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MEMORANDUM

To: Paul S. Rosenberg, Mayor, and the
Board of Trustees of the Village of Rye Brook

Date: July 5, 2019

Subject: 259 North Ridge Street – Subdivision, Zoning Petition
and Map Amendment, and Revised Site Plan Application

As requested, we reviewed additional and revised information and plans submitted in response to our May 23, 2019 memorandum to the Trustees and in support of the three-lot subdivision, site plan and petition to re-zone Lot 1 of the subdivision into the FAH District submitted by Lazz Development (Louis Larizza), on behalf of the property owner, Daniel Greto. The property is situated at the intersection of West Ridge Drive and North Ridge Street within the R-15 District and the North Ridge Street Scenic Road Overlay District, Section 135.35, Block 1, Lot 11 on the Town of Rye Tax Assessor's Map.

Property Description

The 3.96-acre (172,620 square-foot) property is partially developed with a one-story single-family home, driveway, curb cut, and a terrace at the back of the home in the rear yard. Behind the home, the lot slopes down very steeply to the northeast from the elevation of North Ridge Street to approximately the elevation of the rear yards of homes along Eagles Bluff and Rock Ridge Drive. The site drains to wetlands located in the woodlands below the existing home and from there into a pipe within a drainage easement across one of the properties on Eagles Bluff. Outside the landscaped area around the existing home, the lot is naturally wooded, with watercourses and wetlands mostly located in areas of lower elevations.

Project Description

The Applicant proposes a three-lot subdivision to create two, single-family building lots (Lot 2 and Lot 3) that would remain in the R-15 District, and a third building lot (Lot 1), which would be re-zoned into the Fair and Affordable (FAH) District for development of two sets of two semi-attached homes (a total of four AFFH units).

Each of the two buildings would have a curb cut, a two-car garage and surface parking for three additional cars. The application also includes the petition for a Zoning Map amendment for Lot 1, and the site plan application for Lot 1. The Lot 1 site plan requires approval of wetlands and steep slopes permits by the Planning Board.

The revised application was referred to the Planning Board on November 8, 2018 for a report and recommendation regarding the application revisions and the Planning Board submitted its report and recommendations to the Board of Trustees on March 14, 2019.

Review

We reviewed the additional information and plans submitted by the Applicant in response to comments from village staff and consultants. The applications, zoning petition and map amendment, preliminary subdivision plat, revised site plans, new correspondence, and supporting materials submitted by the Applicant to date include the following items:

1. Full Environmental Assessment Form dated revised 2/18/2019 and EAF Mapper Summary Report dated 12/11/2018
2. Short Environmental Assessment Form dated April 11, 2018
3. Application for Subdivision of Land
4. Petition to the Board of Trustees to Re-Zone New Lot 1 into the FAH District from Pawling Holdings, LLC, prepared by Clark Neuringer, R.A., Mamaroneck, N.Y., dated May 15, 2015
5. Application for Site Plan Approval for Lot 1
6. Site Plan Submittal Review Checklist for Lot 1
7. Two Exterior Building Permit Applications for Lot 1
8. Comment Letter to Marilyn Timpone-Mohamed, Rye Brook Planning Consultant from the Westchester County Planning Board, White Plains, N.Y., dated April 1, 2019
9. Letter to Ralph Mastromonaco, P.E., P.C., Verifying the April 2015 Wetland Delineation, from Tim Miller Associates, Inc., Cold Spring, N.Y., dated January 15, 2019
10. Wetland Delineation and Functional Assessment prepared by Tim Miller Associates, Inc., Cold Spring, N.Y., dated October 26, 2015
11. Storm Water Report, prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated December 12, 2018
12. Storm Water Report, prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated April 12, 2018
13. Report Memorandum to loulazz@apl.com Regarding the Estimated Public School Children Generated by the Three Lot Development, prepared by RH Consulting, White Plains, N.Y., dated January 7, 2019
14. Report Memorandum regarding the proposed energy use of the AFFH residences on Lot 1
15. Traffic Generation Worksheets, prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., no date

16. Tree Inventory and Mapping for Entire Property prepared by Paul D. Muscariello, Certified Arborist, dated February 2, 2016
17. Tree Inventory and Removal Plan for Lot 1, prepared by Anthony Zaino, RLA, Westchester County Planning Department, dated 8/9/18
18. Construction Management Impacts and Logistics Plan," prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated February 28, 2019 revised May 31, 2019
19. Chart showing Construction Tasks and a Construction Schedule dated 12/1/18
20. Memo Regarding Plan Modifications in Response to FPCA and M. Nowak from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated June 26, 2019
21. Letter to the Board of Trustees from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated May 2, 2019
22. Letter to the Planning Board from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated March 1, 2019
23. Letter to the Planning Board from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated February 13, 2019
24. Letter to the Planning Board from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated January 8, 2019
25. Letter to the Planning Board from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated December 11, 2018
26. Memo to the Rye Brook Trustees Regarding Tree Replacement from Michal J. Nowak dated June 17, 2019
27. Revised Zoning Analysis Memorandum to the Rye Brook Board of Trustees from Michael J. Izzo, Building and Fire Inspector, dated May 15, 2019
28. Response Letter to Dolph Rotfeld, P.E. from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated December 12, 2018
29. Response Letter to the Rye Brook Building and Fire Inspector from Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated October 29, 2018
30. Stopping Sight Distance Study prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated February 19, 2019
31. Stopping Sight Distance Study prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated December 13, 2018
32. Memorandum to the Rye Brook Trustees from Dolph Rotfeld Engineering, P.C. dated May 22, 2019
33. Memorandum to the Rye Brook Planning Board from Dolph Rotfeld Engineering, P.C. dated February 13, 2019
34. Memorandum to the Village Administrator from Dolph Rotfeld Engineering, P.C., Elmsford, N.Y. dated February 8, 2019
35. "Topographical Survey of Property," prepared by Link Land Surveyors, P.C., Mahopac, N.Y., dated January 15, 2016

36. "Preliminary Subdivision Plat," prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y., dated April 10, 2018
37. Tree Preservation Plan (Lot 1), prepared by Anthony Zaino, RLA, Westchester County Planning Department, dated January 29, 2019
38. Planting Plan (Lot 1), prepared by Anthony Zaino, RLA, Westchester County Planning Department, dated April 8, 2018, revised 12/13/18
39. Engineer's Plans (Revised Site Plans for Lots 1, 2 and 3), prepared by Ralph G. Mastromonaco, P.E., P.C., Croton-on-Hudson, N.Y.:

Sheet Number	Sheet Title	Dated
0 of 5	*Cover Sheet and Drawing Schedule*	8/27/18 rev. 4/30/19
1 of 5	*Site Plan, Grading/Layout*	4/10/18 rev. 6/26/19
1A of 5	*Lot 1 Grading/Layout*	6/10/19 rev. 6/26/19
2 of 5	*Utility Plan*	4/10/18 rev. 2/28/19
3 of 5	*Erosion Control Plan*	4/10/18 rev. 2/28/19
4 of 5	*Sight Distance Study*	4/10/18 rev. 4/10/19
4A of 5	*Stopping Sight Distance Study*	4/30/19
5 of 5	*Details/Notes*	2/21/18 rev. 1/25/19
1 of 1	*Wetland Mitigation Plan*	4/10/18 rev. 6/26/19

40. Two Sets of Builder's Plans (Lot 1 Building 1A and Building 1B), Lazz Development/Pawling Holdings, Port Chester, N.Y.:

Sheet Number	Sheet Title	Dated
1	*Elevations*	4/27/18
2	*Elevation Calculations, Fire Ladder Diagrams, and Site Section*	1/23/18
3	*Foundation Plan*	4/27/18
4	*First Floor Plans*	4/27/18
5	*Second Floor Plans*	4/27/18

Please note that our review is limited to planning, zoning and environmental issues. We have the following comments regarding the applications:

1. Tree Preservation and Protection. The Village Engineer, in the memo dated June 17, 2019 accepted the replacement trees provided on the Planting Plan for Lot 1 prepared by Anthony Zaino, RLA, last revised December 13, 2018.

2. Wetlands and Wetland Buffers. According to the Ralph G. Mastromonaco memo dated June 26, 2019, revisions to the limits of disturbance and the silt fence revised the disturbance in the

wetland buffer of Lot 1 to be 0.003 of an acre (130 square feet) reduced from 0.24 of an acre. The mitigation for the revised disturbance is 260 square feet of plantings or other improvement within the limits of the wetland buffer. The plans should demonstrate that the mitigation planting/restoration area is at least 260 square feet for approval of a wetlands permit by the Planning Board.

We note that Sheet 1 of 1, "Wetland Mitigation Plan," indicates a buffer disturbance of 151 square feet, which is incorrect.

3. Construction. The applicant provided a "Construction Management Impacts and Logistics Plan" that was revised May 31, 2019 and is acceptable.

Marilyn Timpone-Mohamed, RLA, ASLA, AICP
Senior Associate/Planning/Environment

Cc: Robert I. Goodman, Chairman and the Village Planning Board
Christopher Bradbury, Village Administrator
Michal Nowak, Village Engineer/Superintendent of Public Works
Jennifer L. Gray, Esq., Village Attorney
Ralph G. Mastromonaco, P.E., for the applicant

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