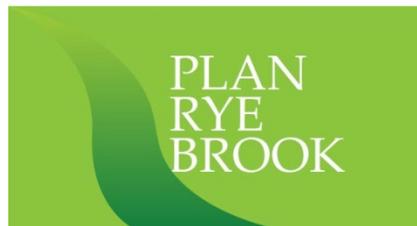


# Village of Rye Brook Comprehensive Plan



Presentation to Village Board  
April 22, 2014



**BFJ Planning**

# Review of Planning Process: Project Team

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## Village of Rye Brook

Mayor Paul S. Rosenberg

Christopher Bradbury, Village Administrator

David Burke, Assistant Village 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

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## Consultants

Frank Fish, [BFJ Planning](#)

Susan Favate, [BFJ Planning](#)

Michael Keane, [BFJ Planning](#)

Jonathan Martin, [BFJ Planning](#)

Tina Lund, [Urbanomics](#)

# Review of Planning Process: Public Participation

## ❖ Project Branding

- ❖ Consistent, easily recognizable name and images for project

## ❖ Planryebrook.org

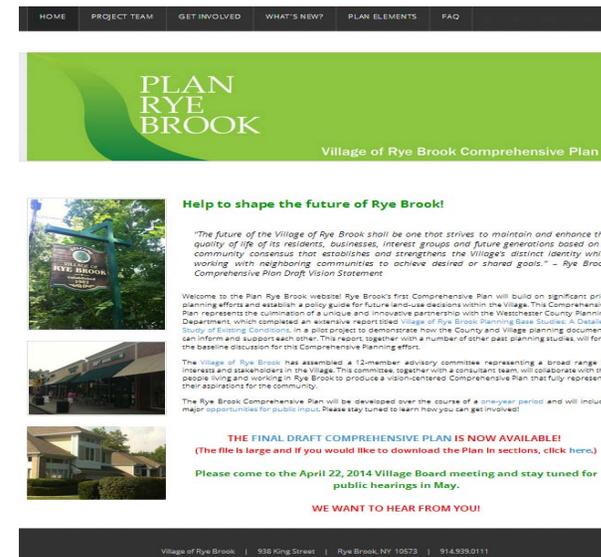
- ❖ All Plan documents and updates available
- ❖ Ability to comment on Plan elements
- ❖ Over 75 people signed up for email updates
- ❖ Hundreds of visits to the site



## ❖ Four Public Visioning Sessions

## ❖ Online Public Survey

- ❖ About 860 people participated



PLAN  
RYE  
BROOK

BFJ Planning



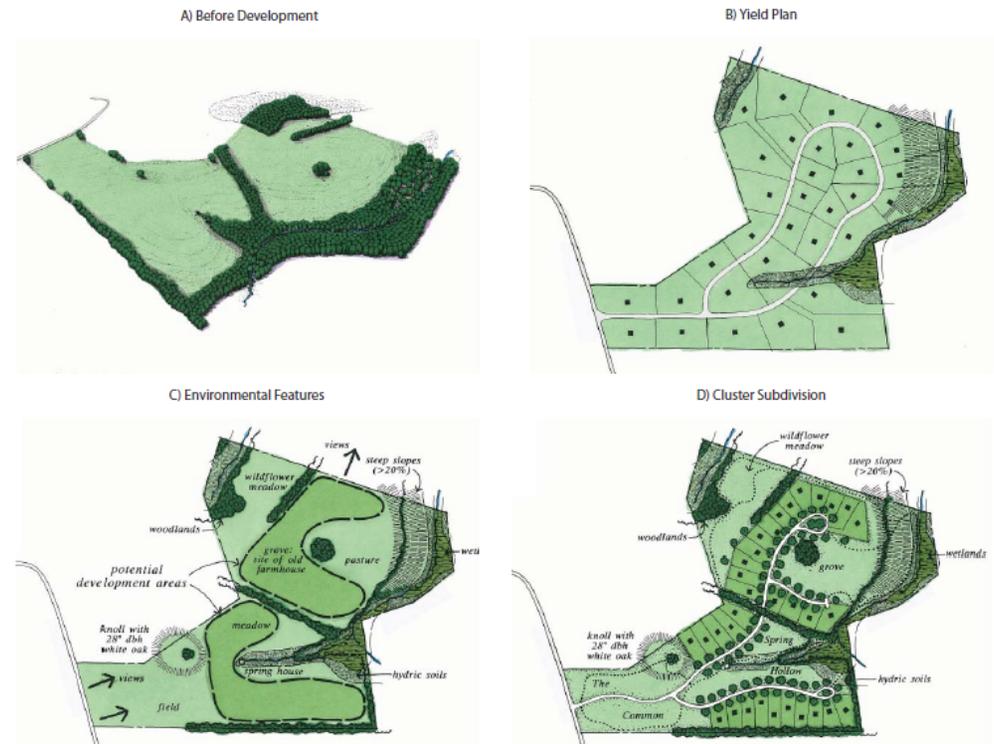
# Comprehensive Plan Chapters

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. Village Center
12. Municipal Facilities & Community Character
13. Future Land Use Guide
14. Summary of Recommendations
15. Implementation and Action Agenda

# Land Use and Zoning Recommendations

## Zoning Options to Preserve Open Space at Blind Brook Country Club:

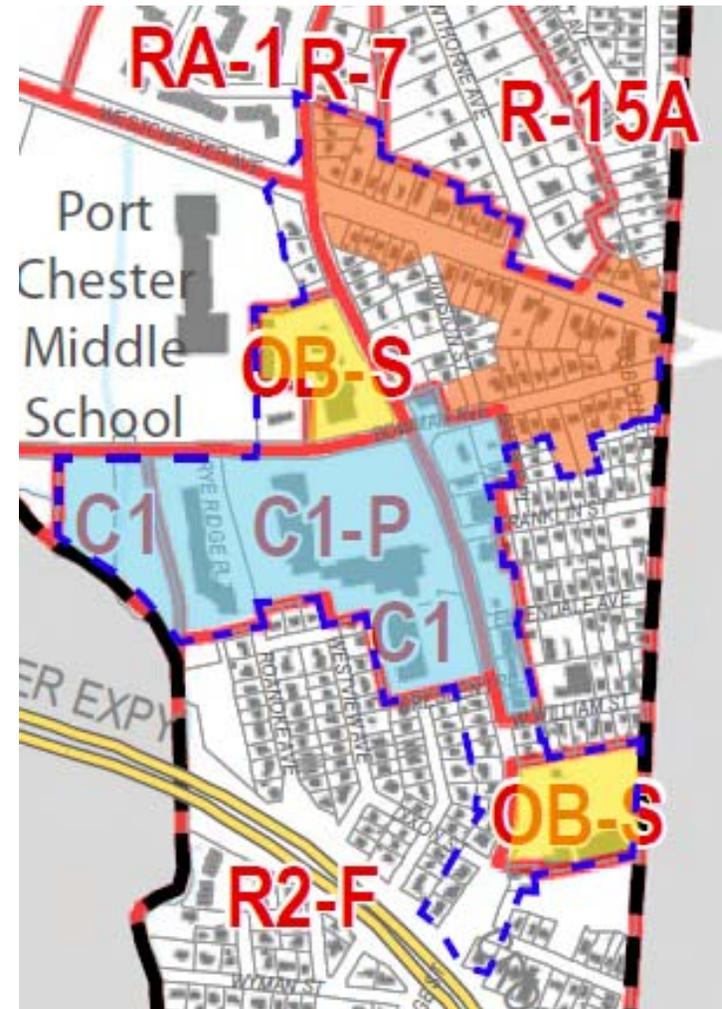
- ❖ Currently zoned R-20 (20,000 sf lots)
- ❖ Rezone either to recreation/open space district (zone could also apply to designated parks in Village) or lower-density R-25 (25,000 sf lots) or R-30 (30,000 sf lots)
- ❖ Require cluster development



# Land Use and Zoning Recommendations

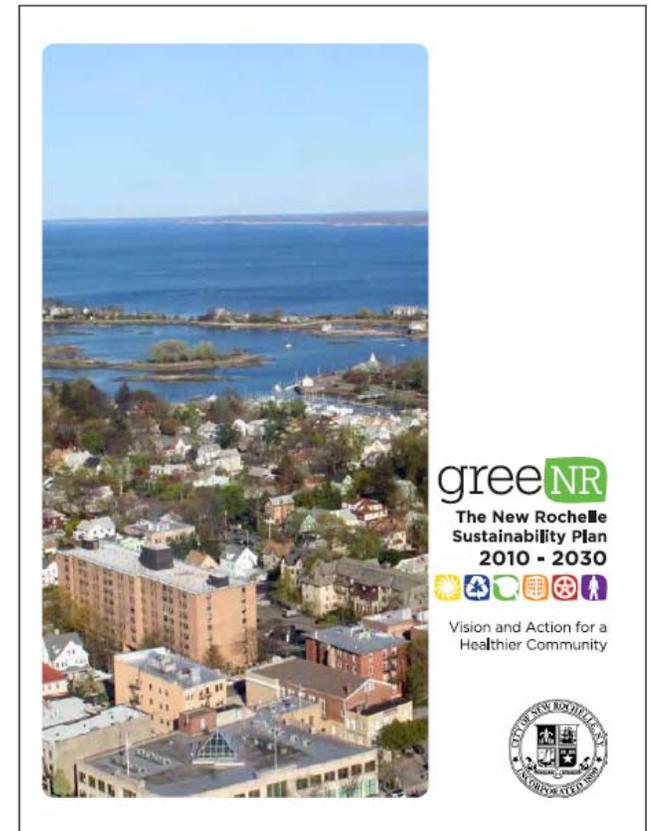
## Zoning Recommendations in Village Center:

- ❖ Eliminate OB-S zone
- ❖ Reduce front yards in C1, C1-P zones, look at revising height/FAR regulations to allow 3-4 story mixed-use buildings
- ❖ Allow multifamily in C1, C1-P zones by special permit, with criteria (e.g. limited to 1 BR and studios)
- ❖ Allow offices as principal uses throughout R2-F zone (subject to special permit) based on contextual usage
- ❖ Potential overlay zone for flexibility in standards, use of design guidelines



# Natural Resources and Stormwater Management Recommendations

- ❖ Continue regional stormwater management focus
- ❖ Create incentives for homeowners to better manage stormwater on a localized level
- ❖ Comprehensive sustainability plan to look at:
  - ❖ Reviewing land use regulations to promote green building
  - ❖ Adopting policy for new Village buildings to be green
  - ❖ Conducting energy audits as needed for Village facilities
  - ❖ Considering benefits of LED street lighting Village-wide
  - ❖ Replacing Village vehicles with high-efficiency options
  - ❖ Conducting Village greenhouse gas emissions inventory
  - ❖ Creating sustainability committee to educate public



# Parks and Open Space Recommendations

## Enhance Existing Parks: Garibaldi Park

- ❖ Replacement of playground apparatus
- ❖ Seeking alternative funding for replacement of field with artificial turf
- ❖ Coordinating with Washington Park Plaza shopping center owners on installation of planting screen or mural along building rear to reduce graffiti
- ❖ Pursuing future acquisition of more properties along Garibaldi Place, especially between parking lot and playground entrance, for more park space, parking



# Parks and Open Space Recommendations

## Enhance Existing Parks: Passive Spaces

- ❖ Addition of signage, benches at Village-designated open spaces
- ❖ Wayfinding signage directing bicyclists and pedestrians
- ❖ Creation of walking/biking paths (especially in upper Lincoln Avenue parcels)

## Strategically Link Existing Open Space Assets

- ❖ Roanoke Park to future Bowman Avenue park
- ❖ Upper Lincoln Avenue open space to SUNY Purchase, Pepsico
- ❖ Hutchinson River Parkway
- ❖ Focus sidewalks on key roadways that link parks, schools, neighborhoods

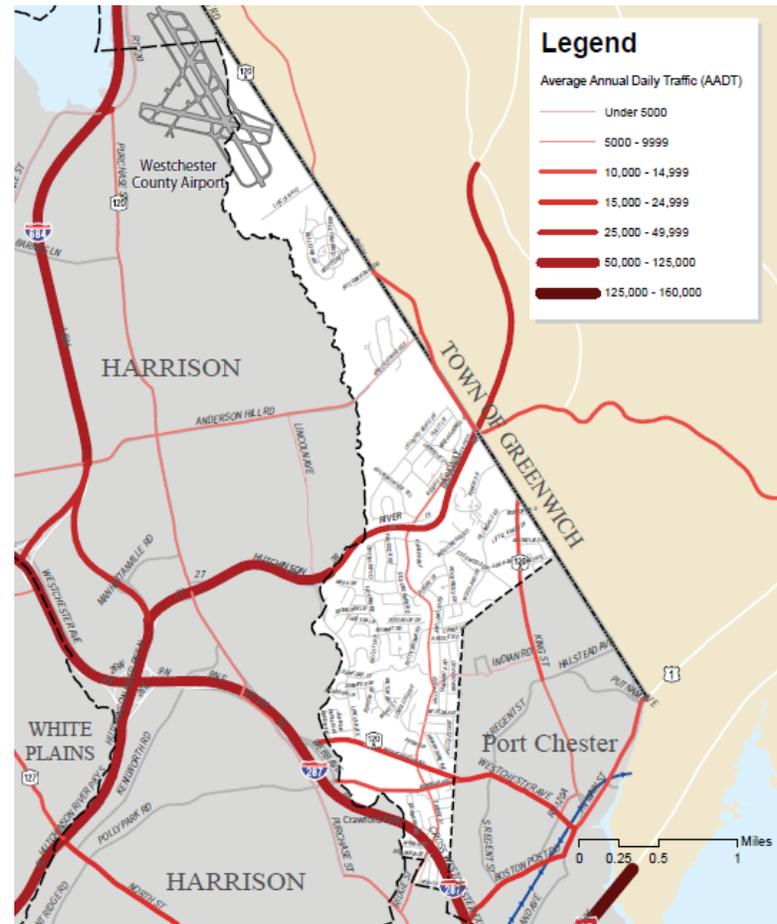
# Parks and Open Space Recommendations

## Potential for Newly Acquired/Developed Recreational Facilities

- ❖ Comprehensive study of possible community pool/multipurpose recreation center to evaluate:
  - ❖ Need for facility based on local comps
  - ❖ Uses, programs, amenities based on need
  - ❖ Estimated construction/operating costs
  - ❖ Fiscal and tax implications
  
- ❖ Crawford Park: Potential Village ownership if Town is dissolved
  - ❖ Park would remain available to Town of Rye residents
  
- ❖ Dog Park(s): Possible sites – Upper Lincoln Avenue, Bowman Avenue Park

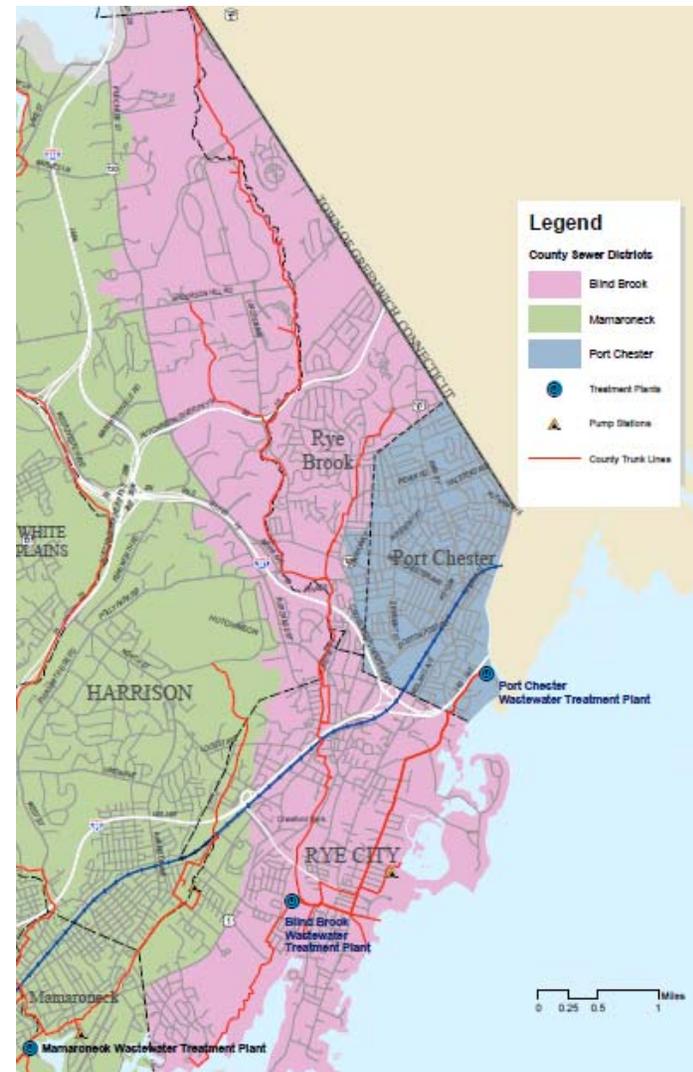
# Transportation Recommendations

- ❖ Look to address congestion “hot spots,” e.g. King Street, South Ridge intersections
- ❖ Complete bicycle/pedestrian improvements plan to set priority list of capital projects
- ❖ Expand Bowman Avenue sidewalk at Port Chester Middle School
- ❖ Revisit King Street/Hutchinson River Parkway roundabouts and road striping plans
- ❖ Explore possible new/expanded bus routes with Westchester County
- ❖ Work with County on airport impact strategies



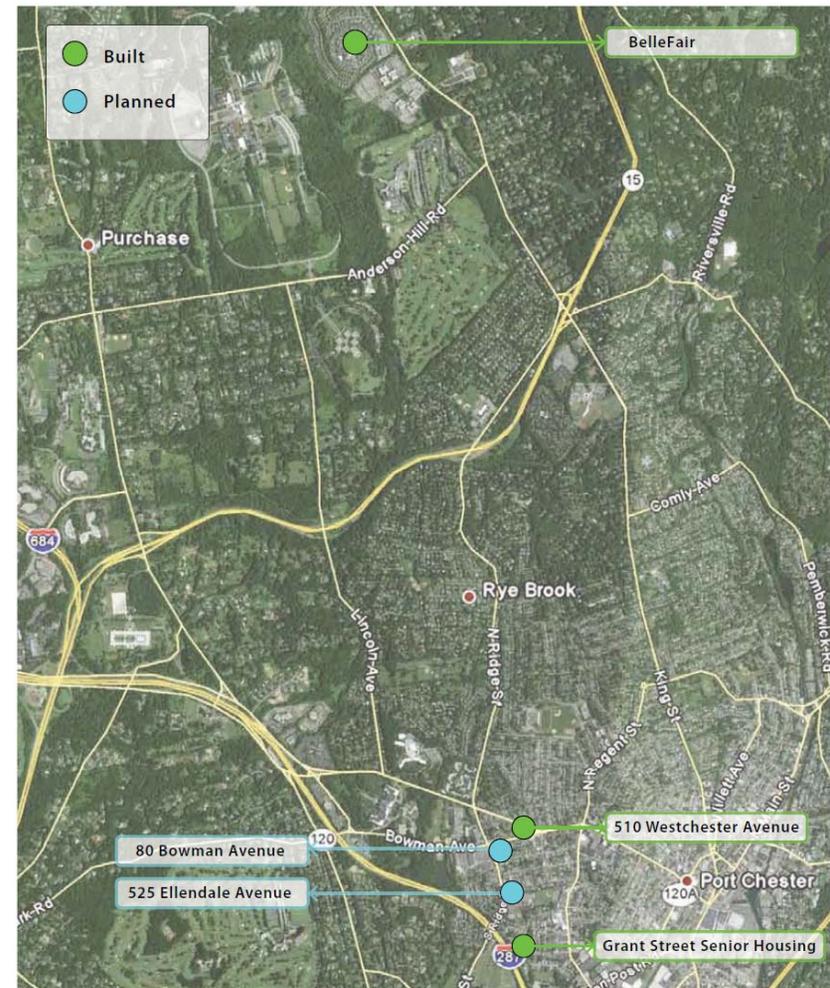
# Infrastructure and Utilities Recommendations

- ❖ Promote water conservation through education, guidelines and policies, coordination with regional experts
- ❖ Facilitate green infrastructure techniques
- ❖ Work with County on projects to reduce inflow/infiltration into sanitary sewers
- ❖ Educate public about illegal sewer connections
- ❖ Work with utility companies to coordinate repaving and road improvement projects



# Housing Recommendations

- ❖ Keep encouraging developers to use Village's affordable housing floating zone, other adopted model ordinance provisions
- ❖ Consider multifamily uses in commercial zones, including a provision for 10% affordable housing, subject to criteria:
  - ❖ Co-location with commercial/office uses
  - ❖ Limited to upper floors in buildings along Westchester/Bowman Ave., Ridge St.
  - ❖ Limited to studios and one-bedrooms
- ❖ Consider multifamily uses in office zones
- ❖ Adopt policy that a zone change sought by an applicant that would expand permitted uses should include affordable housing



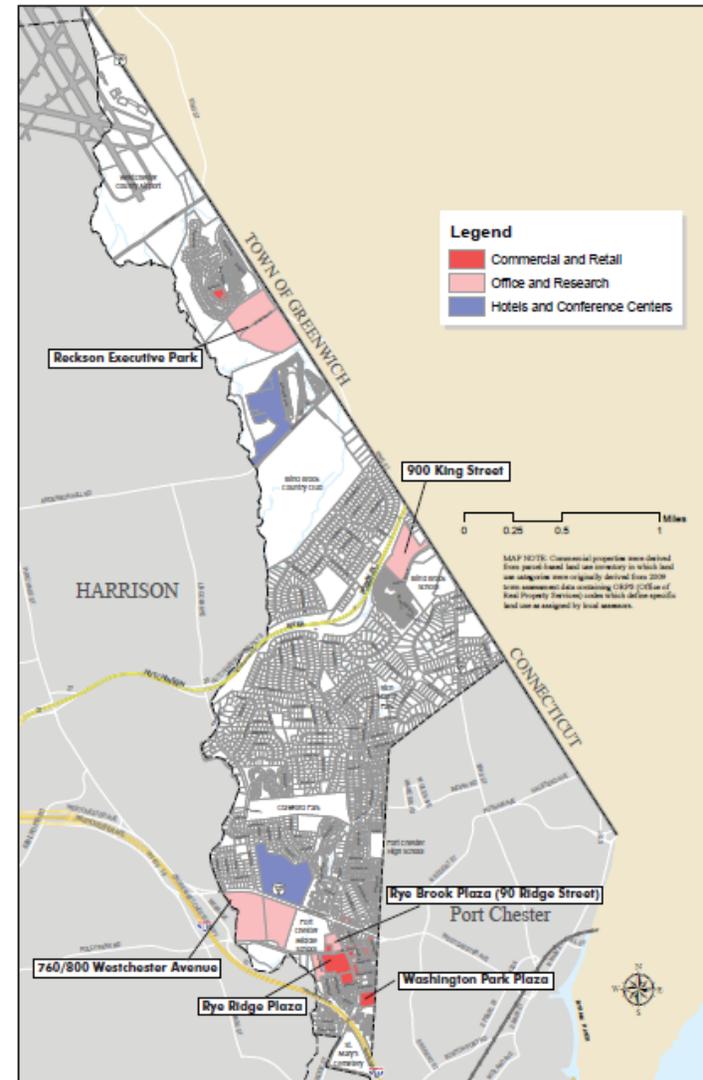
# Housing Recommendations

- ❖ Look at allowing accessory apartments in low-density single-family zones subject to criteria:
  - ❖ They would be allowable only in the R-12, R-15, R-20 and R-25 zones
  - ❖ They would require a special permit from the Board of Trustees
  - ❖ They would be required to satisfy parking requirements for both the principal and accessory residential use
  - ❖ They may be no larger than 20% to 25% of the principal residential use
  - ❖ Either the principal residential use or accessory apartment must be occupied by the property owner or a family member



# Commercial Development Recommendations

- ❖ Clean up uses in OB-2 and OB-3 zones, assess whether both are needed
- ❖ Consider allowing multifamily residential as permitted uses in office zones, along with retail, restaurant, recreational uses by special permit
- ❖ Address nonconformities in PUD standards:
  - ❖ Locational requirement to be north of Hutchinson River Parkway
  - ❖ Adjust residential density standards
  - ❖ Adjust office FAR standards
  - ❖ Remove square footage restriction on retail uses
  - ❖ Adjust assisted-living height, parking standards

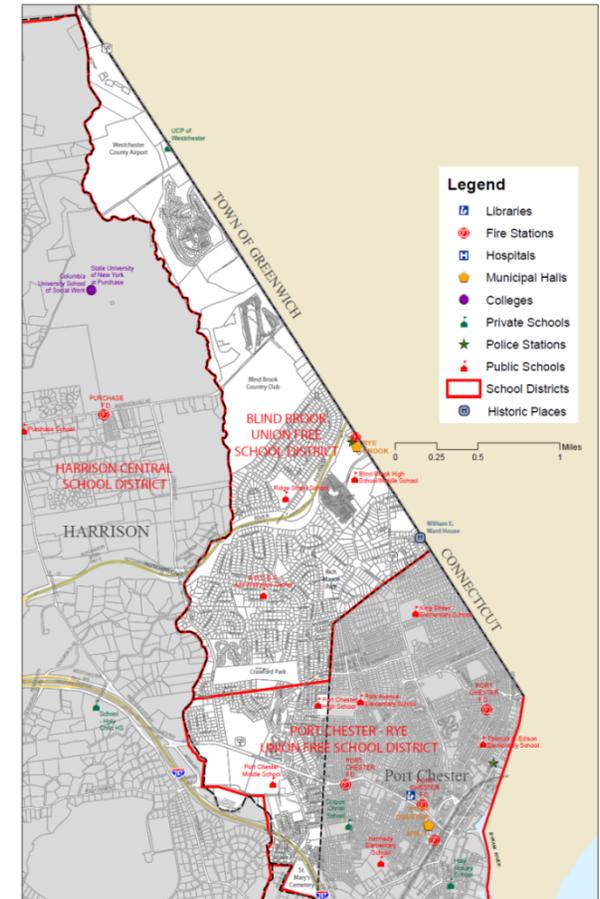


# Village Center Recommendations

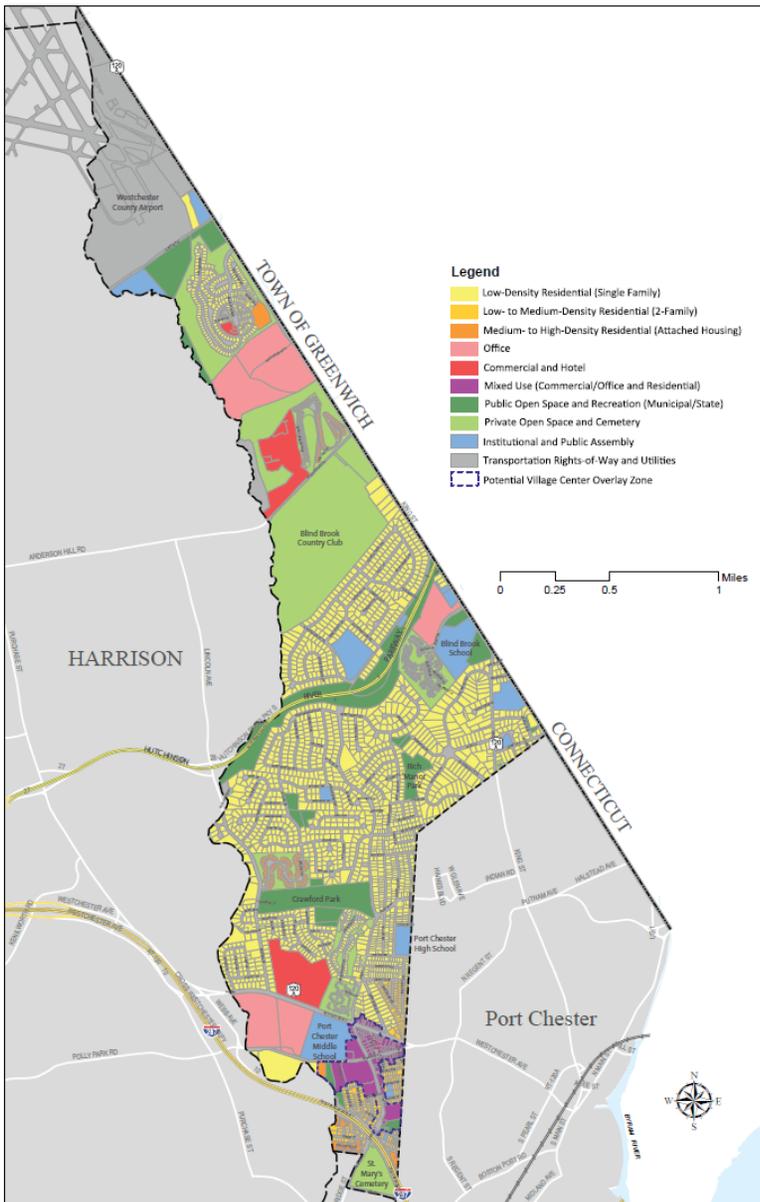
- ❖ Work with County to create formal crosswalks at South Ridge intersections with Bowman Avenue and Ellendale Avenue
- ❖ Add sidewalks on frontages of Rye Ridge Shopping Center, especially on South Ridge
- ❖ Short-term, create landscaped buffers along sidewalks on South Ridge. Long-term, bring buildings closer to the street and locate parking in rear
- ❖ Pursue right of first offer for gas station property at South Ridge/Bowman for mixed-use/public space
- ❖ Incorporate green design in DPW facility replacement plan
- ❖ Implement advisory design guidelines, applicable within Village Center overlay zone
- ❖ Consider developing local signage design guidelines based on positive examples

# Municipal Facilities and Community Character Recommendations

- ❖ Undertake a Village-wide branding initiative
- ❖ Explore broadening constituency of Community Center:
  - ❖ Build stronger partnerships with schools, library, Village Parks & Rec
  - ❖ Targeted building investments
  - ❖ Acquiring more parking next to Garibaldi Park
  - ❖ Improved branding and marketing
- ❖ Maintain strong relationships with school districts
- ❖ Revisit 2010 Police Department/Village Hall space study to assess prior Police Department recommendations

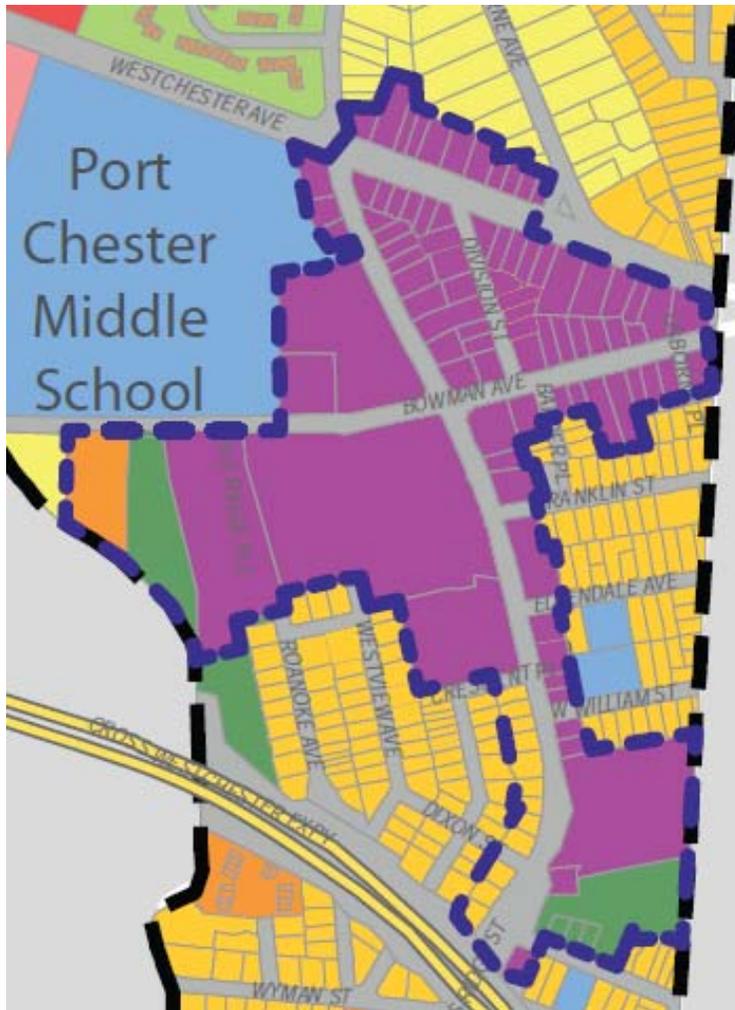


# Future Land Use Guide



- ❖ Largely reflects current land use/zoning
- ❖ Not meant to be parcel-specific
- ❖ Does not create new zoning, but provides basis for possible new zoning

# Future Land Use Guide



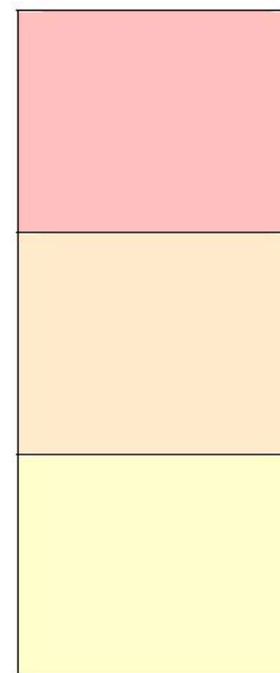
- ❖ Village Center area now indicated mixed-use:
  - ❖ Allows combination of residential, commercial, office, municipal uses
  - ❖ Doesn't compel any change to land use – all current uses would be accommodated
  - ❖ Intended to promote traditional “downtown” type development
- ❖ Proposed Village Center overlay zone to allow more flexible use, area and bulk standards but require consideration of design guidelines

# Implementation: Action Agenda

**Immediate Action:**  
**Local Laws, Regulations and Policies**

**Medium Term Action:**  
**Village Capital Investment Plan**

**Long Term Action:**  
**Further Study**



## Next Steps

- ❖ Declaration of Lead Agency under SEQRA: Tonight
- ❖ Public hearings: *May 13* and *May 27* (and as needed)
- ❖ Completion of environmental review and plan adoption: June