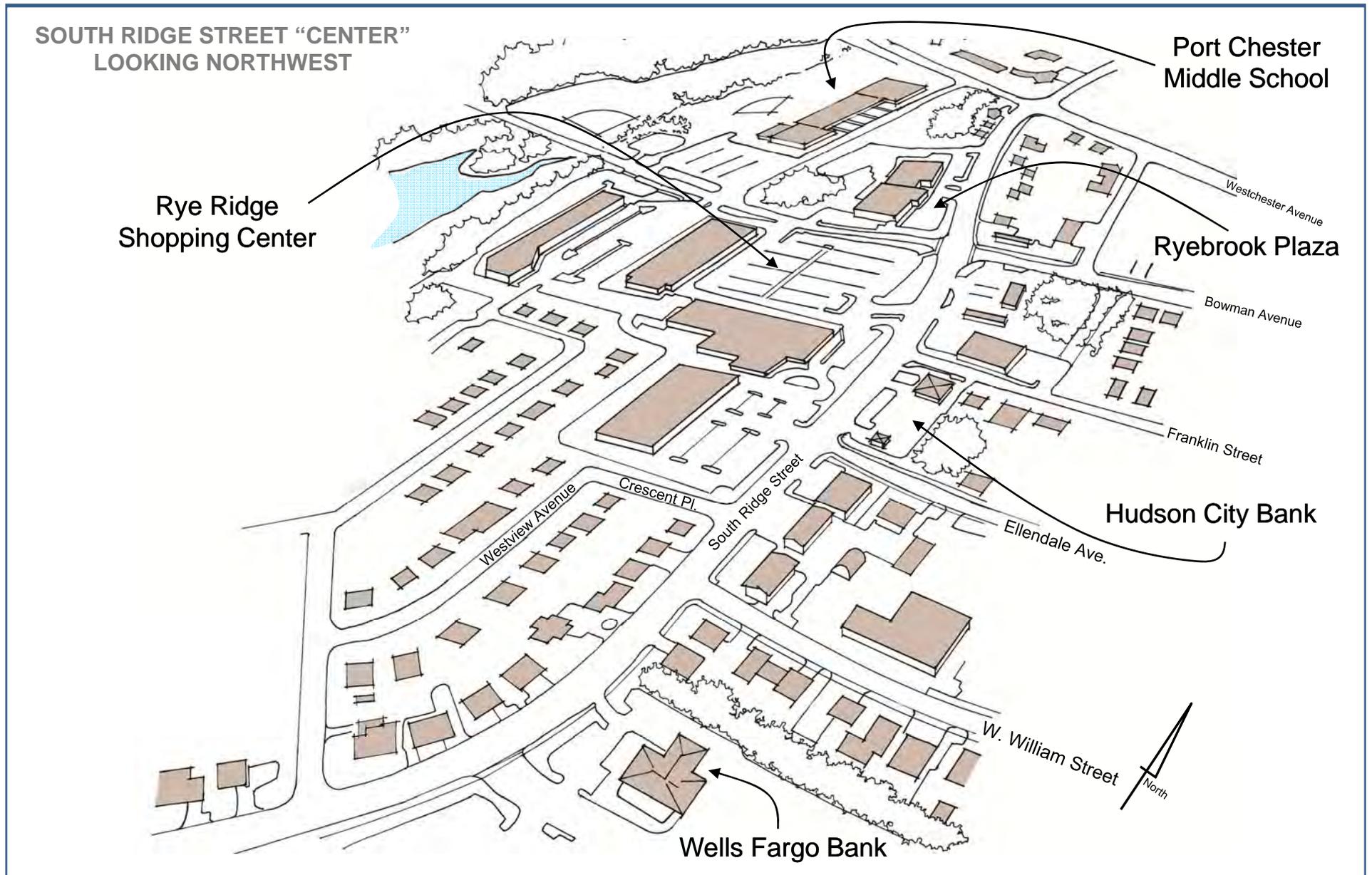
- Total Housing Units (2010): 3,603
- Occupied: 3,461 (96%)
- Owner Occupied: 2,773 (80%)
- Renter-Occupied: 688 (20%)

Households

- Family Households: 2,556 (74%)
- Non-Family Households: 905 (26%)



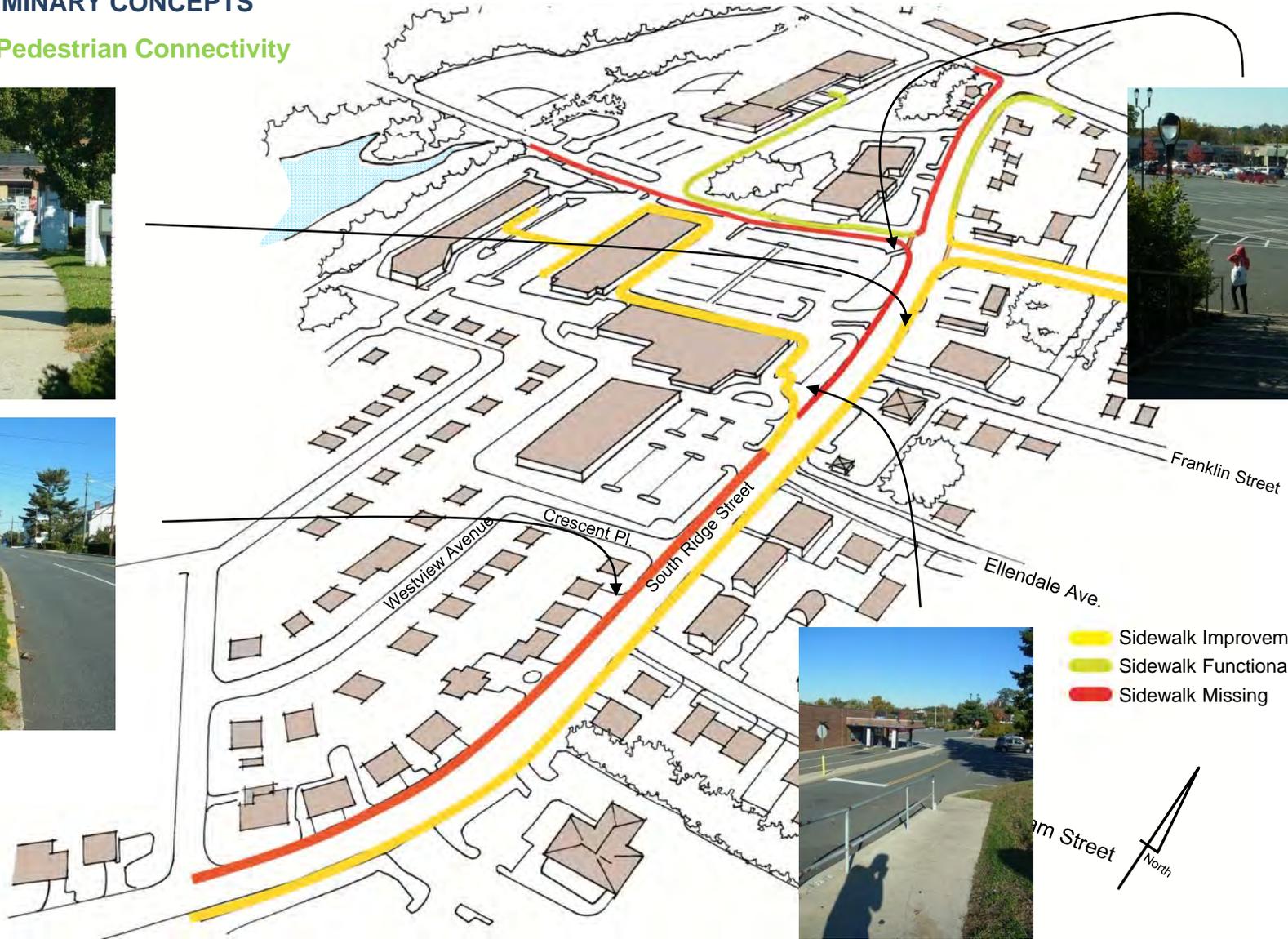
PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING



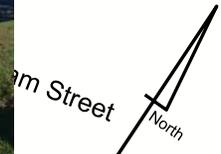
PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

- Improve Pedestrian Connectivity



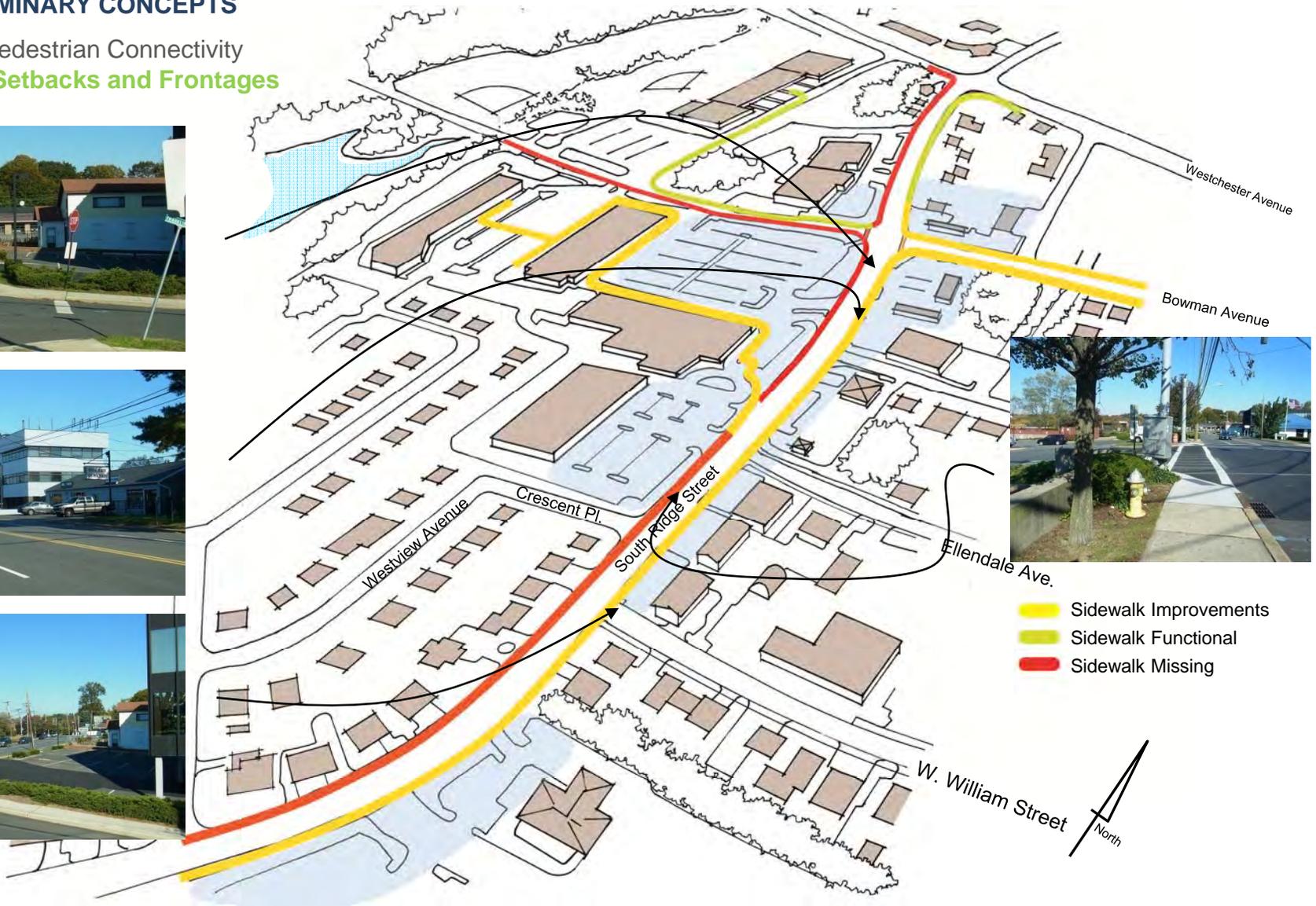
- Sidewalk Improvements
- Sidewalk Functional
- Sidewalk Missing



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

- Improve Pedestrian Connectivity
- Address Setbacks and Frontages

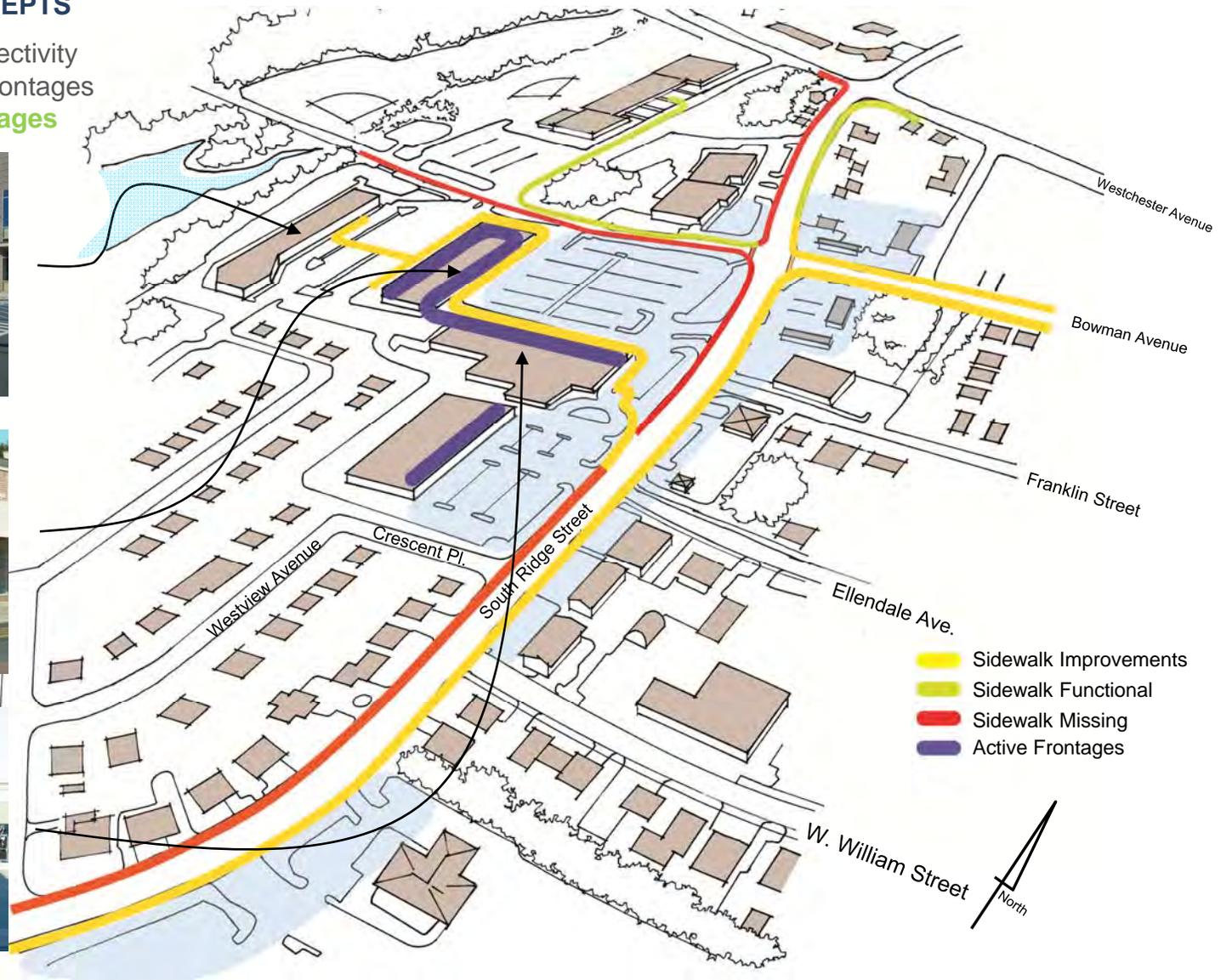


- Sidewalk Improvements
- Sidewalk Functional
- Sidewalk Missing

PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

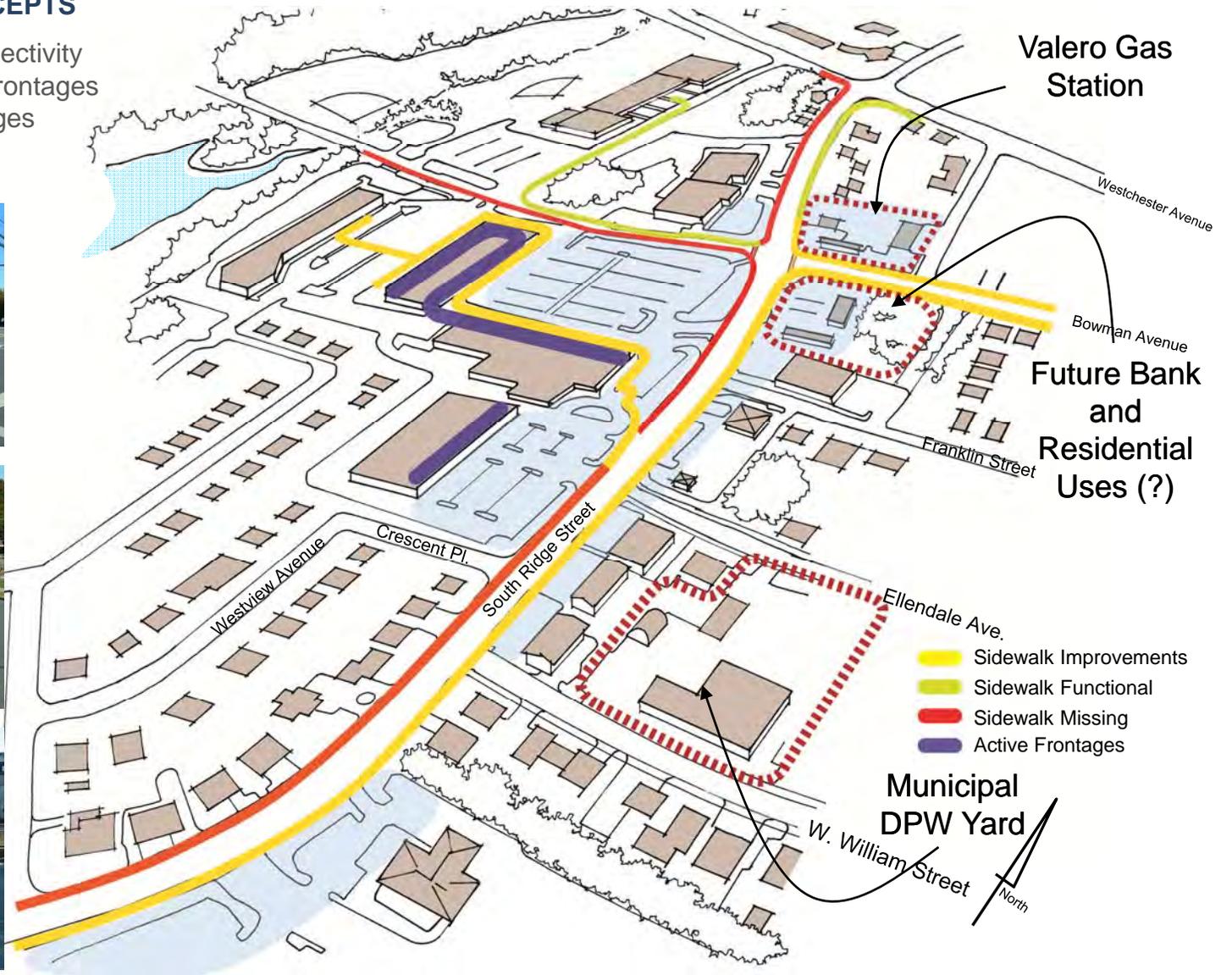
- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- **Strengthen Active Frontages**



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

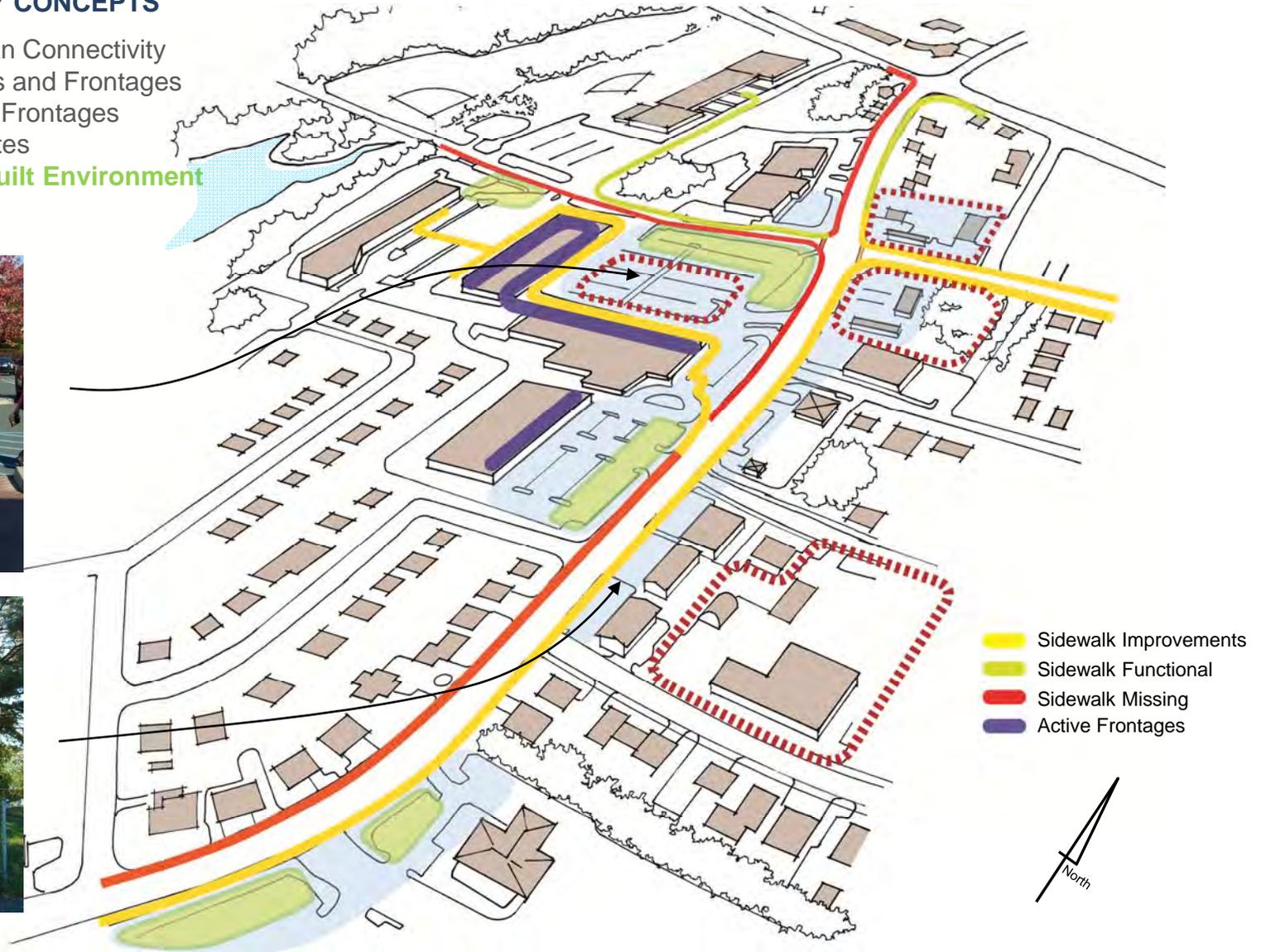
- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- Strengthen Active Frontages
- **Recognize Key Sites**



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

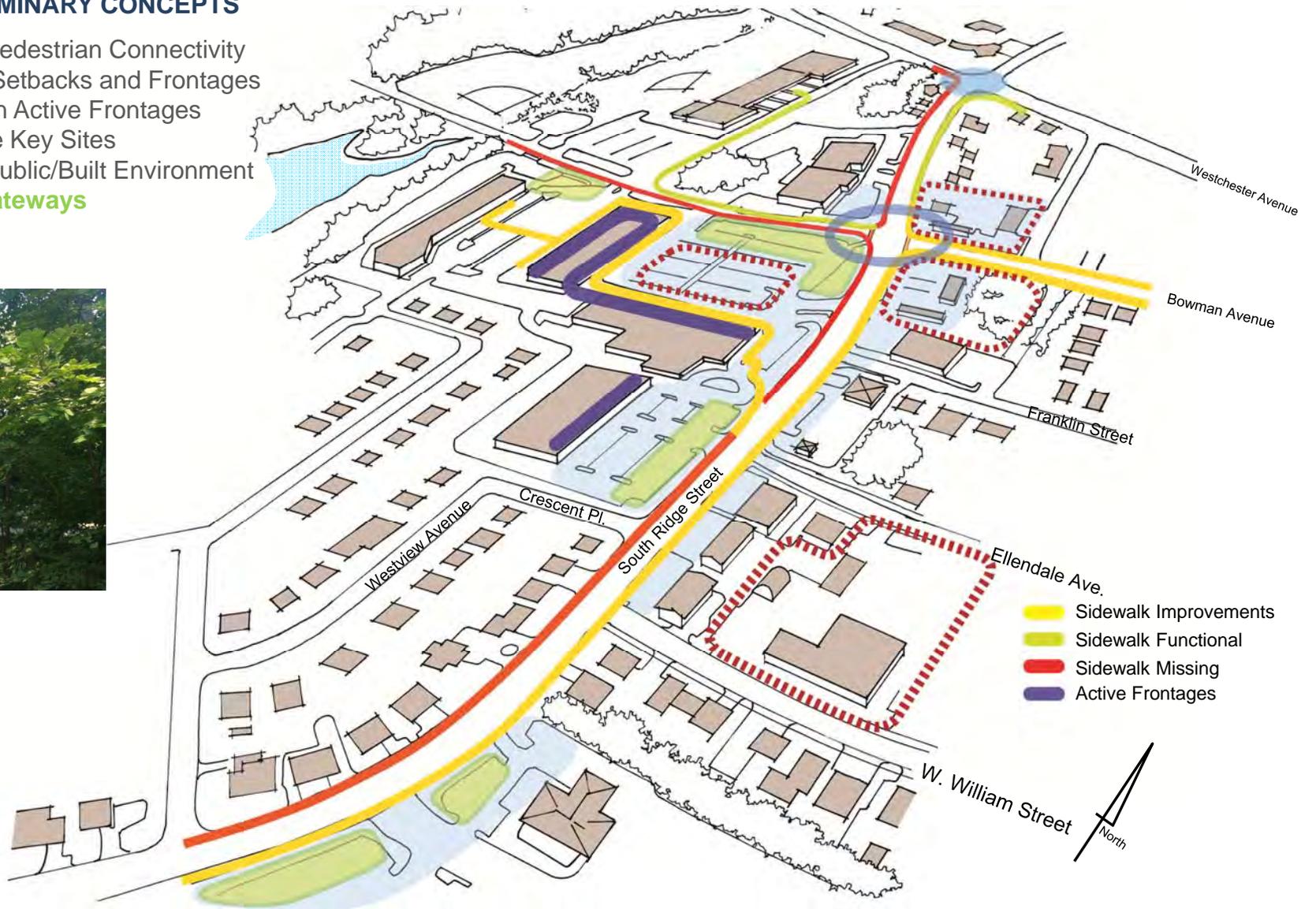
- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- Strengthen Active Frontages
- Recognize Key Sites
- **Improve Public/Built Environment**



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

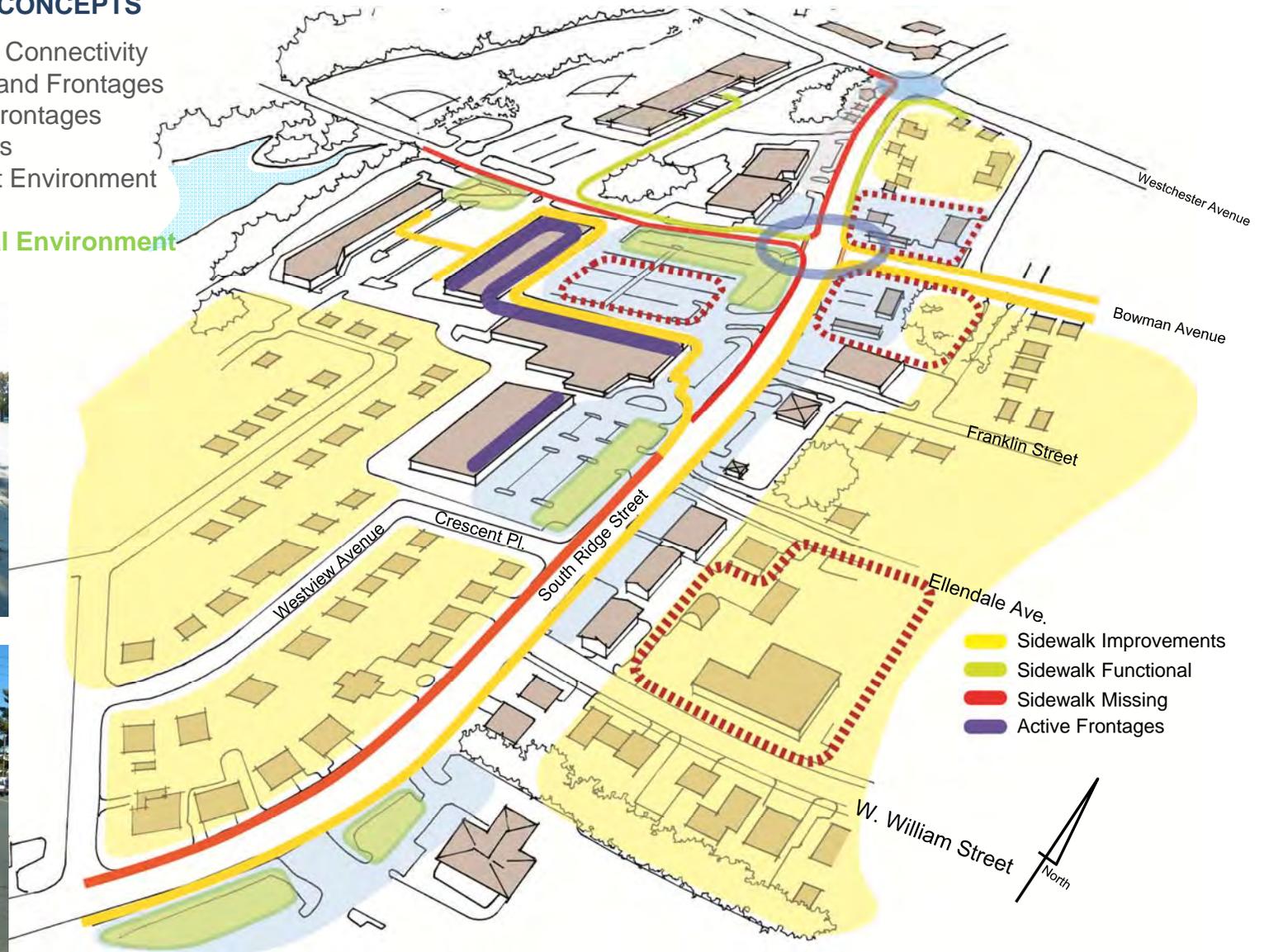
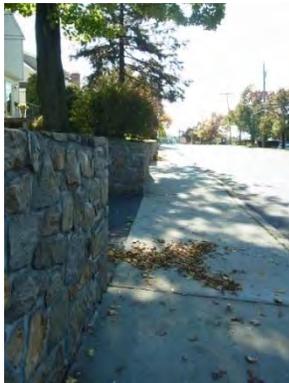
- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- Strengthen Active Frontages
- Recognize Key Sites
- Improve Public/Built Environment
- **Create Gateways**



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- Strengthen Active Frontages
- Recognize Key Sites
- Improve Public/Built Environment
- Create Gateways
- **Protect Residential Environment**



- Sidewalk Improvements
- Sidewalk Functional
- Sidewalk Missing
- Active Frontages

What Happens Next?

- 8:30 Coffee Break
- 8:45 Roundtable Discussions
- 9:30 Wrap Up

Roundtables

- ❖ Overall Vision and Goals
- ❖ Land Use and Zoning
- ❖ Commercial Center and Office Uses
- ❖ Environmental, Open Space and Sustainability