

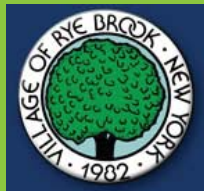
PLAN RYE BROOK



VILLAGE OF RYE BROOK COMPREHENSIVE PLAN

APPENDIX

June 2014



APPENDIX A
PUBLIC WORKSHOP SUMMARIES

Village of Rye Brook Comprehensive Plan

Opening Public Workshop Summary Report

Rye Brook, New York



Prepared on behalf of:

The Village of Rye Brook
938 King Street
Rye Brook, New York 10573
www.ryebrook.org

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003
(212) 353-7474
www.bfjplanning.com

July 29, 2013

PLAN
RYE
BROOK



www.planryebrook.org

ACKNOWLEDGEMENTS

VILLAGE OF RYE BROOK

Mayor Paul S. Rosenberg

Trustee Susan R. Epstein

Trustee David M. Heiser

Trustee Jason A. Klein

Trustee Jeffrey B. Rednick

COMPREHENSIVE PLAN ADVISORY COMMITTEE

Carol Goodman, Chair

Dominic Accurso

Joe Fiscella

John Grieco

Sari Jablon

Toby Marrow

Marcia Rogull

Jamie Schutzer

Tania Vernon

Jeffrey Rednick, Board of Trustees Liaison

Chris Bradbury, Village Administrator, ex officio

Joan Feinstein, ex officio

CONSULTANT TEAM

Frank Fish, FAICP, BFJ Planning

Susan Favate, AICP, PP, BFJ Planning

Michael Keane, AICP, BFJ Planning

Jonathan Martin, Ph.D., AICP, BFJ Planning

Tina Lund, AICP, Urbanomics



Funded in part by a grant from the Hudson River Valley Greenway

TABLE OF CONTENTS

I. Introduction	1
II. Workshop Agenda	3
III. BFJ Planning Presentation	4
IV. Roundtable Discussions	5
V. Conclusion	8

Appendix: Workshop Presentation

I. INTRODUCTION

The Village of Rye Brook Comprehensive Plan

In the fall of 2012, the Village of Rye Brook began the process of preparing its first-ever Comprehensive Plan. Although the Village has an extensive history of plans that cover a range of specific topics, it has never before had in place a comprehensive planning document to guide future decisions on development, zoning and capital spending.

The Comprehensive Plan will build on prior planning efforts and establish a policy guide for land use within the Village. It will be a living document that outlines a vision for Rye Brook's future and establishes clear strategies for achieving that vision. The comprehensive planning process also represents the culmination of a unique and innovative partnership with the Westchester County Department of Planning, which completed in May 2012 an extensive report, *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 the past Village planning studies, will form the baseline discussion for the Comprehensive Plan effort.

Citizen participation is a central element of the comprehensive planning process. The opening public workshop was the first of a series of outreach initiatives, which will include three additional public workshops as well a public survey. The insights, information and feedback gathered from the public during these outreach efforts will help shape the vision for Rye Brook's future.



Summary of the Opening Public Workshop

This report summarizes the results of the opening public workshop, which was held on Monday, June 10, 2013, at 8 p.m. at the Village of Rye Brook Offices, 938 King Street. The workshop was attended by approximately 35 residents, stakeholders and members of the Comprehensive Plan Advisory Committee, who shared their ideas and experiences to inform the planning process.

Christopher Bradbury, Village Administrator, greeted participants and then introduced Carol Goodman, Chair of the Committee. Ms. Goodman provided brief comments on the

planning process and then introduced members of the Committee and planning consultants, BFJ Planning.

BFJ Planning then presented an overview of the comprehensive planning process, including the purpose of the comprehensive plan, the key components of the comprehensive plan, the process by which the comprehensive plan is created and adopted and the project schedule. The presentation also provided an overview of existing conditions in Rye Brook, including current land use, transportation, housing and demographic trends over the past 10 years.

Following the presentation and brief coffee break, participants split into roundtable discussion groups corresponding to the following four planning topics:

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

With handout materials and maps as a starting point, the roundtable participants discussed their respective topics. At each table was a member of the BFJ consultant team to facilitate the discussion, as well as Village staff and Committee members. A “scribe” was appointed at each table to compile the key discussion points.



Following the roundtable discussions, participants reconvened and a representative from each table presented a summary of the issues discussed at their respective table. The presentations were beneficial for all the attendees because they provided an opportunity to hear all the points discussed and to see the interconnectedness of key issues facing Rye Brook. Understanding how these issues are related is a critical step in the development of an overall vision for the Village.

II. WORKSHOP AGENDA

Village of Rye Brook Comprehensive Plan Opening Public Workshop

Monday, June 10, 2013, 8 p.m.

1. Introduction and Opening Remarks
 - Christopher Bradbury, Village Administrator
 - Carol Goodman, Chair, Comprehensive Plan Advisory Committee
2. Presentation by BFJ Planning
3. Coffee Break
4. Roundtable Discussion Sessions
 - Overall Vision and Goals
 - Land Use and Zoning
 - Commercial Center and Office Uses
 - Environment, Open Space and Sustainability
5. Public Sharing of Items Discussed at the Roundtable Groups
6. Wrap-up

III. BFJ PLANNING PRESENTATION

Project Summary

Frank Fish, Principal of BFJ Planning, provided an overview of the comprehensive planning process, including the purpose of the comprehensive plan, the key components of the comprehensive plan, the process by which the comprehensive plan is created and adopted and the project schedule.

Existing Conditions

Susan Favate, Project Manager with BFJ Planning, described existing conditions in the Village of Rye Brook, including:

Land Use: Rye Brook is primarily comprised of single-family residential homes, with many of the newer subdivisions part of homeowners associations. The Village is also home to several public and private open space resources, including the Town of Rye's Crawford Park, two golf courses, homeowners' association lands and public school recreational facilities. The Village's main commercial center is concentrated at South Ridge Street and Bowman Avenue, while key office uses are located on Westchester Avenue and King Street.

Vehicular Transportation: Rye Brook is served by two limited access roadways, I-287 and the Hutchinson River Parkway. Major arterials are Westchester Avenue, King Street, Ridge Street and Lincoln Avenue.

Transit: Westchester County's Beeline Bus System provides public bus service to Rye Brook. The Village is not served by a commuter rail line; the closest commuter rail stations are in the Village of Port Chester and the City of Rye.

Demographics: According to U.S. Census 2012 population estimates, Rye Brook's current population is 9,450, a nearly 10% increase since 2000.

Households and Housing: Rye Brook contains a total of 3,603 housing units, 96% (3,461) of which are occupied, according to the 2010 U.S. Census. Owner-occupied housing units comprise 80% of this total, or 2,773 units. Of the occupied units, 74% (2,556 units) are categorized as Family Households, while 26% (905 units) are Non-Family Households.

Following the discussion of existing conditions, Mr. Fish presented some preliminary design and placemaking ideas for the Village's primary commercial area. These ideas focused on several concepts including improving pedestrian connectivity, re-thinking setbacks and frontages, strengthening active frontages, creating gateways and protecting the surrounding residential neighborhoods.

IV. ROUNDTABLE DISCUSSIONS

During the roundtable discussion session, participants gathered to explore and comment on key issues confronting Rye Brook. The four roundtable topics were: Overall Vision and Goals; Land Use and Zoning; Commercial Center and Office Uses; and Environment, Open Space and Sustainability. Discussions were, in part, framed by a set of questions specific to each roundtable's respective theme.

The following section highlights the key points raised at each roundtable:

1. Overall Vision and Goals

Assets

- Modest size village
- Public schools
- Residential neighborhoods
- Proximity to New York City
- Good highway access
- Shared municipal services

Challenges

- Preservation and enhancement of open space
- Stormwater management
- Traffic congestion along north-south roadways, especially King Street
- Taxes
- Airport noise

Recommendations

- Establish a "sense of place" in Rye Brook, e.g. improving the commercial center
- Need for more housing options for aging population to allow residents to age in place
- Population diversity should be maintained through affordable housing options
- Maintain and enhance open space resources
- Create attractive commercial corridors

2. Land Use and Zoning

Challenges

- Flooding issues, particularly around Blind Brook
- Current location of DPW is a constraint on development opportunities in the commercial center
- Village is not pedestrian/bicycle-friendly
- Potential impacts of proposed ice rink
- Westchester Avenue – A State road that is not adequately maintained in appearance

Recommendations

- Establish a “Village center”
- Focus new affordable housing in the northern portion of Village
- Relocate DPW to compost center on Lincoln Avenue
- Relocate Senior Center
- Purchase and redevelop Valero Gas Station property
- Make Rye Brook more pedestrian- and bicycle-friendly
- Investigate possible means by which the Village can enhance the State-owned Westchester Avenue
- Evaluate the possibility of constructing an all-purpose community center

3. Commercial Center and Office Uses

Challenges

- Rye Brook’s commercial center was unplanned and uncoordinated.
- Commercial center is not pedestrian-friendly. Visitors have to drive between properties.
- Eating establishments are now a greater presence, resulting in different impacts than traditional retail stores.
- There are an excessive number of pharmacies, dry cleaners and banks.
- Current zoning requires large setbacks from the front lot line (see newly developed TD Bank).
- Office space vacancies; existing tenants sometimes use the potential to locate in Rye Brook as leverage to negotiate eventual re-location to Greenwich or Stamford

Recommendations

- Evaluate the feasibility of burying utility lines
- Gateway treatments at key points of entry into Rye Brook should be installed
- Landscape commercial parking lots

- Village needs a “destination” restaurant
- Need to attract a greater diversity of commercial uses (e.g. drinking establishment, bookstore)
- Westchester Avenue between Ridge Street and Hawthorne Avenue should be zoned for office use, consistent with existing uses
- Office space vacancy rates need to be studied for potential re-use opportunities (especially 800 King Street)
- Rye Brook should evaluate the feasibility of acquiring Crawford Park in the event the Town of Rye is dissolved. This is the Village’s “Central Park.”
- Include Washington Park Plaza in “Design and Placemaking” concepts.
- Analyze intersection of South Ridge Street and Bowman Avenue for improvement

4. Environment, Open Space and Sustainability

Challenges

- Garibaldi Park needs upgrades and ongoing maintenance
- Flooding/stormwater management are issues, especially around Blind Brook
- There is no community/recreation center
- Athletic fields are “maxed out” for usage
- Rye Brook is not pedestrian-friendly
- Entrance into Crawford Park from North Ridge Street is unsafe for pedestrians

Recommendations

- Evaluate potential opportunities to install a community pool and recreation center
- Install crosswalk and yield for pedestrian sign at North Ridge Street entrance to Crawford Park
- Village commercial center needs better landscaping (street trees, flower pots) and pedestrian amenities (sidewalks, benches)
- Address stormwater management on a Village-wide basis
- Identify spaces where community gardens could be created
- Install pedestrian-scale, LED street lighting
- Utility lines for any new development should be buried

V. CONCLUSION

The Comprehensive Plan Opening Public Workshop was successful in attracting an engaged group of residents and stakeholders who were eager to discuss a range of issues confronting Rye Brook. While participants were asked to choose one general topic area for roundtable discussion, the table presentations at the end of the workshop demonstrated that the five main discussion areas (overall vision and goals; land use and zoning; commercial center and office uses; and environmental, open space and sustainability) are interconnected and can significantly affect one another.

Within the wide array of issues discussed at the workshop, several key recommendations emerged as areas of focus for the Comprehensive Plan:

- Rye Brook is currently an automobile-centric community. The Village needs to become more pedestrian-friendly, especially in the commercial center.
- The Village's commercial area has the potential to establish a sense of place and arrival, and should be prioritized for improvement in terms of creating a more pedestrian-friendly environment and encouraging a more diverse range of businesses that target a wider population, both local and regional.
- Flooding is a major issue confronting the Village. Stormwater management initiatives should continue to be put in place, addressing the issue on a Village-wide basis.

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

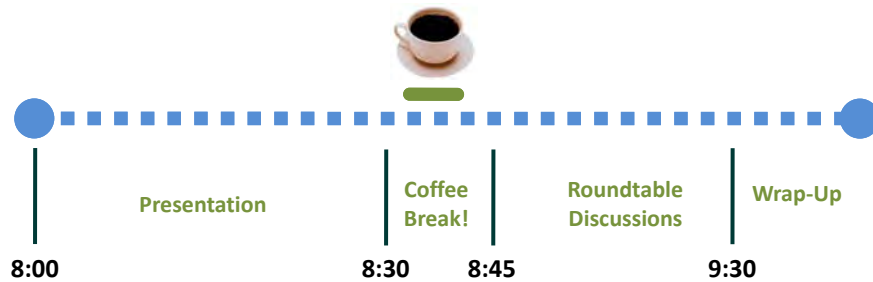
Consultants

Frank Fish, [BFJ Planning](#)
Susan Favate, [BFJ Planning](#)
Michael Keane, [BFJ Planning](#)
Jonathan Martin, [BFJ Planning](#)
Tina Lund, [Urbanomics](#)

PLAN
RYE
BROOK

BFJ Planning

Agenda

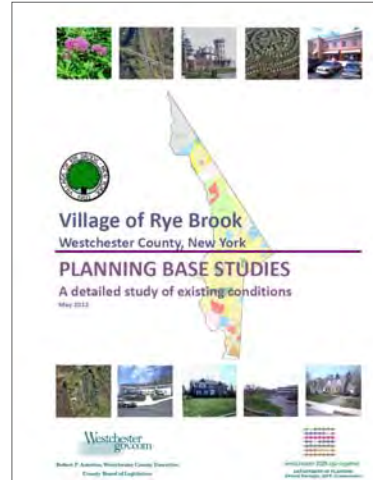


What is a Comprehensive Plan?

- ❖ 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

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, natural groups and future generations based on a community consensus that recognizes, respects and strengthens the Village's historic setting and independence yet proactively seeks out the assistance of neighboring communities to achieve desired or shared goals." - 2007 Village of Rye Brook Vision Plan

Welcome to the Plan Rye Brook website! The Village of Rye Brook Comprehensive Plan will build on significant prior planning efforts and establish a vision guide for future land-use decisions within the Village. The Comprehensive Plan represents the culmination of a unique and innovative partnership with the Westchester County Planning Department, which conducted an extensive region-wide study of Plan Rye Brook's existing and future land-use needs. The study's findings, along with a plan to be developed from the ongoing and ongoing planning documents, will form the basis for the Comprehensive Plan.

The Village of Rye Brook has assembled a 12-member advisory committee representing a broad range of business and professionals in the Village. This committee, together with a consultant, will collaborate with the general public and working in Rye Brook to produce a comprehensive Comprehensive Plan that fully represents the aspirations for the community.

The Rye Brook Comprehensive Plan will be developed over the course of a 24-month period and will include:

First Comprehensive Plan public workshop June 1st!
Click here for more details.

OPEN TO ALL WHO WISH TO ATTEND!

Image of Rye Brook | 100 King Street | Rye Brook, NY 10573 | 914.833.8311

PLAN RYE BROOK

BFJ Planning

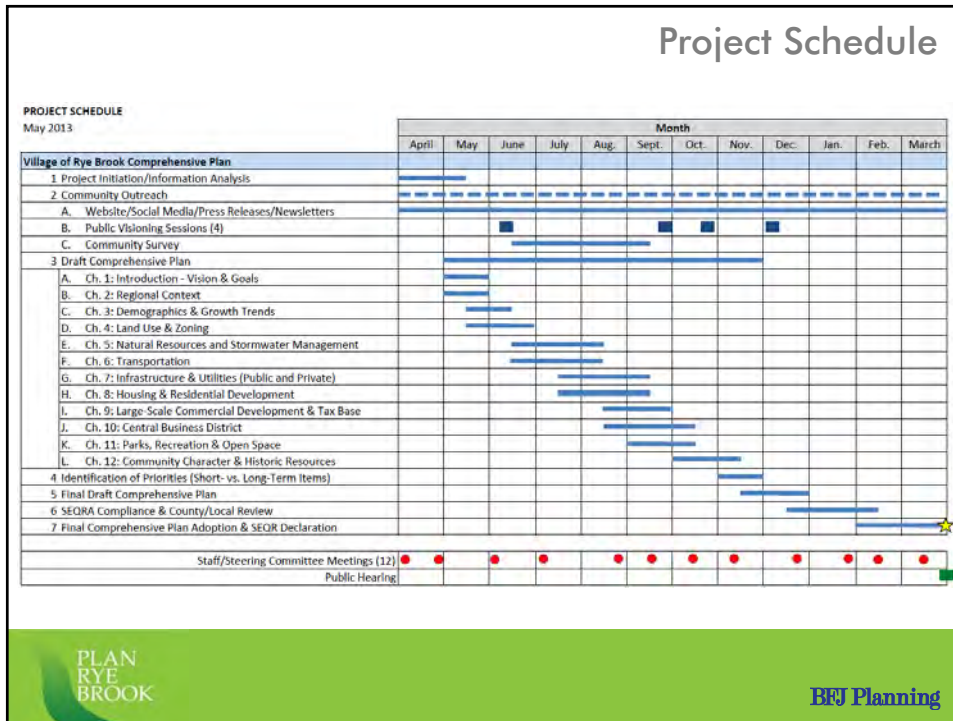
Comprehensive Plan Chapters

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. Central Business District
12. Community Character & Historical Resources
13. Future Land Use Plan
14. Implementation

PLAN RYE BROOK

BFJ Planning

Project Schedule

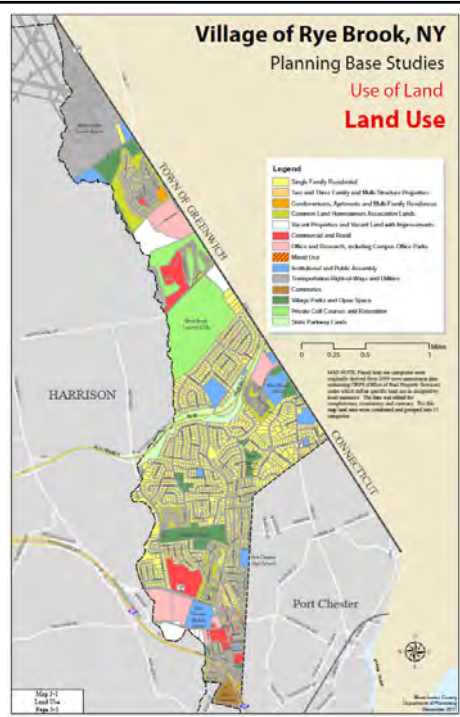


Regional Location

- ❖ 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

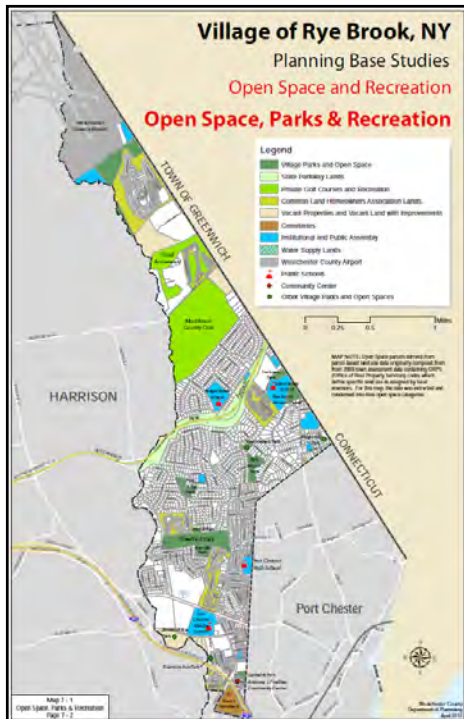
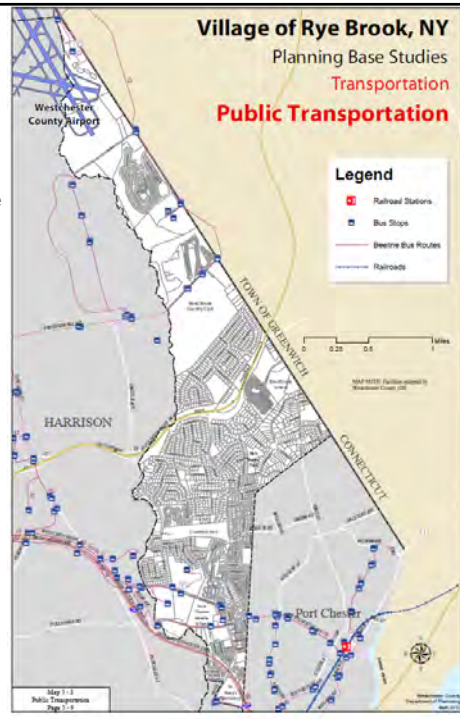


Vehicular Transportation

- ❖ 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



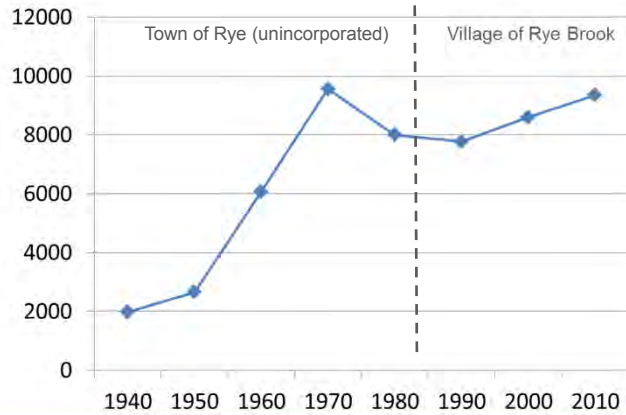
Parks and Open Space

- ❖ 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%

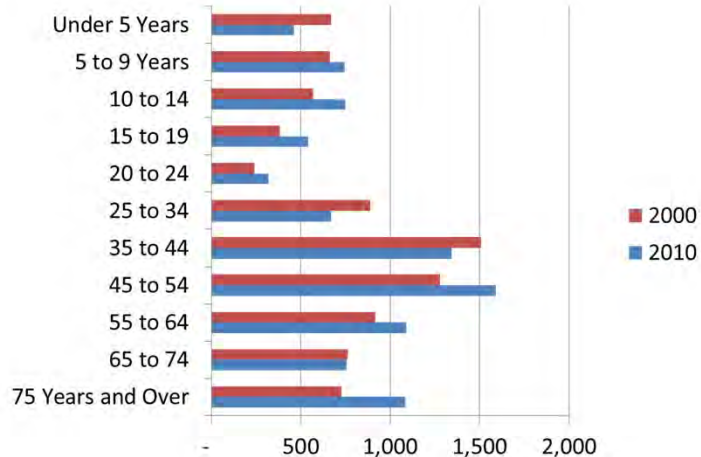


PLAN
RYE
BROOK

BFJ Planning

Where Are We Now?

Age Distribution, 2000 and 2010



PLAN
RYE
BROOK

BFJ Planning

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%)

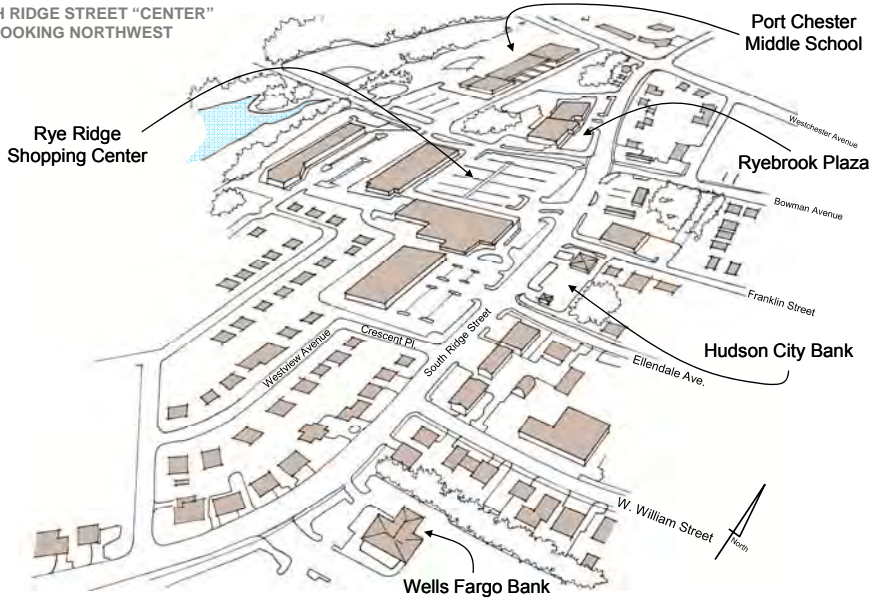
Households

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



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

SOUTH RIDGE STREET "CENTER"
LOOKING NORTHWEST



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

- Improve Pedestrian Connectivity

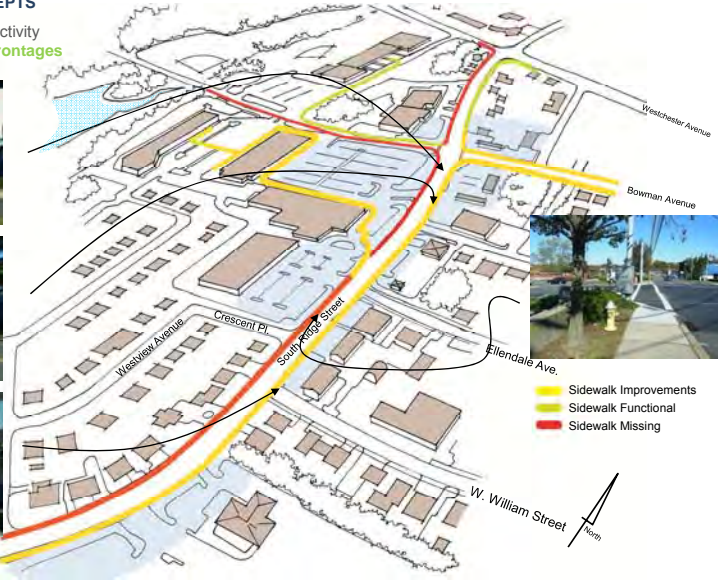


- Sidewalk Improvements
- Sidewalk Functional
- Sidewalk Missing

PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

- Improve Pedestrian Connectivity
- Address Setbacks and Frontages

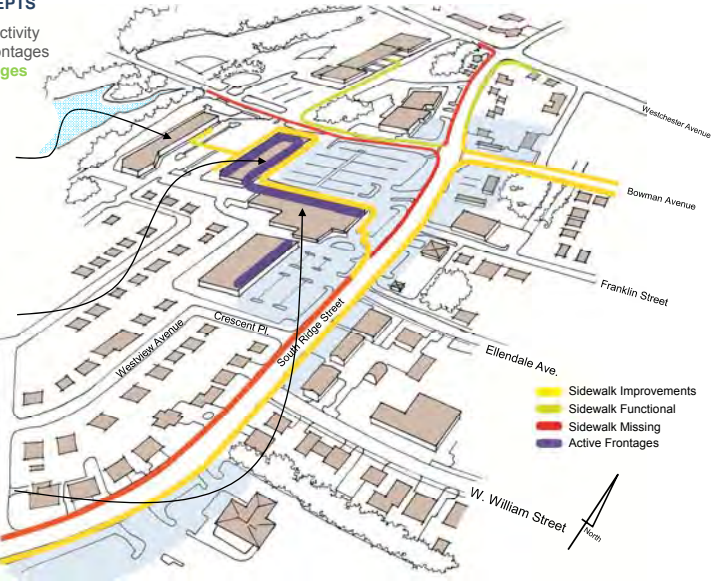


- Sidewalk Improvements
- Sidewalk Functional
- Sidewalk Missing

PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

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

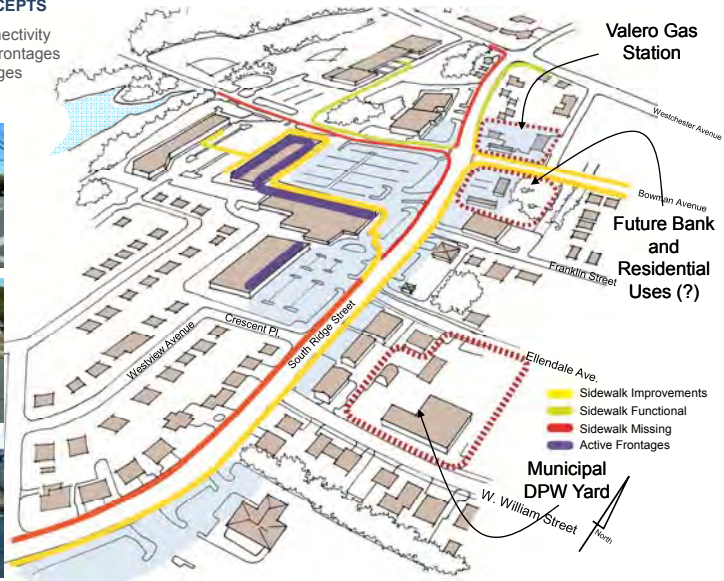


- Sidewalk Improvements
- Sidewalk Functional
- Sidewalk Missing
- Active Frontages

PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

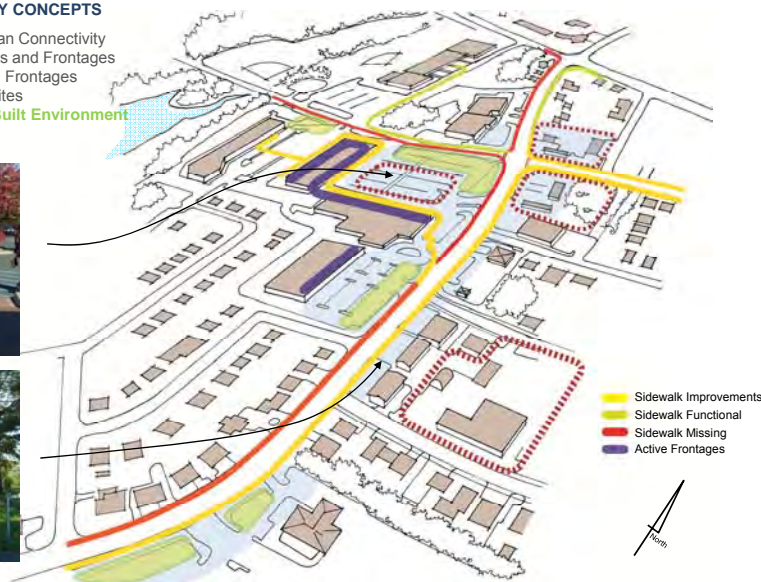
- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- Strengthen Active Frontages
- Recognize Key Sites



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

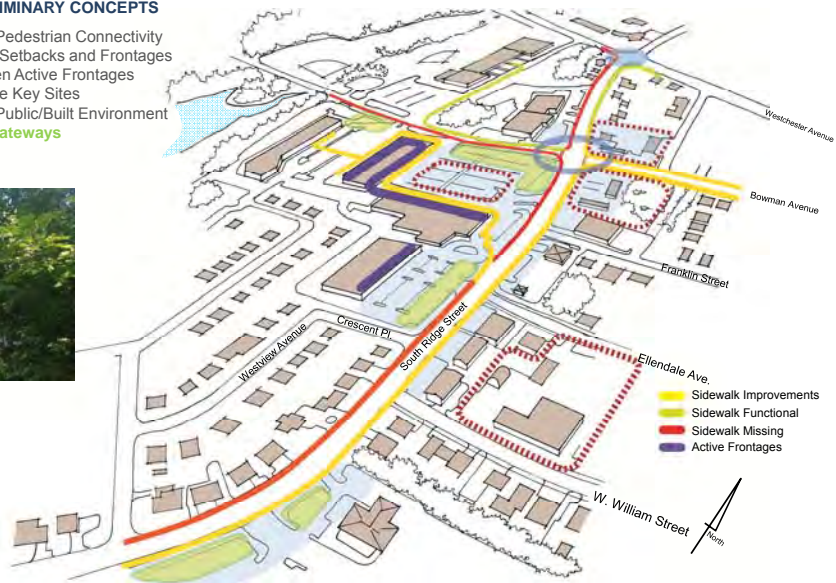
- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- Strengthen Active Frontages
- Recognize Key Sites
- Improve Public/Built Environment



PRELIMINARY IDEAS ON DESIGN AND PLACEMAKING

PRELIMINARY CONCEPTS

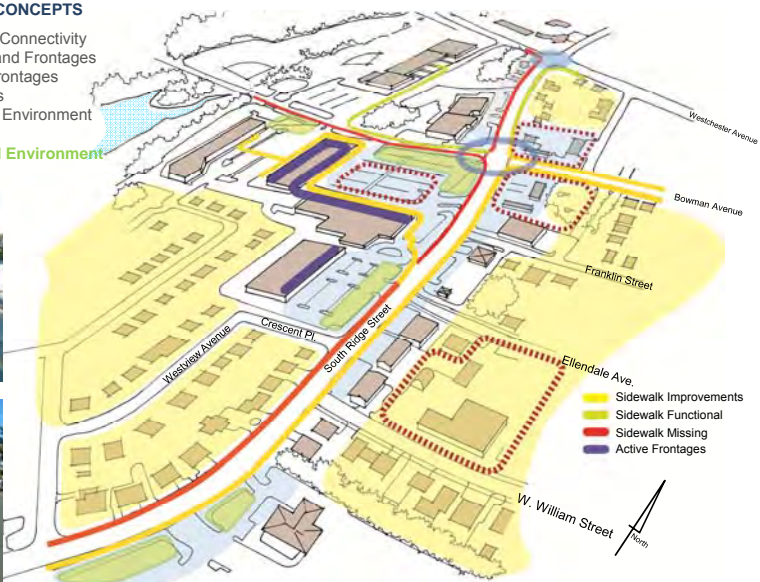
- Improve Pedestrian Connectivity
- Evaluate Setbacks and Frontages
- Strengthen Active Frontages
- Recognize Key Sites
- Improve Public/Built Environment
- **Create Gateways**



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**



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

Village of Rye Brook Comprehensive Plan

Second Public Workshop Summary Report

Rye Brook, New York



Prepared on behalf of:

The Village of Rye Brook
938 King Street
Rye Brook, New York 10573
www.ryebrook.org

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003
(212) 353-7474
www.bfjplanning.com

October 28, 2013

PLAN
RYE
BROOK



www.planryebrook.org

ACKNOWLEDGEMENTS

VILLAGE OF RYE BROOK

Mayor Paul S. Rosenberg

Trustee Susan R. Epstein

Trustee David M. Heiser

Trustee Jason A. Klein

Trustee Jeffrey B. Rednick

COMPREHENSIVE PLAN ADVISORY COMMITTEE

Carol Goodman, Chair

Dominic Accurso

Joe Fiscella

John Grieco

Sari Jablon

Toby Marrow

Marcia Rogull

Jamie Schutzer

Tania Vernon

Jeffrey Rednick, Board of Trustees Liaison

Chris Bradbury, Village Administrator, ex officio

Joan Feinstein, ex officio

CONSULTANT TEAM

Frank Fish, FAICP, BFJ Planning

Susan Favate, AICP, PP, BFJ Planning

Michael Keane, AICP, BFJ Planning

Jonathan Martin, Ph.D., AICP, BFJ Planning

Tina Lund, AICP, Urbanomics



Funded in part by a grant from the Hudson River Valley Greenway

TABLE OF CONTENTS

I. Introduction	1
II. Workshop Agenda	3
III. BFJ Planning Presentation	4
IV. Roundtable Discussions	5
V. Conclusion	8

Appendix: Workshop Presentation

I. INTRODUCTION

The Village of Rye Brook Comprehensive Plan

In the fall of 2012, the Village of Rye Brook began the process of preparing its first-ever Comprehensive Plan. Although the Village has an extensive history of plans that cover a range of specific topics, it has never before had in place a comprehensive planning document to guide future decisions on development, zoning and capital spending.

The Comprehensive Plan will build on prior planning efforts and establish a policy guide for land use within the Village. It will be a living document that outlines a vision for Rye Brook's future and establishes clear strategies for achieving that vision. The comprehensive planning process also represents the culmination of a unique and innovative partnership with the Westchester County Department of Planning, which completed in May 2012 an extensive report, *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 the past Village planning studies, will form the baseline discussion for the Comprehensive Plan effort.

Citizen participation is a central element of the comprehensive planning process. The project involves a series of outreach initiatives, including a total of four public workshops, as well a public survey. The insights, information and feedback gathered from the public during these outreach efforts will help shape the vision for Rye Brook's future.



Summary of the Second Public Workshop

This report summarizes the results of second public workshop, which was held on Monday, October 28, 2013, at 8 p.m. at the Village of Rye Brook Offices, 938 King Street. The workshop was attended by approximately 40 residents, stakeholders and members of the Comprehensive Plan Advisory Committee (CPAC), who shared their ideas and experiences to inform the planning process.

Carol Goodman, Chair of the CPAC, greeted participants, provided brief comments on the planning process and then introduced planning consultants, BFJ Planning.

BFJ Planning then presented an overview of the comprehensive planning process, including the purpose of the comprehensive plan, the key components of the comprehensive plan, the process by which the comprehensive plan is created and adopted and the project schedule. The presentation then summarized the results of the online public survey; and outlined a series of initial recommendations related to land use and zoning, parks and open space and the “Village Center” area. Section III below summarizes the presentation in its entirety.

Following the presentation and brief coffee break, participants split into roundtable discussion groups corresponding to the following four planning topics:

- Overall Vision and Goals
- Land Use and Zoning
- “Village Center”
- Parks and Open Space

With handout materials and maps as a starting point, the roundtable participants discussed their respective topics. Each table had a member of the BFJ consultant team, Committee member or Village staffer to facilitate the discussion. A “scribe” was appointed at each table to compile the key discussion points.

Following the roundtable discussions, participants reconvened and a representative from each table presented a summary of the issues discussed at their respective table. The presentations were beneficial for all the attendees because they provided an opportunity to hear all the points discussed and to see the interconnectedness of key issues facing Rye Brook. Understanding how these issues are related is a critical step in the development of an overall vision for the Village.



II. WORKSHOP AGENDA

Village of Rye Brook Comprehensive Plan Opening Public Workshop

Monday, October 28, 2013, 8 p.m.

1. Introduction and Opening Remarks
 - Carol Goodman, Chair, Comprehensive Plan Advisory Committee
2. Presentation by BFJ Planning
3. Coffee Break
4. Roundtable Discussion Sessions
 - Overall Vision and Goals
 - Land Use and Zoning
 - "Village Center"
 - Parks and Open Space
5. Public Sharing of Items Discussed at the Roundtable Groups
6. Wrap-up

III. BFJ PLANNING PRESENTATION

Project Summary

Frank Fish, Principal of BFJ Planning, provided an overview of the comprehensive planning process, including the purpose of the comprehensive plan, the key components of the comprehensive plan, the process by which the comprehensive plan is created and adopted and the project schedule.

Public Survey

Susan Favate, Senior Associate of BFJ Planning, summarized the results of the online public survey, which was held from August 15 to October 1, 2013, and completed by 863 people. Items discussed include the characteristics of the participants, key assets and issues raised related to Rye Brook's commercial area, community services, housing, parks and recreation, open space and transportation.

Land Use and Zoning

Mr. Fish outlined the existing land use and zoning conditions in Rye Brook, noting in particular the development potential within the Village, as calculated by the Westchester County Department of Planning, which identified significant potential at Blind Brook Country Club. Based on that analysis, he discussed several zoning options which could be used alone or in combination to control potential future development at the site:

- Rezoning the property to an open space/recreation district
- Rezoning the property to a lower-density (R-25 or R-30) residential district
- Requiring that any subdivision be a conservation (cluster) plan

Next, Mr. Fish presented some initial ideas for zoning actions in the "Village Center" area of Rye Brook, including eliminating the OB-S zone presently mapped at 90 Ridge Street and Washington Park Plaza; reducing front yard setbacks in the C1 and C1-P zones; allowing multifamily residential uses in the C1 and C1-P zones by special permit; allowing offices in the R2-F zone by special permit; and looking at the potential for an overlay zone in the Village Center area to provide flexibility of use and area/bulk standards and conformance with design guidelines.

Parks and Open Space

Ms. Favate summarized the existing parks and open space conditions in the Village and discussed several preliminary recommendations:

- Enhancements to Garibaldi Park, including replacement of certain equipment, options to screen the adjacent shopping center and targeted acquisition of adjoining properties to expand the park.

- Improvements to existing passive spaces (signage, wayfinding, paths, benches, trash cans, etc.).
- Strategically linking existing passive spaces (e.g. Roanoke Park and the future Bowman Avenue Park).
- Looking at future new acquisitions or further development of parks, including Crawford Park (in the event of a Town of Rye dissolution), a community pool/recreation center and a dog park.

Village Center

Mr. Fish went through the existing context for the Village Center area of Rye Brook, generally centered along South Ridge Street between Westchester and Bowman Avenues, including land use, pedestrian connectivity and commercial frontages. He then outlined some initial suggestions, including new or enhanced sidewalks, frontage improvements and the potential for design guidelines.

After the presentation, workshop participants took a brief coffee break and then grouped into four roundtable discussion sessions covering the following topics:

- Overall Vision and Goals
- Land Use and Zoning
- Commercial “Village” Center
- Parks and Open Space

The next section summarizes the discussion and comments at each roundtable.

IV. ROUNDTABLE DISCUSSIONS

During the roundtable discussion session, participants gathered to explore and comment on key issues confronting Rye Brook. The four roundtable topics were: Overall Vision and Goals; Land Use and Zoning; “Village Center”; and Parks and Open Space. Discussions were, in part, framed by a set of questions specific to each roundtable’s respective theme.

The following section highlights the key points raised at each roundtable:

1. Overall Vision and Goals

Recommendations

- Westchester County Airport should not expand.
- Build on the Rye Brook “brand”: mature trees, positive community events.
- Implement better pedestrian and bicycle connections between the Village Center and surrounding residential areas.
- Look at providing more traffic lights or adjusting existing ones to address traffic issues.
- Provide senior citizen transit options to and from Village Center.
- Rezone Blind Brook Country Club for open space/recreation.

2. Land Use and Zoning

Recommendations

- Three zoning alternatives for Blind Brook Country Club were discussed:
 - 1) Open space and recreation
 - 2) R-25 or R-30
 - 3) Conservation (cluster) subdivision.

Of these options, the table preferred an open space/recreation zone for the Blind Brook Country Club property. If circumstances change in the future, the site could be rezoned to a low-density residential use, with a provision for cluster development.

- Multifamily residential development should not be supported in the Village Center, but mixed use (residential over ground-floor retail) should be considered.
- Create a “sense of place” in the Village Center.

3. Village Center

Recommendations

- Create a “sense of place” in the Village Center.
- Must look at Village Center comprehensively, not site-specific.

- A Business Improvement District (BID) could be considered to promote improvements to sidewalks, landscaping, signage, lighting, maintenance, etc. However, it is unclear whether there is enough of a tax base or business base to support a BID. The pros and cons should be weighed.
- Create a pedestrian circulation network.
- Evaluate the feasibility of burying utility lines in order to construct a comprehensive sidewalk/pedestrian walkway network.
- Implement signage/wayfinding/branding in the Village Center.
- Implement design standards (façade, streetscape, overall public realm).
- Focus on streetscape improvements along east side of South Ridge.
- Evaluate the R2-F district south of Village Center along Ridge Street consider rezoning the parcels along Ridge Street for mixed-use (residential over retail).
- Evaluate and identify ways in which the Port Chester Middle School and the Shopping Center can better co-exist in terms of parking, traffic patterns and pedestrian circulation.

4. Parks and Open Space

Recommendations

- Agreement that a community pool/recreation center needs to be comprehensively studied; group was unsure whether such a facility could be supported by Village residents.
- Potential locations for a recreational center: 900 King Street or near Hutchinson River Parkway and N. Ridge St.
- There is a shortage of indoor gym space, which affects recreational programming.
- Land behind 800 Westchester Avenue between Old Kraft property and PCMS might be evaluated for conversion to recreational use.
- Encourage pedestrian/bicycle connectivity among parks and open spaces. In the southern portion of the Village, focus on providing sidewalks; in the northern portion, look at “share the road” signage.
- Artificial turf at Garibaldi Park is not financially feasible.
- Dog parks need further evaluation in terms of potential location/size; however, they should not be located near residential areas.
- Automobile parking is needed near Pine Ridge Park, as well as sidewalks.
- Plan should address stormwater management infrastructure and funding.

V. CONCLUSION

The second public workshop was successful in attracting an engaged group of residents and stakeholders who were eager to discuss several key planning issues that will be addressed in the Comprehensive Plan. While participants were asked to choose one general topic area for roundtable discussion, the table presentations at the end of the workshop demonstrated that the four main discussion areas (overall vision and goals; land use and zoning; Village Center; and parks and open space) are interconnected and can significantly affect one another.

Within the wide array of issues discussed at the workshop, several key recommendations emerged as areas of focus for the Comprehensive Plan:

- Rye Brook is currently an automobile-centric community. The Village needs to become more pedestrian-friendly, especially in the Village Center.
- The Village's commercial area ("Village Center") has the potential to establish a sense of place and arrival, and should be prioritized for improvement in terms of creating a more pedestrian-friendly environment, encouraging a more diverse range of businesses and promoting strong architectural design. Mixed-use development (residential or office over commercial uses) was supported for this area.
- Although there is no indication that the Blind Brook Country Club will change its use or redevelop in the short- or even long-term, the workshop participants supported rezoning this property to an open space/recreation zone, to ensure that it remains preserved in its current use. If circumstances were to change at some point in the future, participants were open to considering a low-density residential zone at the site, with a provision for cluster subdivision.

Village of Rye Brook Comprehensive Plan



Second Public Workshop
October 28, 2013



BFJ Planning

Introductions

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

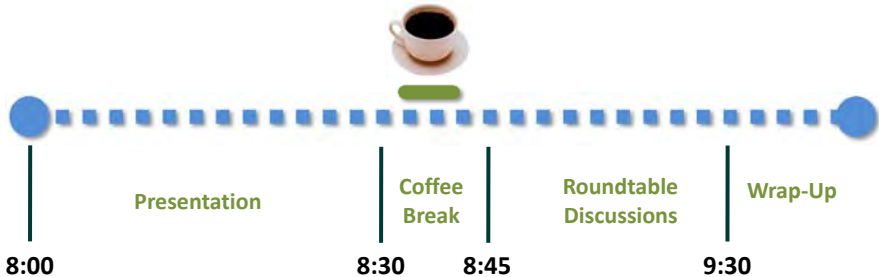
Consultants

Frank Fish, [BFJ Planning](#)
Susan Favate, [BFJ Planning](#)
Michael Keane, [BFJ Planning](#)
Jonathan Martin, [BFJ Planning](#)
Tina Lund, [Urbanomics](#)

PLAN
RYE
BROOK

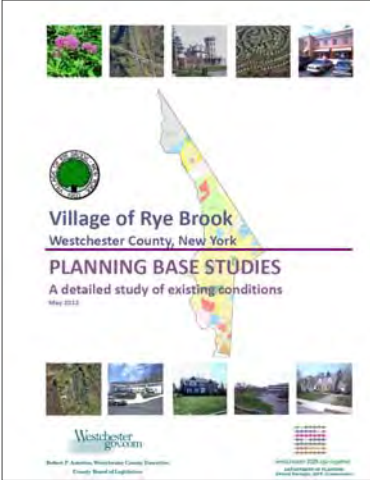
BFJ Planning

Agenda

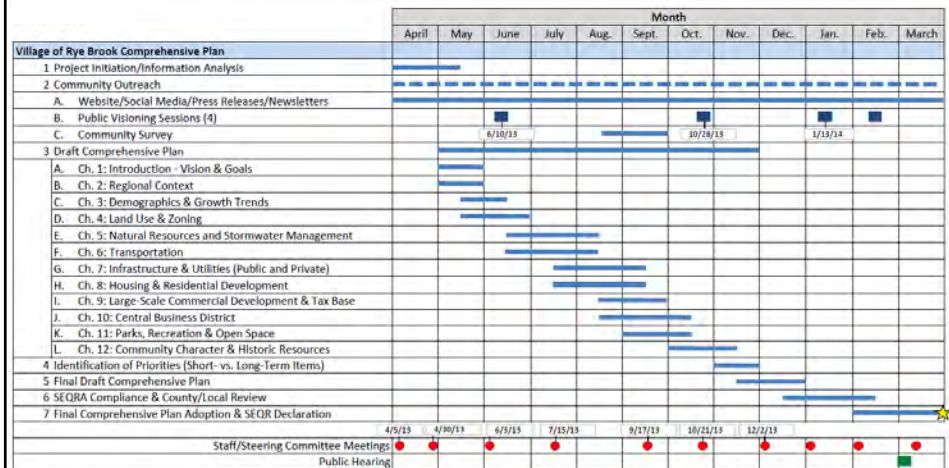


Why is Rye Brook Doing a Comprehensive Plan?

- ❖ Many prior planning efforts, but no unifying plan
- ❖ Need for policy guide to set future land-use decisions in Village
- ❖ County work on baseline studies allows for focus on visioning, public outreach, recommendations and implementation tools



Project Schedule



PLAN RYE BROOK

BFJ Planning

How Can You Get Involved?

- ❖ Sign up for updates at planryebrook.org
- ❖ Review draft Plan elements available at planryebrook.org
- ❖ Attend future visioning sessions

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, business interests present and future generations based on a community consensus that establishes, reinforces and recognizes the village's distinct identity and characteristics, self-sufficiently seeks out the assistance of neighboring communities to achieve desired goals." - 2000 Village of Rye Brook Vision Plan

Historical data that Rye Brook selected the Village's first Comprehensive Plan will focus on regulatory and planning efforts and establish a public guide for future land-use decisions within the Village. This Comprehensive Plan represents the culmination of a unique and inclusive partnership with the Westchester County Planning Department, which represents an essential next step. Village of Rye Brook Planning Board Studies: A Strategic Study of Land Use Continuity as a first project to demonstrate how the County and Village planning documents can better work together to shape the future. The report, together with a number of other planning studies, will form the legislative foundation for the Comprehensive Planning effort.

The Village of Rye Brook has appointed a 12-member advisory committee representing a broad range of interests and constituencies in the village. This committee, together with a citizens' survey, will collaborate with the people living and working in the Village to produce a multi-land-use Comprehensive Plan that fully represents their aspirations for the community.

The final Comprehensive Plan will be developed over the course of a 12-month period and will include major recommendations and actions. We're looking forward to hearing from you on your ideas!

THE NEXT PUBLIC WORKSHOP IS OCTOBER 26, 2013, AT 8 PM AT VILLAGE HALL.

PLEASE COME TO HEAR THE RESULTS OF THE ONLINE SURVEY AND DISCUSS LAND USE & ZONING, THE COMMERCIAL CENTER AND PARKS & OPEN SPACE.

WE WANT TO HEAR FROM YOU!

PLAN RYE BROOK

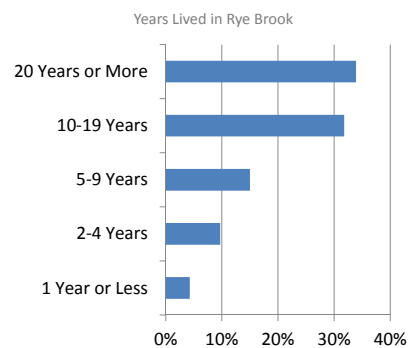
BFJ Planning

Comprehensive Plan Chapters

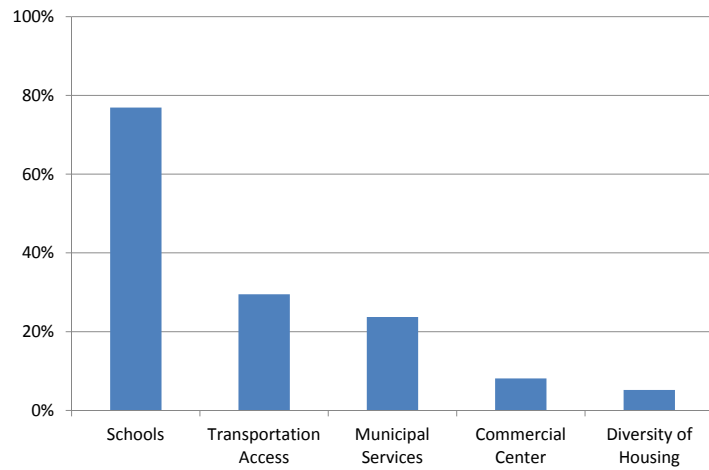
1. Introduction: Vision and Goals
2. History & Regional Context
3. Demographics
- 4. Land Use & Zoning**
5. Natural Resources & Stormwater Management
- 6. Parks, Recreation & Open Space**
7. Transportation
8. Infrastructure & Utilities
9. Housing & Residential Development
10. Large-Scale Commercial Development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

Public Survey: Who Responded?

- ❖ Ran online from August 15 to October 1, paper copies available at the senior center
- ❖ 863 people completed the survey, nearly all (97%) were Rye Brook residents
- ❖ Almost 12% of residents also work in Village, nearly 8% own a business here
- ❖ Heaviest participation from ages 35-64, but almost 16% of responses were from seniors
- ❖ Participants generally long-time residents

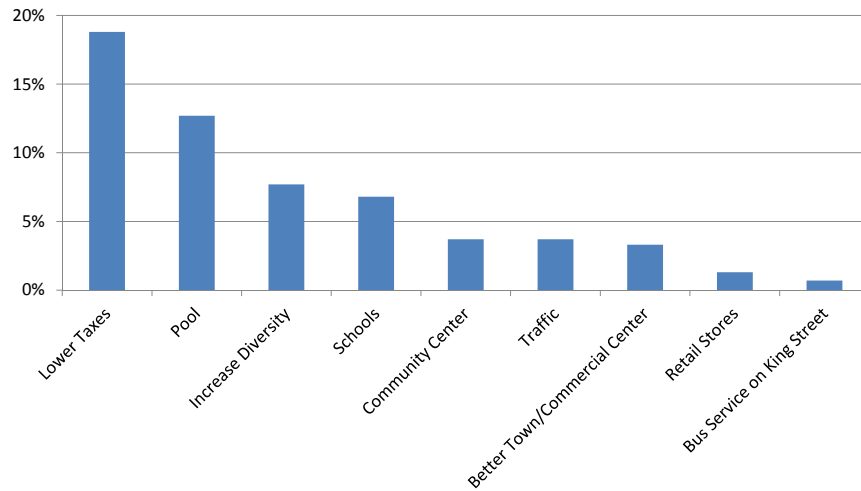


Survey: Rye Brook's Assets

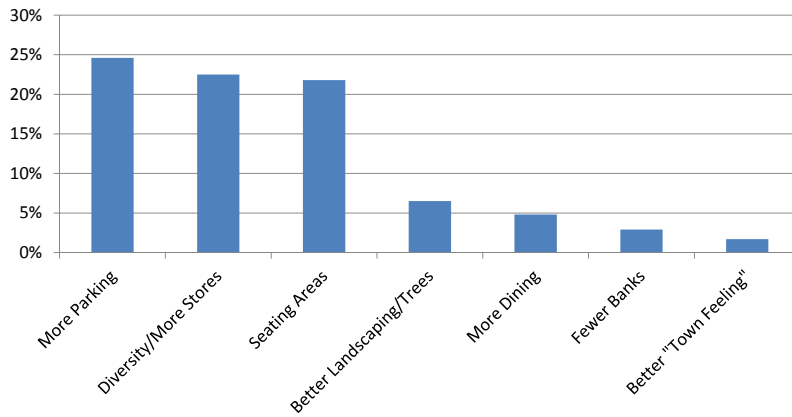


❖ Also mentioned: people and community feel, proximity to work and family, parks and natural beauty

Survey: What Would You Change About Rye Brook?

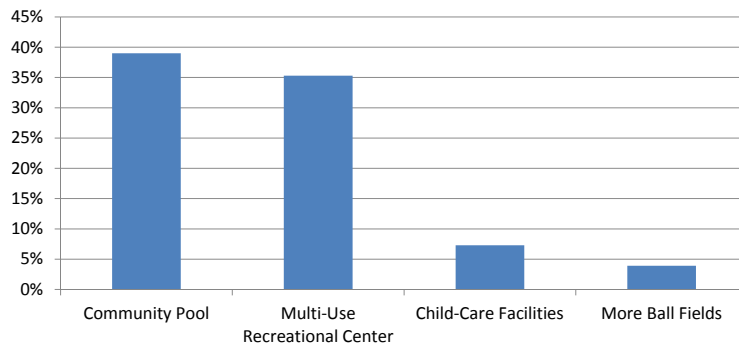


Survey: What Might Improve Shopping in Rye Brook's Commercial Area?



- ❖ Most residents (74%) visit Rye Brook's commercial area at least once a week, but many are going elsewhere (White Plains, Port Chester, Greenwich) for shopping and dining

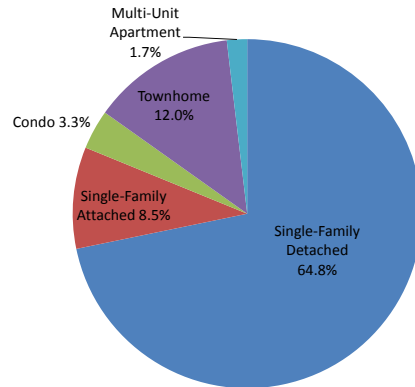
Survey: What Community Resources Would Most Enhance Rye Brook?



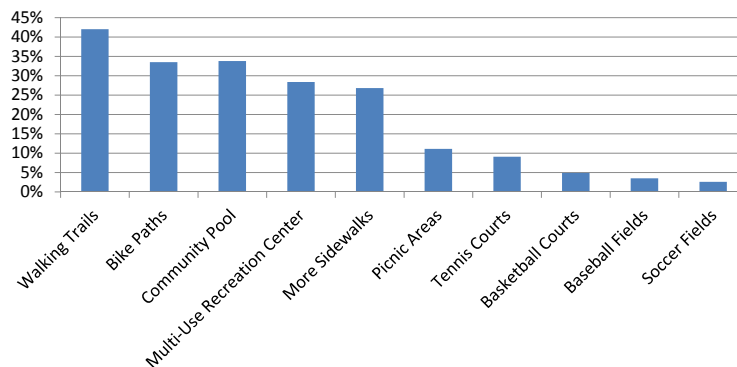
- ❖ Little support for tax increases to fund these facilities, but recreational center and community pool saw most support for higher taxes
- ❖ Less than one-quarter of residents are aware of Rye Brook's senior center, about half don't know it's available for rentals

Survey: Housing

- ❖ Nearly three-quarters of residents live in single-family homes, homeowners dominate (87%)
- ❖ Almost half (47%) of residents think a diversity of housing types is important...
- ❖ ...But 43% of residents wouldn't support 3-4 story buildings in Rye Brook to accommodate more diverse housing
- ❖ Most appropriate locations for 3-4 story housing: Anderson Hill Road, King Street, Ridge Street, Lincoln Avenue, Westchester Avenue

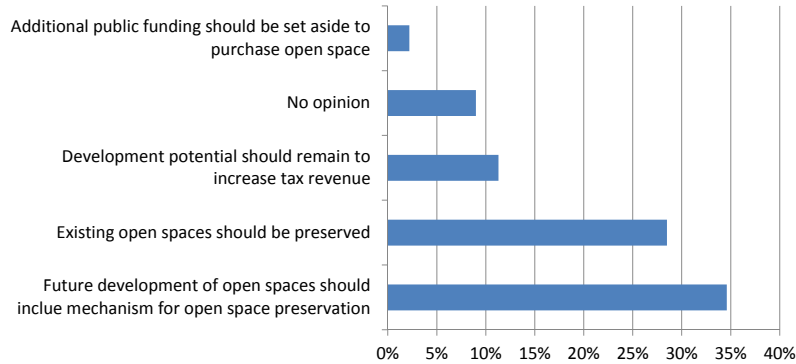


Survey: Desired Parks/Recreation Improvements



- ❖ Most visited parks: Crawford, Pine Ridge and King Street Athletic Fields. Least used parks: Garibaldi, Harkness and Rich Manor.
- ❖ Significant demand for passive recreation options (trails and bike paths, sidewalks and picnic areas) and for a community pool or recreation center

Survey: Preservation of Open Space

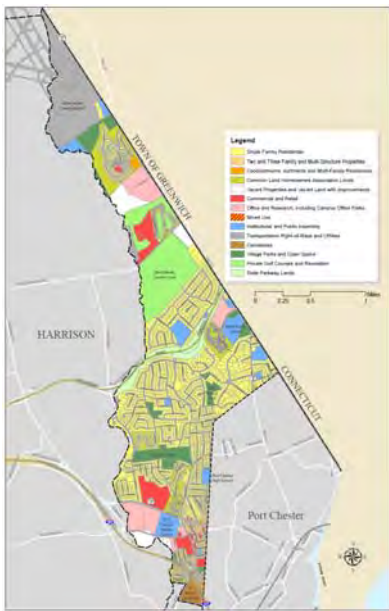


- ❖ Most residents (65%) support at least some preservation of existing open space
- ❖ No consensus on acquisition of more park land: 36% support, 36% unsure, and 25% oppose

Survey: Transportation

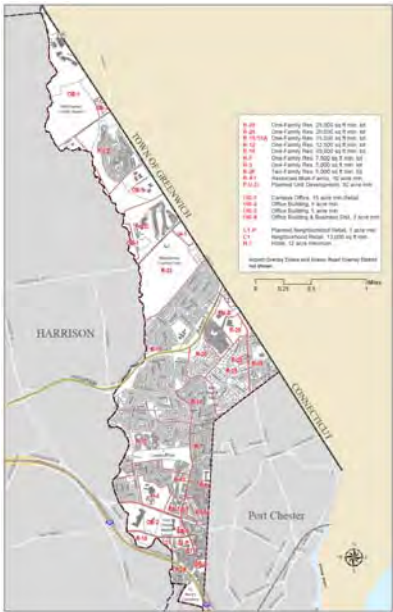
- ❖ Nearly 60% of residents experience traffic congestion, mostly at rush hour and school drop-off/pick-up. Problem areas: King Street, North Ridge Street, Westchester Avenue
- ❖ More than two-thirds of residents say there's "just enough" parking in Rye Brook, but 20% say there's "too little." More parking suggested at Rye Ridge Shopping Center
- ❖ Only 16% of residents walk at least once a week, and just 4% bike once a week, but almost 60% would prefer to walk or bike more
- ❖ Most significant impediments to walking/biking: lack of sidewalks or bike lanes (32%), lack of time (25%) or safety concerns (23%)

Existing Land Use



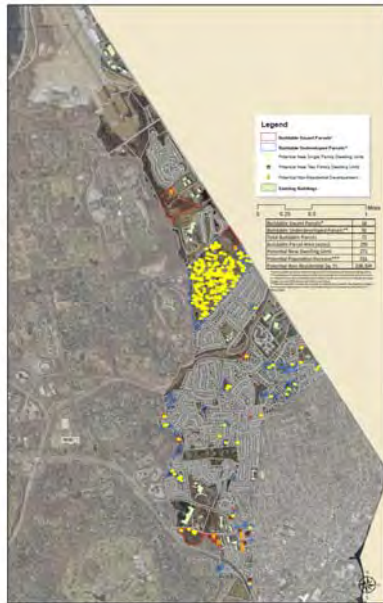
- ❖ Major land uses:
 - ❖ Residential (38%, mostly single-family)
 - ❖ Parks and open space (22%)
 - ❖ Transportation/utility (22%)
 - ❖ Commercial (9%)
- ❖ Very little vacant land (3%)
- ❖ Virtually no mixed-use properties (residential together with office/retail)

Existing Zoning



- ❖ Range of residential (mostly single-family), office, commercial (retail and hotel) zones
- ❖ Four specialized zones to meet certain goals:
 - ❖ Planned Unit Development (PUD)
 - ❖ Airport Overlay Zones
 - ❖ Scenic Road Overlay District
 - ❖ Fair and Affordable Housing District

Development Potential



❖ Build-out analysis of vacant/underutilized land shows potential for:

- ❖ 271 more dwelling units
- ❖ 732 more people
- ❖ 238,304 sf of commercial space

❖ Majority of development potential is at Blind Brook Country Club

Land Use and Zoning Preliminary Recommendations

Zoning options to preserve open space at Blind Brook Country Club:

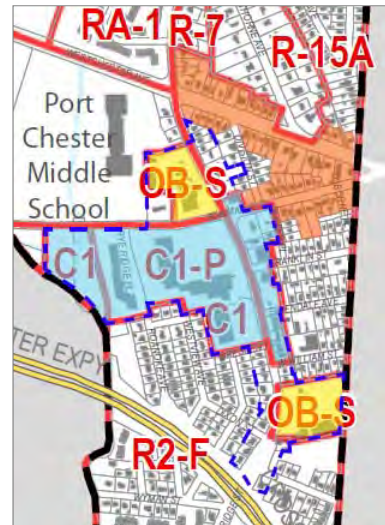
- ❖ Currently zoned R-20 (20,000 sf lots)
- ❖ Rezone to recreation/open space district (zone could also apply to designated parks in the Village)
- ❖ Rezone to lower-density R-25 (25,000 sf lots) or R-30 (30,000 sf lots)
- ❖ Require conservation (cluster) development



Land Use and Zoning Preliminary Recommendations

Zoning Options for Commercial Center:

- ❖ Eliminate OB-S zone
- ❖ Reduce front yard setbacks in C1 and C1-P zones
- ❖ Allow multifamily residential in C1 and C1-P zones by special permit
- ❖ Allow offices as principal uses in R2-F (subject to special permit), based on contextual usage
- ❖ Potential for overlay zone to allow flexibility of use, area/bulk standards, conformance with design guidelines



Existing Parks and Open Space

- ❖ Village has 624 acres of public and private open space:
 - ❖ 60% is active (municipal parks, school facilities, private golf courses)
 - ❖ 40% is passive (public/private open space, parkway lands, cemetery)

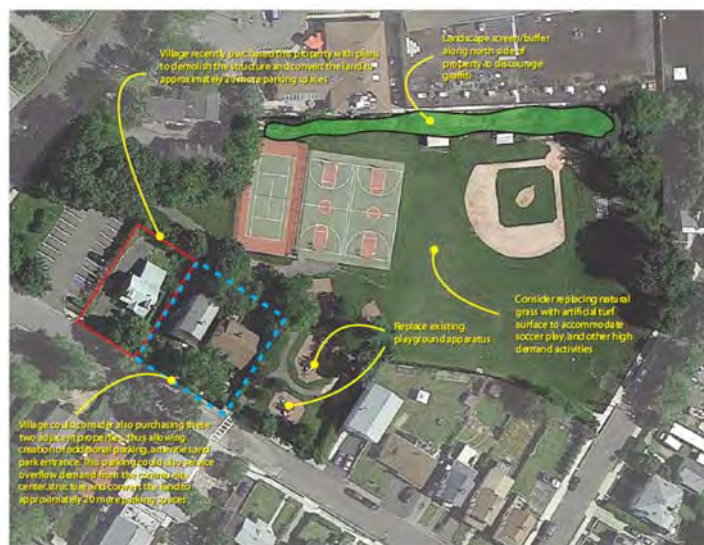
Parks and Open Space Preliminary Recommendations

Enhance Existing Parks: Garibaldi Park

- ❖ Replace playground apparatus
- ❖ Consider replacing baseball field with artificial turf
- ❖ Potential for planting screen or mural on shopping center façade facing park to discourage graffiti
- ❖ Look at future acquisition of key properties for more park space, added parking, better defined entrance on Garibaldi Place



Parks and Open Space Preliminary Recommendations



Parks and Open Space Preliminary Recommendations

Enhance Existing Parks: Passive Spaces

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

Strategically Link Existing Open Space Assets

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

Parks and Open Space Preliminary Recommendations

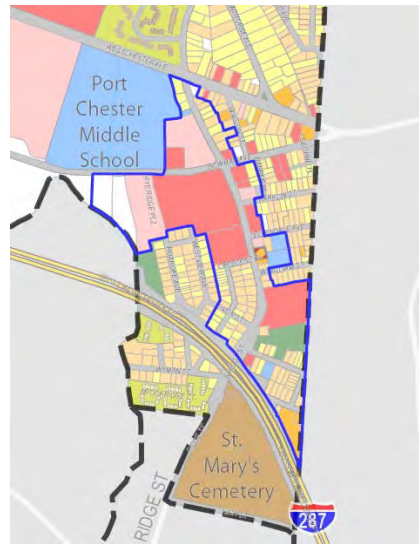
Potential for Newly Acquired/Developed Recreational Facilities

- ❖ Crawford Park: Potential Village ownership if Town is dissolved
- ❖ Garibaldi Park: Targeted future acquisitions to enhance park
- ❖ Comprehensive study of possible community pool/multipurpose recreation center to evaluate:
 - ❖ Need for facility based on local comps
 - ❖ Uses, programs, amenities based on needs not met by Rye Brook community center/parks
 - ❖ Estimated construction/operating costs
 - ❖ Fiscal and tax implications
- ❖ Dog Park(s): Possible locations – Lincoln Avenue, Bowman Avenue Park, Rye Hills Park?



"Village Center" Study Area

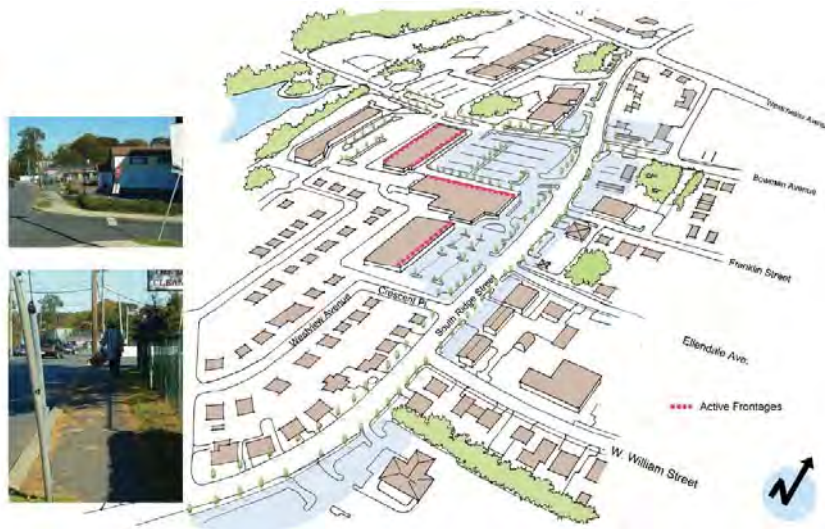
- ❖ Retail/restaurant uses centered at Bowman/Ridge and South Ridge Street
- ❖ Mix of medical, professional offices
- ❖ Single- two-, three-family housing in neighborhoods off Ridge Street
- ❖ Key open space/community facilities: Garibaldi Park, community center, DPW garage



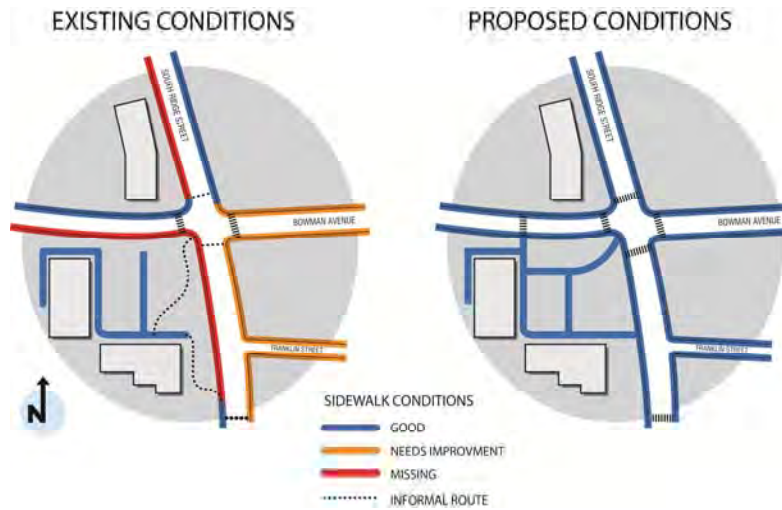
"Village Center" Pedestrian Connectivity



"Village Center" Commercial Frontages



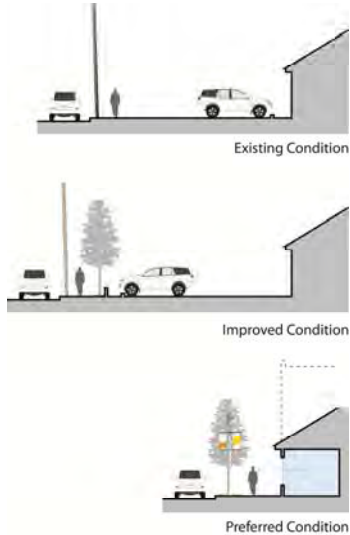
"Village Center" Suggested Pedestrian Improvements



Rye Ridge Shopping Center Case Study



“Village Center” Suggested Frontage Improvements



“Village Center” Design Guidelines

Recommended as advisory document to guide:

- ❖ Façade design
- ❖ Signage and Lighting
- ❖ Landscaping
- ❖ Branding and Wayfinding



PLAN
RYE
BROOK

BFJ Planning

What Happens Next?

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

PLAN
RYE
BROOK

BFJ Planning

Roundtables

- ❖ Overall Vision and Goals
- ❖ Land Use and Zoning
- ❖ Commercial “Village” Center
- ❖ Parks and Open Space

Village of Rye Brook Comprehensive Plan

Third Public Workshop Summary Report

Rye Brook, New York



Prepared on behalf of:

The Village of Rye Brook
938 King Street
Rye Brook, New York 10573
www.ryebrook.org

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003
(212) 353-7474
www.bfjplanning.com

January 13, 2014

PLAN
RYE
BROOK



www.planryebrook.org

ACKNOWLEDGEMENTS

VILLAGE OF RYE BROOK

Mayor Paul S. Rosenberg

Trustee Susan R. Epstein

Trustee David M. Heiser

Trustee Jason A. Klein

Trustee Jeffrey B. Rednick

COMPREHENSIVE PLAN ADVISORY COMMITTEE

Carol Goodman, Chair

Dominic Accurso

Joe Fiscella

John Grieco

Sari Jablon

Toby Marrow

Marcia Rogull

Jamie Schutzer

Tania Vernon

Jeffrey Rednick, Board of Trustees Liaison

Chris Bradbury, Village Administrator, ex officio

Joan Feinstein, ex officio

CONSULTANT TEAM

Frank Fish, FAICP, BFJ Planning

Susan Favate, AICP, PP, BFJ Planning

Michael Keane, AICP, BFJ Planning

Jonathan Martin, Ph.D., AICP, BFJ Planning

Tina Lund, AICP, Urbanomics



Funded in part by a grant from the Hudson River Valley Greenway

TABLE OF CONTENTS

I. Introduction	1
II. Workshop Agenda	3
III. BFJ Planning Presentation	4
IV. Open House Discussions	5
V. Conclusion	8
Appendix: Workshop Presentation	

I. INTRODUCTION

The Village of Rye Brook Comprehensive Plan

In the fall of 2012, the Village of Rye Brook began the process of preparing its first-ever Comprehensive Plan. Although the Village has an extensive history of plans that cover a range of specific topics, it has never before had in place a comprehensive planning document to guide future decisions on development, zoning and capital spending.

The Comprehensive Plan will build on prior planning efforts and establish a policy guide for land use within the Village. It will be a living document that outlines a vision for Rye Brook's future and establishes clear strategies for achieving that vision. The comprehensive planning process also represents the culmination of a unique and innovative partnership with the Westchester County Department of Planning, which completed in May 2012 an extensive report, *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 the past Village planning studies, will form the baseline discussion for the Comprehensive Plan effort.

Citizen participation is a central element of the comprehensive planning process. The project involves a series of outreach initiatives, including a total of four public workshops, as well a public survey. The insights, information and feedback gathered from the public during these outreach efforts will help shape the vision for Rye Brook's future.

Summary of the Third Public Workshop

This report summarizes the results of second public workshop, which was held on Monday, January 13, 2014, at 8 p.m. at the Anthony J. Posillipo Community Center, 32 Garibaldi Place. The workshop was attended by approximately 35 residents, stakeholders and members of the Comprehensive Plan advisory committee, who shared their ideas and experiences to inform the planning process.

Carol Goodman, Chair of the CPAC, greeted participants and introduced the planning consultants, BFJ Planning.

BFJ Planning then presented an overview of the comprehensive planning process, including the purpose of the comprehensive plan, the key components of the plan and the project schedule. The presentation then outlined a summary of recommendations from the eight draft chapters that are available for public review. Section III below summarizes the presentation in its entirety.

Following the presentation and brief coffee break, the workshop shifted into an "open house" format, in which participants could choose to circulate among any of the following eight stations corresponding to the draft chapters discussed during the presentation:

- Introduction, Vision and Goals
- Regional Context
- Demographics
- Land Use and Zoning
- Natural Resources and Stormwater Management
- Parks, Recreation and Open Space
- Housing
- Village Center

Each open house station was managed by a member of the Comprehensive Plan advisory committee, Village staffer and/or consultant team member, and contained large-scale graphics and a list of all recommendations for the subject chapter. Participants were free to write or draw comments on any of the materials at each station. The intent was to provide an informal setting in which attendees could interact directly with project team members through one-on-one or small group conversations. This format was also beneficial because it allowed participants to discuss a range of plan topics, and to provide input on specific draft recommendations of the chapters. The community feedback will be used by the advisory committee and consultant team as the draft chapters are revised and new chapters are completed.

II. WORKSHOP AGENDA

Village of Rye Brook Comprehensive Plan Third Public Workshop

Monday, January 13, 2014, 8 p.m.

1. Introduction and Opening Remarks
 - Carol Goodman, Chair, Comprehensive Plan advisory committee
2. Presentation by BFJ Planning
3. Coffee Break
4. Open House Stations
 - Introduction, Vision and Goals
 - Regional Context
 - Demographics
 - Land Use and Zoning
 - Natural Resources and Stormwater Management
 - Parks, Recreation and Open Space
 - Housing
 - Village Center

III. BFJ PLANNING PRESENTATION

Project Summary

Frank Fish, Principal of BFJ Planning, provided an overview of the comprehensive planning process, including the purpose of the comprehensive plan, the key components of the plan, the project schedule and the agenda and format for the workshop.

Plan Recommendations

Susan Favate, Senior Associate of BFJ Planning, summarized the recommendations from each of the eight draft chapters that are available for public review on the project website.

Introduction, Vision and Goals

Vision Statement

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 and strengthens the Village's distinct identity while working with neighboring communities to achieve desired or shared goals.

Goals

Built Environment

- *Preserve character of residential neighborhoods.*

Natural Environment

- *Preserve the remaining open space character.*
- *Maintain and improve the quality of the Blind Brook and the Long Island Sound watershed*
- *Promote environmental stewardship.*

Mobility

- *Improve traffic circulation while minimizing impacts on the environment and community character.*
- *Increase and promote viable alternatives to automobile travel.*

Community Resources

- *Enhance the quality and availability of community services, while respecting limited resources.*

Regional Context

Regional Issues and Planning Initiatives

Patterns for Westchester (1996)

- *Supports channeling development to commercial or mixed-use "centers."*
- *Village not designated as a center, but road network sets a development node that functions as a center.*
- *Recommends medium-density suburban growth for the Village.*

Westchester 2025 (2006)

- Supports sustainable development balancing economic and environmental concerns and serving residents' needs.
- Policies are generally in line with Village's land use and development goals.
- Includes zoning build-out analysis for Rye Brook.

Planning in Surrounding Communities

- Port Chester 2012 Comprehensive Plan focuses on development in downtown, waterfront area, Route 1 and the former United Hospital site.
- Harrison 2013 Comprehensive Plan allows housing and complementary uses in the Platinum Mile area, and supports transit-oriented development (TOD) and streetscape improvements in the downtown area.
- Dissolution of Rye Town is in consideration based on a 2012 study: Town is selling off assets and looking at options for Rye Beach.
- Recent North Castle development proposals: airport parking, senior housing at Brynwood Country Club.

Other Initiatives

- Tappan Zee Bridge replacement (underway).
- I-287/Tappan Zee Bridge Corridor Action Plan

Demographics

Key Takeaways

- Strong population growth since 1990, but at a slightly lower rate than Port Chester and Harrison.
- Growth rate since 2000 outpaced Rye Town's and Port Chester's, but was less than Harrison's.
- Village population is aging, despite an increasing share of children, as the 45-and-older age group has grown significantly.
- Rye Brook has become slightly more diverse, as Hispanic population has increased.
- Village residents have very high levels of educational attainment.
- Growth in household income from 1999 to 2011, despite the 2007-2008 recession.
- Strong growth in households earning \$150,000 or more, but also more households earning \$50,000 or less.

Land Use and Zoning

Recommendations

- Consider options to preserve open space at Blind Brook Country Club:
 - Retain current R-20 zoning (20,000 sf lots).
 - Rezone to recreation/open space district (could also apply to designated parks).
 - Rezone to lower-density R-25 (25,000 sf lots) or R-30 (30,000 sf lots)
 - Require conservation (cluster) development.
- Consider zoning options for Village Center area:
 - Eliminate OB-S zone.

- Reduce front yards in C1 and C1-P zones, and look at revising height and floor area ratio (FAR) regulations to allow 3-4 story mixed-use buildings.
- Allow multifamily in C1 and C1-P zones by special permit, with criteria, such as being limited to one-bedrooms and studios.
- Allow offices as principal uses in the R2-F zone, subject to special permit, based on contextual usage.
- Explore a potential overlay zone for the Village Center to provide flexibility in standards and the use of design guidelines.

Natural Resources and Stormwater Management

Recommendations

- Focus on stormwater management at the regional level through partnerships with municipalities, institutions and advocacy groups.
- Undertake a comprehensive sustainability plan to look at options such as:
 - Reviewing land use regulations to promote sustainable development and incentivize green building.
 - Adopting a policy for new Village buildings to be green.
 - Conducting energy audits as needed for Village facilities.
 - Replacing Village vehicles with high-efficiency options.
 - Joining the Climate Smart Communities program.
 - Conducting a Village greenhouse gas emissions inventory.

Parks and Open Space

Recommendations

- Undertake strategic improvements for Garibaldi Park, including:
 - Replacing the existing playground apparatus.
 - Consider replacing the natural grass with artificial turf surface to accommodate soccer play and other high-demand activities.
 - Install a landscape screen/buffer along the northern property line to deter graffiti.
 - Consider purchasing properties along Garibaldi Place to allow for additional parking, more amenities and an expanded park entrance.
- Enhance existing passive spaces, including:
 - Adding signage, benches and trash cans at Village-designated open spaces.
 - Creating walking/biking paths (especially in parcels along Lincoln Avenue).
- Strategically link existing open space assets, such as:
 - Roanoke Park to the future Bowman Avenue Park.
 - Lincoln Avenue open space to SUNY Purchase, Pepsico headquarters.
 - Focus sidewalks on key roadways that link parks, schools and neighborhoods.
- Look at the potential for newly acquired or developed recreational facilities:
 - Crawford Park: potential Village ownership if Town of Rye is dissolved.
 - Garibaldi Park: targeted future acquisitions for more parking and better access.
 - Undertake a comprehensive study of a possible community pool/recreational center to evaluate need, types of programs and amenities, costs and fiscal/tax implications.
 - Potential dog parks at Lincoln Avenue, Bowman Avenue Park or Rye Hills Park.

Housing

Recommendations

- Consider multifamily uses in commercial zones, including a provision for 10% affordable housing, subject to criteria:
 - Co-location with commercial/office uses.
 - Residential uses limited to upper floors in buildings fronting County or State roads.
 - New residential uses limited to studios and one-bedrooms.
- Consider multifamily uses in office zones.
- Adopt a policy that any zoning change sought by an applicant that would expand the permitted uses should include a provision for affordable housing units.
- Look at allowing accessory apartments in low-density single-family zones subject to criteria including:
 - 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%-25% of the principal permitted use.

Village Center

Recommendations

- Look at eliminating the OB-S zone and replacing it with the C1-P zone.
- Adjust setbacks in the C1 and C1-P zones to bring buildings closer to the street and provide buffering from residential uses.
- Explore allowing multifamily residential uses in commercial zones, subject to criteria:
 - Co-location with commercial/office uses.
 - Residential uses limited to upper floors in buildings fronting County or State roads.
 - New residential uses limited to studios and one-bedrooms.
- Look at revising height/FAR regulations in the C1 and C1-P zones to allow 3-4 story mixed-use buildings.
- Consider creation of a Village Center overlay zone to promote mixed-use development.
- Work with the County DPW to create formalized crosswalks at the Bowman Avenue/South Ridge Street and Ellendale Avenue/South Ridge Street intersections.
- Add sidewalks along frontages of Rye Ridge Shopping Center, especially on South Ridge.
- Create landscaped buffers along sidewalks on South Ridge Street and promote a development pattern with buildings closer to the street and parking in the rear.
- Pursue a right of first refusal for the gas station property at South Ridge Street and Bowman Avenue for mixed-use/public space.
- Incorporate green buffers in the Village DPW facility replacement plan.
- Implement advisory design guidelines, applicable within the Village Center overlay zone.
- Consider developing local signage design guidelines based on positive examples.

The next section summarizes the discussion and comments at each open house station.

IV. OPEN HOUSE DISCUSSIONS

During the open house discussion session, participants gathered to explore and comment on key issues confronting Rye Brook. The eight roundtable topics were: Introduction, Vision and Goals; Regional Context; Demographics; Land Use and Zoning; Natural Resources and Stormwater Management; Parks and Open Space; Housing and Village Center. Participants were free to move about among the various open house stations to discuss any and all issues of interest.

The following section highlights the key points raised at each open house station:

1. Introduction, Vision and Goals

- Not enough sidewalks – especially on Lincoln Avenue.
- Consideration of mother-daughter or in-law apartments in other districts.

2. Regional Context

- No comments received.

3. Demographics

- Concern with seniors' ability to pay taxes in Rye Brook and afford existing housing. Result is families move out as they move to less expensive locations when children move out.
- Children born 2000-2010 may be a result of BelleFair development.
- Senior boom 2000-2010 may be a result of Atria.
- As baby boomers become seniors, will have a need to provide active programs for them.
- Large increase in 5-14 years – what will happen as that group gets older?
- More housing for downsizing families.
- Housing stock too limited for market-rate rental housing – flats.
- Avon only reasonably-taxed area for seniors. Options are limited.
- Population of children in Rye Brook – what is the impact by school district?

4. Land Use and Zoning

- Perhaps a little higher than 3-4 stories?
- There really is no multifamily zone.
- Keep balance of open space vs. tax-paying property.
- Keep majority of Blind Brook as open space.
- Need housing for the elderly. But note the difference between senior-oriented housing (55+) and assisted-care. Seniors are going to White Plains, Stamford and Port Chester.
- Use the overlay district as a fairly large district with market-rate housing (small units).

5. Natural Resources and Stormwater Management

- More explicit identification of stormwater management plan/options.
- Possible incentives to homeowners to improve their properties.
- Any existing budget lines directed to stormwater management?
- Comprehensive approach to sustainability:
 - Municipal
 - Developers
 - Individual homeowners
- Greening of building codes – what is the potential?
- Emphasis on Village property for replacing plantings with non-invasive species.
- One incentive is to simplify processes of Village.

6. Parks and Open Space

- Dog park – look at splitting between big and small dogs? Need benches and running water.
- Garibaldi Park – graffiti is an issue. Look at vertical planting?
- Crawford Park – keep open space/no development.
- Blind Brook Country Club – concerns about residential development.
- Rich Manor Park – not attractive to make a park.
- Trail network – safety concerns.

7. Housing

- Define “in-law” set-up – how might these be restricted to family members?
- “English basement” concept – apartment on lowest floor of a building (e.g. townhouse or brownstone), often partially below grade (see examples in Washington, D.C.). Two means of egress are provided. Concept could help people stay in their homes.
- Key questions on accessory apartments:
 - Allowable to be rented to family or non-family?
 - What goal is assumed to be achieved with accessory apartments?

8. Village Center

- Entrance to Rye Brook from I-287 – very unkempt. This is a State road so Village would need to coordinate upkeep. Need a strong sidewalk at least on one side.
- Village should apply for grant money to put utilities underground.
- Idea of Village acquiring gas station property at Bowman/Ridge and converting it to a pocket park with parking at rear.
- Goal of sidewalks on South Ridge Street all the way to the cemetery.
- Support for moving DPW facility to Lincoln Avenue at the Village composting site.
- Suggestion that Village buy all the parcels on the northern side of Garibaldi Place, as well as property between Village Hall and the Hutchinson River Parkway (long-term).

- Idea of right of first refusal – this should actually be “right of first offer.”
- Consensus that multifamily development can be supported because it doesn’t generate school children.
- Concept of a Business Improvement District for sidewalks, traffic improvements, lighting, burying utilities, etc. Feeling that businesses could support this financially. The Village could also pursue bonding for these items.
- Support for allowing offices in R-2F zone. Potential for multifamily there?
- Some Village improvement concepts can be implemented inexpensively with community volunteerism. Example – dealing with invasive species such as bamboo along Rich Manor Park.
- General support for Village Center overlay zone including design guidelines.

V. CONCLUSION

The third public workshop was successful in attracting an engaged group of residents and stakeholders who were eager to discuss the range of draft Plan recommendations that have been developed to date. Within the wide array of issues discussed at the workshop, several key recommendations emerged as areas of focus for the Comprehensive Plan:

- Many are concerned about whether Rye Brook has sufficient housing options for seniors that can allow them to remain in the Village after their children have exited the school system. The concept of accessory apartments had some support as an idea to explore further, but many were concerned with how such apartments would function and be regulated.
- The vision for the Blind Brook Country Club is one that balances taxable development with preservation of open space to the maximum extent possible.
- Although Rye Brook’s Village Center area may not be a traditional downtown, the Village should explore ways to improve its appearance and vitality, including allowing small multifamily units, adding sidewalks to enhance walkability, improving gateways and establishing an overlay zoning district including design guidelines. Creation of a business improvement district is also an option that may be explored with the business community.

Village of Rye Brook Comprehensive Plan



Third Public Workshop
January 13, 2014



BFJ Planning

Introductions

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

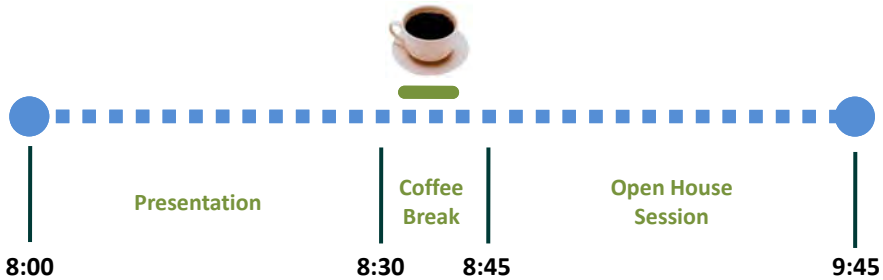
Consultants

Frank Fish, **BFJ Planning**
Susan Favate, **BFJ Planning**
Michael Keane, **BFJ Planning**
Jonathan Martin, **BFJ Planning**
Tina Lund, **Urbanomics**

PLAN
RYE
BROOK

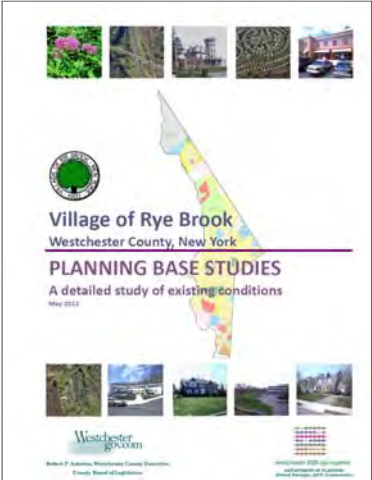
BFJ Planning

Agenda



Why is Rye Brook Doing a Comprehensive Plan?

- ❖ Many prior planning efforts, but no unifying plan
- ❖ Need for policy guide to set future land-use decisions in Village
- ❖ County work on baseline studies allows for focus on visioning, public outreach, recommendations and implementation tools



Project Schedule



PLAN RYE BROOK

BFJ Planning

How Can You Get Involved?

- ❖ Sign up for updates at planryebrook.org
- ❖ Review draft Plan elements available at planryebrook.org
- ❖ Attend future public workshops and meetings



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 and strengthens the Village's shared identity using working with neighboring communities to achieve desired or shared goals." - Rye Brook Comprehensive Plan Draft Vision Statement

Welcome to the Plan Rye Brook website! Rye Brook's first Comprehensive Plan will build on significant planning efforts and establish a long-term vision and direction for the Village. The Comprehensive Plan represents the collective vision and proactive partnership with the Westchester County Planning Commission, which completed an extensive regional study of the Rye Brook area. Your feedback and input are essential to a successful plan that meets the Village's needs and reflects the community's vision.

The Village of Rye Brook has appointed a 12-member advisory committee representing a broad range of interests and perspectives in the Village. The committee, together with a professional team, will continue to lead the process and working with Rye Brook residents to develop a comprehensive Comprehensive Plan that reflects their aspirations for the community.

The Rye Brook Comprehensive Plan will be developed over the course of a 12-month period and will include major components to guide the Village's future. Please stay tuned to learn how you can get involved!

ADDITIONAL DRAFT CHAPTERS NOW AVAILABLE FOR REVIEW
Click here for more information.

THE NEXT PUBLIC WORKSHOP IS JANUARY 13, 2014 AT 8PM AT THE ANTHONY J. POROLLO COMMUNITY CENTER, 32 GARIBOLDI PLACE (ACROSS FROM GARIBOLDI PARK)

CLICK HERE TO READ THE PRESENTATION FROM THE SECOND PUBLIC WORKSHOP ON OCTOBER 8, 2013.

WE WANT TO HEAR FROM YOU!

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. Community Character & Historical Resources
13. Future Land Use Plan
14. Implementation

Introduction: Vision and Goals

Vision Statement

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 and strengthens the Village's distinct identity while working with neighboring communities to achieve desired or shared goals.

Goals

Built Environment

- ❖ Preserve character of residential neighborhoods.

Natural Environment

- ❖ Preserve the remaining open space character.
- ❖ Maintain and improve the quality of the Blind Brook and the Long Island Sound watershed.
- ❖ Promote environmental stewardship.

Mobility

- ❖ Improve traffic circulation while minimizing impacts on the environment and community character.
- ❖ Increase and promote viable alternatives to automobile travel.

Community Resources

- ❖ Enhance the quality and availability of community services, while respecting limited resources.

Regional Context



PLAN RYE BROOK
BFJ Planning

Regional Context

Regional Issues and Planning Initiatives

Patterns for Westchester (1996)

- ❖ Supports channeling development to commercial or mixed-use “centers”
- ❖ Village not designated as a center, but road network sets a development node that functions as a center
- ❖ Recommends medium-density suburban growth for the Village

Westchester 2025 (2006)

- ❖ Supports sustainable development balancing economic/environmental concerns, serving residents’ needs
- ❖ Policies generally in line with Village’s land use and development goals
- ❖ Includes zoning build-out analysis for Rye Brook

Planning in Surrounding Communities

- ❖ Port Chester 2012 Comprehensive Plan focuses on development in downtown, waterfront area, Route 1 and former United Hospital site
- ❖ Harrison 2013 Comprehensive Plan allows housing and complementary uses in the Platinum Mile area, supports transit-oriented development and streetscape improvements in downtown
- ❖ Dissolution of Rye Town in consideration based on 2012 study – Town is selling off assets and looking at options for Rye Beach
- ❖ Recent North Castle development proposals: airport parking, senior housing at Brynwood Country Club

Other Initiatives

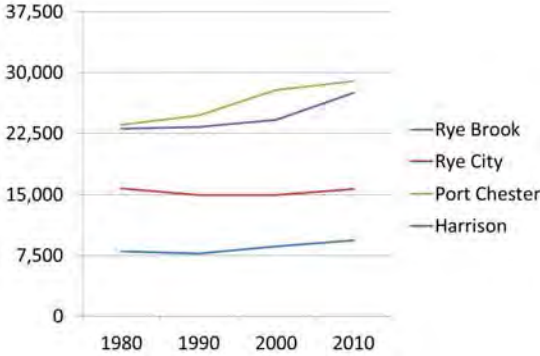
- ❖ Tappan Zee Bridge replacement (underway)
- ❖ I-287/Tappan Zee Bridge Corridor Action Plan

PLAN RYE BROOK
BFJ Planning

Demographics

Key Takeaways

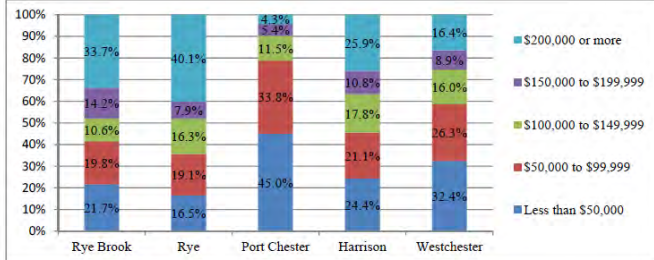
- ❖ Strong population growth since 1990, but at slightly lower rate than Port Chester and Harrison
- ❖ Growth rate since 2000 outpaced Rye and Port Chester but less than Harrison's
- ❖ Village population is aging, despite increasing share of children, as 45+ group has grown significantly



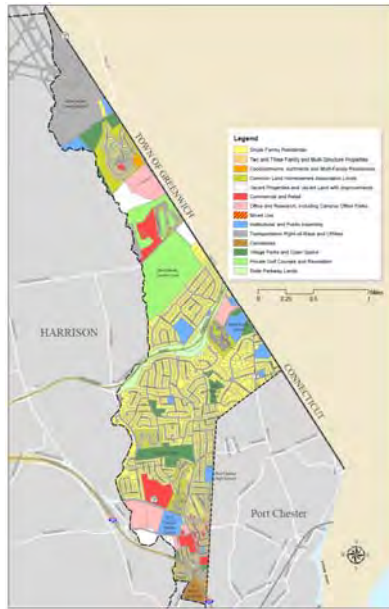
Demographics

Key Takeaways

- ❖ Village has become slightly more diverse, as Hispanic population has increased
- ❖ Village residents have very high levels of educational attainment
- ❖ Growth in household income in 1999-2011, despite 2007-2008 recession
- ❖ Strong growth in households earning \$150,000 or more, but also more households earning \$50,000 or less



Land Use



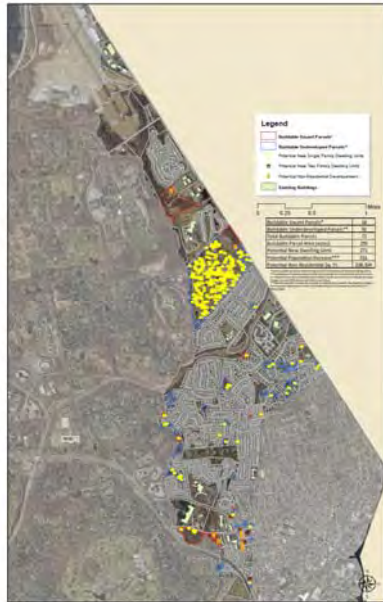
- ❖ Major land uses:
 - ❖ Residential (38%, mostly single-family)
 - ❖ Parks and open space (22%)
 - ❖ Transportation/utility (22%)
 - ❖ Commercial (9%)
- ❖ Very little vacant land (3%)
- ❖ Virtually no mixed-use properties (residential together with office/retail)

Zoning



- ❖ Range of residential (mostly single-family), office, commercial (retail and hotel) zones
- ❖ Four specialized zones to meet certain goals:
 - ❖ Planned Unit Development (PUD)
 - ❖ Airport Overlay Zones
 - ❖ Scenic Road Overlay District
 - ❖ Fair and Affordable Housing District

Development Potential



❖ Build-out analysis of vacant/underutilized land shows potential for:

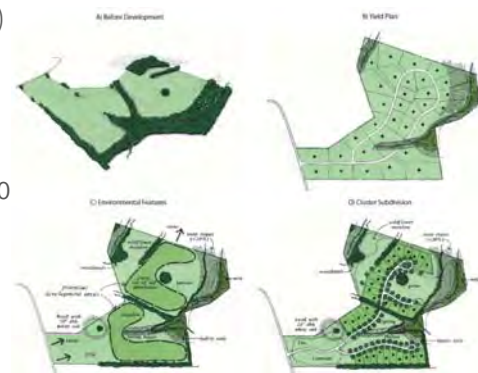
- ❖ 271 more dwelling units
- ❖ 732 more people
- ❖ 238,304 sf of commercial space

❖ Majority of development potential is at Blind Brook Country Club

Land Use and Zoning Recommendations

Zoning options to preserve open space at Blind Brook Country Club:

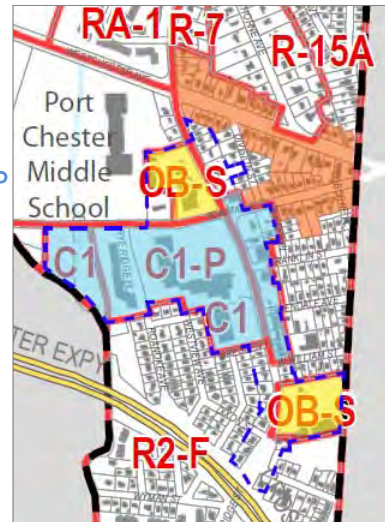
- ❖ Currently zoned R-20 (20,000 sf lots)
- ❖ Rezone to recreation/open space district (zone could also apply to designated parks in the Village)
- ❖ Rezone to lower-density R-25 (25,000 sf lots) or R-30 (30,000 sf lots)
- ❖ Require conservation (cluster) development



Land Use and Zoning Recommendations

Zoning Options for 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 in R2-F (subject to special permit), based on contextual usage
- ❖ Potential overlay zone for flexibility in standards, use of design guidelines



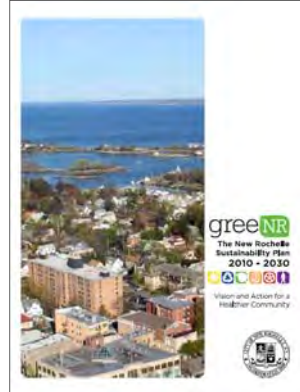
Natural Resources and Stormwater Management

- ❖ Location along Blind Brook makes stormwater management, flooding key issues
- ❖ Rye Brook has taken significant steps on stormwater management:
 - ❖ Addressed major items in 2002 analysis (e.g. Edgewood Drive detention basin)
 - ❖ Adopted new stormwater management regulations in 2006 (more stringent than NYS DEC Phase II standards)
 - ❖ Member of Long Island Sound Watershed Intermunicipal Council (LISWIC)



Natural Resources and Stormwater Management Recommendations

- ❖ Focus on stormwater management at regional level, through partnerships with municipalities, institutions and advocacy groups
- ❖ Comprehensive sustainability plan to look at options:
 - ❖ Reviewing land use regulations to promote sustainable development and incentivize green building
 - ❖ Adopting policy for new Village buildings to be green
 - ❖ Conducting energy audits as needed for Village facilities
 - ❖ Replacing Village vehicles with high-efficiency options
 - ❖ Joining the Climate Smart Communities program
 - ❖ Conducting Village greenhouse gas emissions inventory



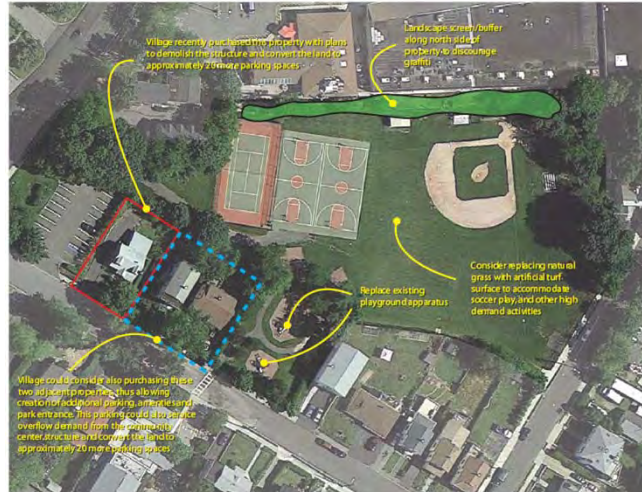
Parks and Open Space



- ❖ Village has 624 acres of public and private open space:
 - ❖ 60% is active (municipal/County parks, school facilities, private golf courses)
 - ❖ 40% is passive (public/private open space, parkway lands, cemetery)

Parks and Open Space Recommendations

Enhance Existing Parks: Garibaldi Park



Parks and Open Space Recommendations

Enhance Existing Parks: Passive Spaces

- ❖ Addition of signage, benches, trash cans at Village-designated open spaces
- ❖ Creation of walking/biking paths (especially in parcels along Lincoln Avenue)

Strategically Link Existing Open Space Assets

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

Parks and Open Space Recommendations

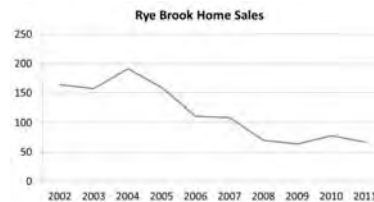
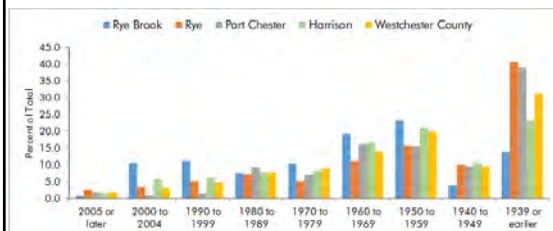
Potential for Newly Acquired/Developed Recreational Facilities

- ❖ Crawford Park: Potential Village ownership if Town is dissolved
- ❖ Garibaldi Park: Targeted future acquisitions for parking, better access
- ❖ Comprehensive study of possible community pool/ center to evaluate:
 - ❖ Need for facility based on local comps
 - ❖ Uses, programs, amenities based on need
 - ❖ Estimated construction/operating costs
 - ❖ Fiscal and tax implications
- ❖ Dog Park(s): Possible sites – Lincoln Avenue, Bowman Avenue Park, Rye Hills Park



Housing

- ❖ Village saw strong growth in housing units from 1990-2010
- ❖ Rye Brook's housing tends to be much newer than surrounding communities
- ❖ More than 80% of housing is single-family, mostly detached
- ❖ Vast majority of housing owner-occupied
- ❖ Home sales generally down since 2004, but several new developments in pipeline

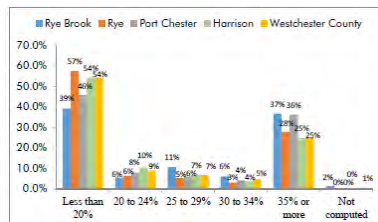


Housing

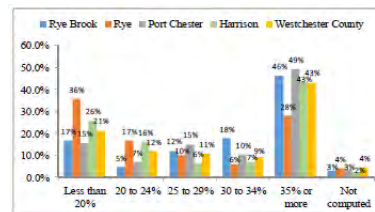
Village has been proactive in addressing affordable housing:

- ❖ 2011 study identified potential sites for development of affordable housing
- ❖ Adopted most provisions of County model ordinance, including creating floating zone

Monthly Non-Mortgage Owner Costs as Percentage of Household Income, 2011



Gross Rent as Percentage of Household Income, 2011



Housing Recommendations

- ❖ Consider multifamily uses in commercial zones, including a provision for 10% affordable housing, subject to criteria:
 - ❖ Co-location with commercial/office uses
 - ❖ Residential uses limited to upper floors in buildings fronting State or County roads
 - ❖ New residential uses limited to studios and one-bedrooms
- ❖ Consider multifamily uses in office zones
- ❖ Adopt policy that any zone change sought by an applicant that would expand the permitted uses should include a provision for affordable housing units.



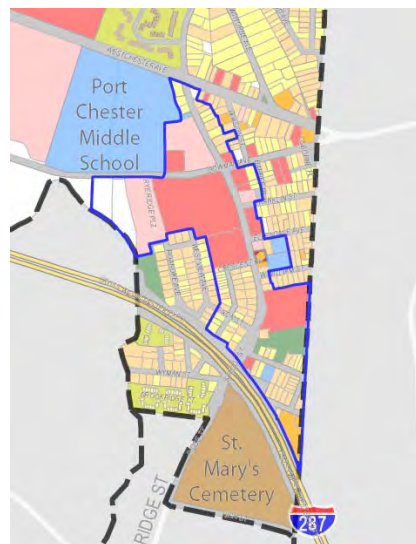
Housing Recommendations

- ❖ Look at allowing accessory apartments (“in-law apartments”) in low density single-family zones subject to criteria including:
 - ❖ 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



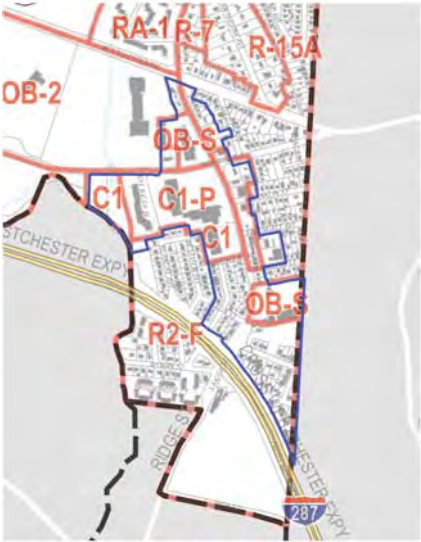
Village Center: Land Use

- ❖ Retail/restaurant uses centered at Bowman/Ridge and South Ridge Street
- ❖ Mix of medical, professional offices
- ❖ Single- two-, three-family housing in neighborhoods off Ridge Street
- ❖ Key open space/community facilities: Garibaldi Park, community center, DPW garage



Village Center: Zoning

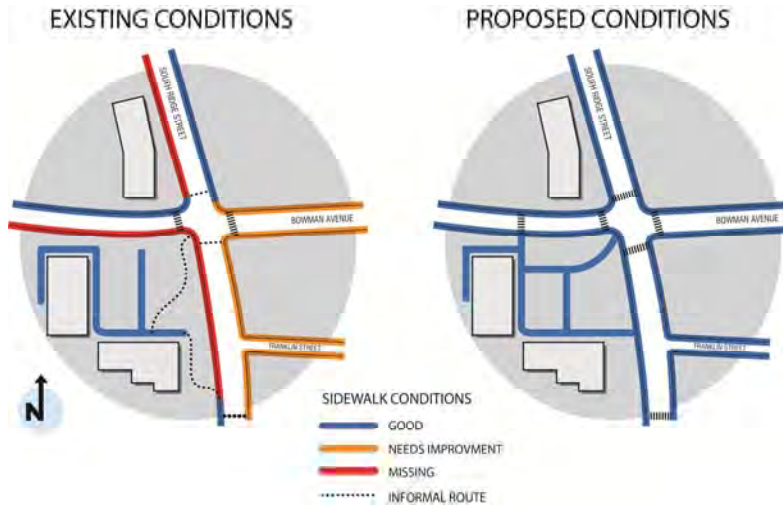
- ❖ Village Center contains Rye Brook's two traditional commercial zones, C1 and C1-P
- ❖ OB-S office zone mapped for Washington Park Plaza shopping center, 90 Ridge Street complex
- ❖ Portion of R2-F two-family zone found east and south of South Ridge Street



Village Center Pedestrian Connectivity



Village Center Suggested Pedestrian Improvements



Rye Ridge Shopping Center Case Study



Village Center Design Guidelines

Recommended as advisory document to guide:

- ❖ Façade design
- ❖ Signage and Lighting
- ❖ Landscaping
- ❖ Branding and Wayfinding



PLAN
RYE
BROOK

BFJ Planning

Village Center Recommendations

- ❖ Look at eliminating the OB-S zone and replacing it with the C1-P zone
- ❖ Adjust setbacks in the commercial zones to bring buildings closer to the street and provide buffering from residential uses
- ❖ Explore allowing multifamily residential uses in commercial zones, subject to criteria:
 - ❖ Co-location with commercial/office uses
 - ❖ Residential uses limited to upper floors in buildings fronting State/County roads
 - ❖ New residential uses limited to studios and one-bedrooms
- ❖ Look at revising commercial zone height/FAR regulations to allow 3-4 story mixed-use buildings
- ❖ Consider Village Center overlay zone to promote mixed-use development

PLAN
RYE
BROOK

BFJ Planning

Village Center Recommendations

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

Open House Stations

- ❖ Introduction, Vision and Goals
- ❖ Regional Context
- ❖ Demographics
- ❖ Land Use and Zoning
- ❖ Natural Resources and Stormwater Management
- ❖ Parks, Recreation and Open Space
- ❖ Housing
- ❖ Village Center

Village of Rye Brook Comprehensive Plan

Fourth Public Workshop Summary Report

Rye Brook, New York



Prepared on behalf of:

The Village of Rye Brook
938 King Street
Rye Brook, New York 10573
www.ryebrook.org

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003
(212) 353-7474
www.bfjplanning.com

March 25, 2014

PLAN
RYE
BROOK



Village of Rye Brook Comprehensive Plan

www.planryebrook.org

ACKNOWLEDGEMENTS

VILLAGE OF RYE BROOK

Mayor Paul S. Rosenberg

Trustee Susan R. Epstein

Trustee David M. Heiser

Trustee Jason A. Klein

Trustee Jeffrey B. Rednick

COMPREHENSIVE PLAN ADVISORY COMMITTEE

Carol Goodman, Chair

Dominic Accurso

Joe Fiscella

John Grieco

Sari Jablon

Toby Marrow

Marcia Rogull

Jamie Schutzer

Tania Vernon

Jeffrey Rednick, Board of Trustees Liaison

Chris Bradbury, Village Administrator, ex officio

Joan Feinstein, ex officio

CONSULTANT TEAM

Frank Fish, FAICP, BFJ Planning

Susan Favate, AICP, PP, BFJ Planning

Michael Keane, AICP, BFJ Planning

Jonathan Martin, Ph.D., AICP, BFJ Planning

Tina Lund, AICP, Urbanomics



Funded in part by a grant from the Hudson River Valley Greenway

TABLE OF CONTENTS

I. Introduction	1
II. BFJ Planning Presentation	2
III. Questions and Comments	6
 Appendix: Workshop Presentation	

I. INTRODUCTION

This report summarizes the results of the fourth public workshop, which was held on Monday, March 24, 2014, at 8 p.m. at Village Hall. The workshop was attended by approximately 10 residents, stakeholders and members of the Comprehensive Plan advisory committee, most of whom had attended prior workshops and were familiar with the Plan process.

Village Administrator Chris Bradbury greeted participants and introduced the planning consultants, BFJ Planning, who summarized the draft recommendations for each chapter:

- Land Use and Zoning
- Natural Resources and Stormwater Management
- Parks, Recreation and Open Space
- Transportation
- Infrastructure and Utilities
- Housing
- Commercial Development
- Village Center
- Community Facilities and Historic Resources

BFJ also discussed the final two chapters, the Future Land Use Guide and Action Plan, which will be used to implement the various Plan recommendations after adoption. During the course of the presentation, participants raised several questions or concerns, which are discussed below and will be addressed by the advisory committee.

II. BFJ PLANNING PRESENTATION

Project Summary

Susan Favate, Senior Associate of BFJ Planning, provided an overview of the comprehensive planning process to date, including the anticipated next steps and the Plan components.

Plan Recommendations

Ms. Favate summarized the recommendations from each of the draft chapters of the Plan (the introductory chapters, Vision and Goals, History and Regional Context and Demographics, are intended to provide context and inform the recommendations for the remaining chapters, and thus do not incorporate specific recommendations).

Land Use and Zoning

Recommendations

- Consider options to preserve open space at Blind Brook Country Club:
 - Rezone a portion to recreation/open space district (could also apply to designated parks) and the remaining portion to lower-density R-25 (25,000 sf lots) or R-30 (30,000 sf lots)
 - Require conservation (cluster) development.
- Consider zoning options for Village Center area:
 - Eliminate OB-S zone.
 - Reduce front yards in C1 and C1-P zones, and look at revising height and floor area ratio (FAR) regulations to allow 3-4 story mixed-use buildings.
 - Allow multifamily in C1 and C1-P zones by special permit, with criteria, such as being limited to one-bedrooms and studios.
 - Allow offices as principal uses in the R2-F zone, subject to special permit, based on contextual usage.
 - Explore a potential overlay zone for the Village Center to provide flexibility in standards and the use of design guidelines.

Natural Resources and Stormwater Management

Recommendations

- Continue to focus on stormwater management at the regional level through partnerships with municipalities, institutions and advocacy groups.
- Undertake a comprehensive sustainability plan to look at options such as:
 - Reviewing land use regulations to promote sustainable development and incentivize green building.
 - Adopting a policy for new Village buildings to be green.
 - Conducting energy audits as needed for Village facilities.
 - Replacing Village vehicles with high-efficiency options.
 - Joining the Climate Smart Communities program.
 - Conducting a Village greenhouse gas emissions inventory.
- Create a sustainability committee to educate the public about available programs.

Parks and Open Space

Recommendations

- Undertake strategic improvements for Garibaldi Park, including:
 - Replacing the existing playground apparatus.
 - Consider replacing the natural grass with artificial turf surface, depending on the long-term cost implications, to accommodate soccer play and other high-demand activities.
 - Coordination with the Washington Park Plaza shopping center owners on installing a landscape screen/buffer along the northern property line to deter graffiti.
 - Consider purchasing properties along Garibaldi Place to allow for additional parking, more amenities and an expanded park entrance.
- Enhance existing passive spaces, including:
 - Adding signage and benches at Village-designated open spaces.
 - Adding wayfinding signage directing bicyclists and pedestrians.
 - Creating walking/biking paths (especially in parcels along upper Lincoln Avenue).
- Strategically link existing open space assets, such as:
 - Roanoke Park to the future Bowman Avenue Park.
 - Lincoln Avenue open space to SUNY Purchase, Pepsico headquarters.
 - Hutchinson River Parkway.
 - Focus sidewalks on key roadways that link parks, schools and neighborhoods.
- Look at the potential for newly acquired or developed recreational facilities:
 - Crawford Park: potential Village ownership if Town of Rye is dissolved. The park would remain available to Town of Rye residents.
 - Garibaldi Park: targeted future acquisitions for more parking and better access.
 - Undertake a comprehensive study of a possible community pool/recreational center to evaluate need, types of programs and amenities, costs and fiscal/tax implications.
 - Potential dog parks at Lincoln Avenue or Bowman Avenue Park.

Transportation

Recommendations

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

Infrastructure and Utilities

Recommendations

- Promote water conservation through education, guidelines and policies, and coordination with regional experts.
- Facilitate green infrastructure techniques.
- Work with the County on projects to reduce inflow and infiltration into sanitary sewers.

- Educate the public about the impacts of illegal sewer connections.
- Work with utility companies to coordinate repaving and road improvement projects.

Housing

Recommendations

- Continue to encourage developers to use the Village’s affordable housing floating zone.
- Consider multifamily uses in commercial zones, including a provision for 10% affordable housing, subject to criteria:
 - Co-location with commercial/office uses.
 - Residential uses limited to upper floors in buildings fronting County or State roads.
 - New residential uses limited to studios and one-bedrooms.
- Consider multifamily uses in office zones.
- Adopt a policy that any zoning change sought by an applicant that would expand the permitted uses should include a provision for affordable housing units.
- Look at allowing accessory apartments in low-density single-family zones subject to criteria including:
 - Either the principal permitted use or the accessory residential unit must be occupied by either the property owner or a family member.
 - Accessory apartments would be allowable only in the R-12, R-15, R-20 and R-25 zones.
 - Accessory apartments would require a special permit from the Board of Trustees.
 - Accessory apartments would be required to satisfy parking requirements for both the principal and accessory residential use.
 - Accessory apartments may be no larger than 20%-25% of the principal permitted use.

Commercial Development

Recommendations

- Clean up uses in the OB-2 and OB-3 zones, and assess whether both districts are needed.
- Consider allowing multifamily residential uses in office zones, along with complementary retail, restaurant and recreational uses.
- Address PUD standards which have created nonconforming uses:
 - Locational requirement to be north of the Hutchinson River Parkway.
 - Residential density standards.
 - Office FAR standards.
 - Square footage restriction on retail uses.
 - Height and parking standards for assisted-living uses.

Village Center

Recommendations

- Work with the County DPW to create formalized crosswalks at the Bowman Avenue/South Ridge Street and Ellendale Avenue/South Ridge Street intersections.
- Add sidewalks along frontages of Rye Ridge Shopping Center, especially on South Ridge.

- In the short-term, create landscaped buffers along sidewalks on South Ridge Street. Longer-term, promote a development pattern with buildings closer to the street and parking in the rear.
- Pursue a right of first offer for the gas station property at South Ridge Street and Bowman Avenue for mixed-use/public space.
- Incorporate green buffers in the Village DPW facility replacement plan.
- Implement advisory design guidelines, applicable within a Village Center overlay zone.
- Consider developing local signage design guidelines based on positive examples.

Community Facilities and Historic Resources

Recommendations

- Revisit the 2010 Police Department/Village Hall space study to determine if the Police Department recommendations should be implemented.
- Explore broadening the constituency of the Community Center to appeal to a wider demographic through:
 - Building stronger partnerships with schools, the library and the Village Parks and Recreation Department.
 - Targeted building investments (e.g. multimedia upgrades).
 - Acquiring more parking next to Garibaldi Park.
 - Improved branding and marketing.
- Maintain strong relationships with the Blind Brook and Port Chester school districts.

Future Land Use Guide

Ms. Favate then explained the Future Land Use Guide, which is a graphic depiction of many of the draft Plan recommendations. The Future Land Use Guide largely reflects current land use and zoning, but is not intended to be parcel-specific; rather it is meant to illustrate the generalized recommended land uses for the Village. For example, some lots within single-family neighborhoods may contain two-family homes or small commercial uses. However, they would be indicated as single-family on the Future Land Use Guide because that use represents the overall character of the neighborhood.

The Future Land Use Guide is not a zoning map, and does not create any changes to existing regulations. However, it provides a basis for possible future zoning change once the Comprehensive Plan is adopted. One key area of focus for the Future Land Use Guide is the Village Center area, which is indicated for mixed-use. This designation is intended to facilitate a broad combination of residential, commercial, office and municipal uses. The designation does not compel any change to existing land uses, as all current uses would be accommodated in the category. However, the mixed-use designation is meant to promote “downtown” development, ideally with more than one type of use occurring on the same property.

The Future Land Use Guide also illustrates the proposed Village Center overlay zone, which would allow for more flexible use, area and bulk standards than the underlying existing zoning, but which would also require consideration of advisory design guidelines.

Action Agenda

Ms. Favate concluded by summarizing the three categories of implementation timeframes:

- Immediate Action: Local Laws, Regulations and Policies (1-2 years)
- Medium-Term Action: Village Capital Investment Plan (3-6 years)
- Long-Term Action: Further Study (7-10 years)

III. QUESTIONS AND COMMENTS

The following section highlights the key points raised during and after the presentation, which will be considered by the advisory committee at its March 31 meeting:

- Look at allowing offices by special permit in the R2-F zone along South Ridge (north of the gas station). This area makes sense to treat the same as Westchester and Bowman Avenues.
- Stormwater management should be addressed at a “microcosm,” or per-lot basis. The current Village regulations only require stormwater to be captured on-site for additions, not existing structures. Many homes in Rye Brook were built without any stormwater management measures in place.
- The requirement that multifamily residential uses in commercial zones be located with frontage on State or County roads should be removed, as the Village will be taking ownership of Ridge Street in the near future.
- Make clear that the owner or family member needs to live in either the primary residential use or accessory apartment. This is intended to ensure a level of owner-occupancy rather than promote investment properties. There was also a question of whether accessory apartments are appropriate for the R-12 zone, as some lots may not be able to accommodate sufficient parking for both the principal and accessory uses.

Village of Rye Brook Comprehensive Plan



Fourth Public Workshop
March 24, 2014

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

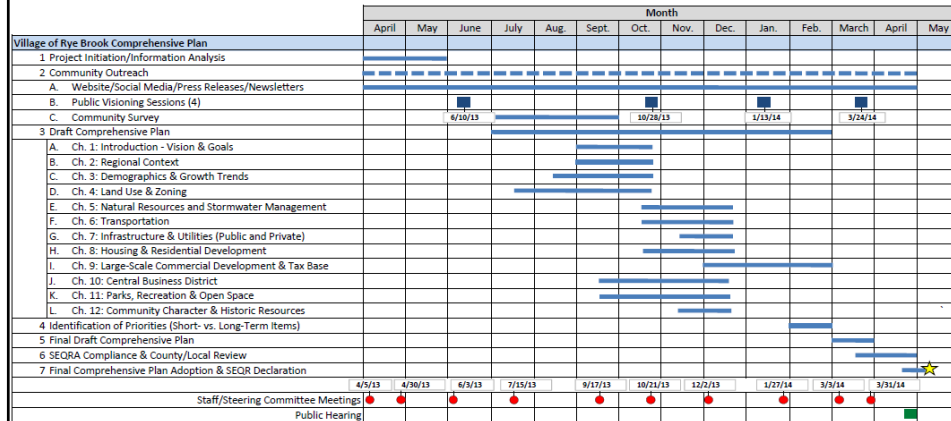
Consultants

Frank Fish, **BFJ Planning**
Susan Favate, **BFJ Planning**
Michael Keane, **BFJ Planning**
Jonathan Martin, **BFJ Planning**
Tina Lund, **Urbanomics**

PLAN
RYE
BROOK

BFJ Planning

Where Are We in the Process?



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. Community Character & Historical Resources
13. Future Land Use Plan
14. Implementation

Land Use and Zoning Recommendations

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

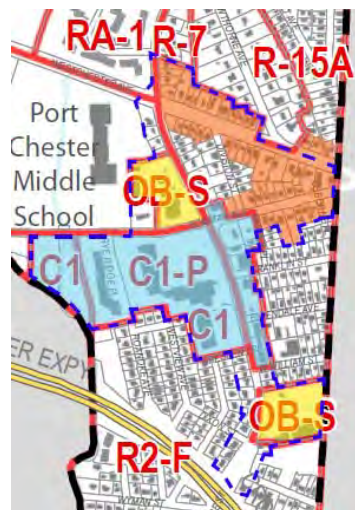
- ❖ Currently zoned R-20 (20,000 sf lots)
- ❖ Rezone portion to recreation/open space district (zone could also apply to designated parks in Village)
- ❖ Rezone remainder to lower-density R-25 (25,000 sf lots) or R-30 (30,000 sf lots)
- ❖ Require cluster development



Land Use and Zoning Recommendations

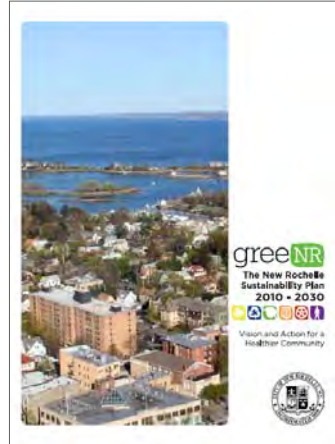
Zoning Recommendations in Village Center:

- ❖ 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 in R2-F (subject to special permit), based on contextual usage
- ❖ Potential overlay zone for flexibility in standards, use of design guidelines



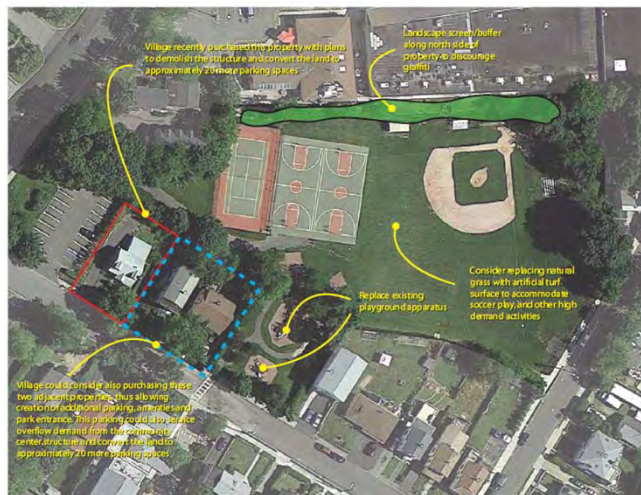
Natural Resources and Stormwater Management Recommendations

- ❖ Continue to focus on stormwater management at regional level, through partnerships with municipalities, institutions and advocacy groups
- ❖ Comprehensive sustainability plan to look at:
 - ❖ Reviewing land use regulations to promote sustainable development and incentivize 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
 - ❖ Joining the Climate Smart Communities program
 - ❖ Conducting Village greenhouse gas emissions inventory



Parks and Open Space Recommendations

Enhance Existing Parks: Garibaldi Park



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

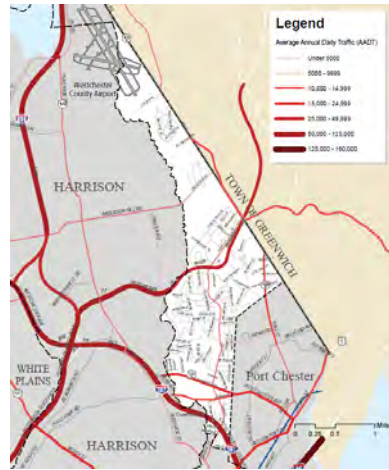
Parks and Open Space Recommendations

Potential for Newly Acquired/Developed Recreational Facilities

- ❖ Crawford Park: Potential Village ownership if Town is dissolved
 - ❖ Park would remain available to Town of Rye residents
- ❖ Garibaldi Park: Targeted future acquisitions for parking, better access
- ❖ 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
- ❖ Dog Park(s): Possible sites – Lincoln Avenue, Bowman Avenue Park

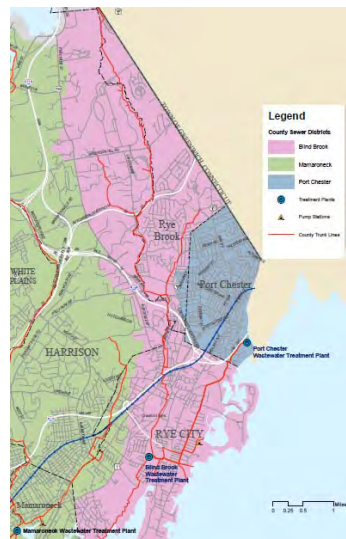
Transportation Recommendations

- ❖ 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

- ❖ Continue encouraging developers to use Village's affordable housing floating zone
- ❖ Consider multifamily uses in commercial zones, including a provision for 10% affordable housing, subject to criteria:
 - ❖ Co-location with commercial/office uses
 - ❖ Residential uses limited to upper floors in buildings fronting State or County roads
 - ❖ Limited to studios and one-bedrooms
- ❖ Consider multifamily uses in office zones
- ❖ Adopt policy that any zone change sought by an applicant that would expand the permitted uses should include affordable housing units.



Housing Recommendations

- ❖ Look at allowing accessory apartments ("in-law apartments") in low density single-family zones subject to criteria including:
 - ❖ They would be occupied by either the property owner or a family member
 - ❖ 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



Commercial Development Recommendations

- ❖ Clean up uses in OB-2 and OB-3 zones, assess whether both are needed
- ❖ Consider allowing multifamily residential uses in office zones, along with complementary retail, restaurant, recreational uses
- ❖ 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 buffers 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

Community Facilities & Historic Resources Recommendations

- ❖ Revisit 2010 Police Department/Village Hall space study to determine if Police Department recommendations should be implemented
- ❖ Explore broadening constituency of Community Center to appeal to wider demographic:
 - ❖ 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

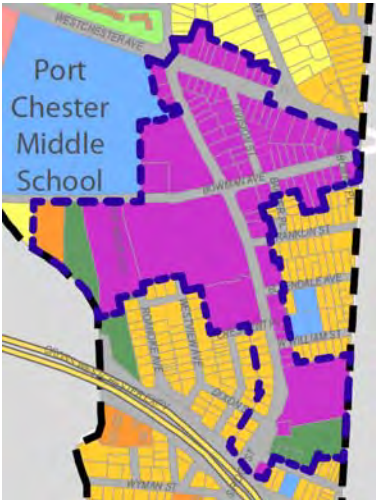


Future Land Use Guide



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

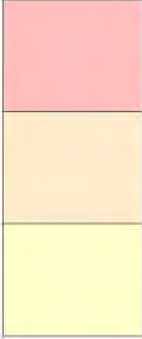
Future Land Use Guide



- ❖ 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 “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

- ❖ Plan revisions and submittal of final draft to Board of Trustees
- ❖ Environmental review
- ❖ Public hearing on plan adoption

Questions?

APPENDIX B
PUBLIC SURVEY REPORT

Rye Brook Community Survey

The survey ran from August 15, 2013, to October 1, 2013. In addition, paper copies of the survey were available at the senior center. A total of 877 people started the survey; 863 completed it. 836 responded affirmatively to the question "Do you live in Rye Brook." Unless otherwise specified, what follows is a summary of the answers of all respondents alongside the weighted responses of Rye Brook residents. *It should be noted that the weighted responses may not add up to 100% — if a respondent did not answer the question, they are not included in the total.* The total number of actual responses for each question is shown parenthetically in the column header. If the question was open-ended, only the unweighted responses of Rye Brook residents are discussed.

Key Issues

The following issues were identified through the use of the survey tool:

- **Identity:** Residents like Rye Brook for its good schools, community feeling, natural beauty and parks, and – according to some – housing options for downsizing households. It was described by one respondent as "Greenwich, but more reasonably priced." Key assets are the schools and proximity to NYC and Stamford. Things that would improve Rye Brook include lower taxes and less traffic, a community pool, increased diversity and a community center.
- **Commercial Center:** While the majority of residents use Rye Brook's commercial center at least once a week, they feel that it could stand improvement with increased diversity of offerings, additional parking as well as more landscaping and seating to improve the "Village Center" feel.
 - **Dining Behavior:** Residents report dining out in Port Chester most often, primarily based on the quality of the restaurant
 - **Shopping Behavior:** Residents shop most often in White Plains, driven mainly by convenience as well as quality of merchandise and diversity of stores.
- **Community Facilities:** There is support for a community pool and a multi-use recreational facility; however residents were not so eager to approve tax increases to pay for these amenities.
- **Housing:** Most respondents are home owners in single-family structures; however, there was a core of townhome and larger building residents. While in theory the majority support providing a diversity of housing alternatives, they were less approving of locating these alternatives in Rye Brook.
- **Parks and Recreation:** Crawford, Pine Ridge and the King Street Athletic Fields are the most used parks in the village. In their comments, the respondents agreed that all of the parks need better maintenance as well as restroom facilities. Future Park Development:
 - There is demand for additional passive uses such as walking and biking trails, as well as a pool/recreation center.

- Any future development should have a mechanism for preserving open space
- **Traffic Congestion and Parking**
 - Traffic congestion is experienced primarily on King Street and around schools and shopping centers during rush hours
 - Parking is desired around the shopping centers in the commercial center.

Detailed Survey Questions and Responses

About You

Question 1: Do you live in Rye Brook?

	All (877)		Residents (836)
Answer Options	Response Percent	Response Count	Response Percent
Yes	95.3%	836	100.0%
No	4.7%	41	

836 of the 877 survey respondents stated that they currently live in Rye Brook. In the question summaries that follow, the share of all respondents and the share of residents will be shown for each.

Question 2: What is your street?

755 respondents shared their street of residence in Rye Brook. The largest number, 36, reported living on Country Ridge Drive. These are followed by 33 on Talcott Road, 25 on Belle Fair Road, 24 on North Ridge Street and 20 on Meadowlark Road. The full list of streets and the number of responses, and a map illustrating the general location of survey responses, can be found at the end of this report.

Question 3: Do you work or own a business in Rye Brook?

Answer Options	All (857)	Residents (818)
Work	7.9%	7.1%
Own Business	3.0%	2.9%
Both	4.8%	4.8%
Neither	84.2%	85.2%

16.8% of all respondents and 14.8% of resident respondents work and/or own a business in Rye Brook. Of these, 11.9% of residents work in Rye Brook, while 7.7% own a business there. For all respondents, 12.7% work in Rye Brook, while 7.8% own a business there.

Question 4: Please tell us your age.

In Rye Brook, 824 residents responded to the question on age. The largest share of responses (37.4%) was in the age category 45-54, followed by those between 35-44 (26.8%) and 55-64 (16.4%). 9.1% of resident respondents were between 65-74, followed by 6.6% age 75 or older. The fewest responses came from those under the age of 35.

Answer Options	All (863)	Residents (824)
Under 18	0.2%	0.2%
19-24	0.2%	0.1%
25-34	4.1%	3.4%
35-44	26.5%	26.8%
45-54	36.8%	37.4%
55-64	16.7%	16.4%
65-74	8.9%	9.1%
75 or Older	6.5%	6.6%

Obviously, this distribution of ages does not represent the true makeup of Rye Brook. Therefore the ages of Rye Brook residents were used to weight the results; the percent share of respondents by age was divided by the percent share of actual population distribution by age. The resulting weights were used in the cross-tabulations.

Question 5: What is your household income? (This question is only being used to determine the distribution of the survey among residents. As with all questions, individual responses are confidential and will be shared only in aggregate/summary form.)

The largest overall share of respondents preferred not to answer at 30% of all responses and 37% of weighted responses. Rye Brook’s median household income in 2011 was \$142,000; however survey responses to this question skewed higher. The next-largest share report incomes of \$250,000 or more, with 21.8% of residents. Roughly 22% of respondents reported lower incomes (of less than \$150,000 per household), rather than the 50% to be expected. This however could be a product of that large segment who did not respond numerically.

Answer Options	All (832)	Weighted Residents (794)
Less than \$50,000	2.0%	3.1%
\$50,000 to \$99,999	7.9%	8.8%
\$100,000 to \$149,999	11.8%	10.5%
\$150,000 to \$199,999	10.1%	11.6%
\$200,000 to \$249,999	8.9%	7.2%
\$250,000 or more	28.4%	21.8%
Prefer not to answer	30.9%	37.0%

Question 6: How long have you lived in Rye Brook? Results of this question are shown only for Rye Brook residents.

Answer Options	Weighted Residents (797)
1 year or less	4.3%
2-4 years	9.7%
5-9 years	15.0%
10-19 years	31.8%
20 years or more	33.9%

Rye Brook residents are long-time residents. A full one-third of respondents have lived in the Village for 20 years or more. The next most common answer was 10-19 years, at 31.8%. Equal shares of the respondents (15%) have been in Rye Brook from 5-9 years or less than 5 years. Of this latter group, the survey captured the 4.3% of newcomers, who have been in the Village for a year or less.

Question 7: What most influenced your decision to live in Rye Brook? (Answer all that are applicable.) Results of this question are shown only for Rye Brook residents.

The majority of respondents, 59.6%, stated that they are in Rye Brook for the quality of the school district. More than a third (34%) live in the Village because of its proximity to New York City. One in every five said that the Community Feeling influenced their decision to live in Rye Brook, while

only 7.9% grew up in the Village (although many write-in answers noted the respondent was from the general area) and even less, 2.5%, live here because they work here.

Answer Options	Weighted Residents (719)
I grew up here.	7.9%
School District	59.6%
Community Feeling	21.4%
Work Here	2.5%
Proximity to New York City	34.0%

There were 141 write-in comments giving other reasons for having moved to Rye Brook. Among these answers, having friends or family who already live in the Village, as well as proximity to work (not necessarily in NYC), were among the most prevalent answers. Another common answer was that acceptable housing options were available – whether for a family or for downsizing seniors.

About Rye Brook

Question 8: Is it important for Rye Brook to have a distinct identity?

Answer Options	All (801)	Weighted Residents (775)
Yes	78.3%	72.1%
No	21.7%	19.8%

Most residents (72.1%) feel that Rye Brook should have a distinct identity, while 19.8% disagree.

Question 9: What do you think are Rye Brook's greatest assets? (Select as many as you'd like.)

When asked about Rye Brook's greatest assets, the schools received both the greatest number and greatest share of votes, with 76.9% of residents. Transportation access was noted by 29.5% of residents, followed by municipal services at 23.7%. The commercial center received acknowledgement by only 8.1%, while diversity of housing rated even lower, with just 5.2% of residents.

Answer Options	All (762)	Weighted Residents (742)
Schools	88.7%	76.9%
Municipal Services	23.0%	23.7%
Transportation Access	32.3%	29.5%
Commercial Center	9.3%	8.1%
Diversity of Housing	4.2%	5.2%

99 respondents wrote in their own answers as well. Among these, the most common were the people and community feel, proximity to work and family and parks and natural beauty.

Question 10: What, if anything, would you change about Rye Brook?

457 residents responded to this question. The most common suggestions are listed below in order of popularity. The greatest suggestion to improve Rye Brook is to: Lower Taxes, suggested by almost one in every five responses. This is followed by desire for a community swimming pool (58) and the need to increase cultural diversity (35). Suggestions regarding local schools (31) include improving quality of teachers, size of classes and solving districting problems. Port Chester was listed in 20 comments, roughly half of which were concerned with Port Chester residents using Rye Brook’s amenities, while the other half suggested merging with Port Chester.

	Responses	Percent
Lower Taxes	86	18.8%
Pool	58	12.7%
Increase Diversity	35	7.7%
Schools	31	6.8%
Port Chester	20	4.4%
Community Center	17	3.7%
Traffic	17	3.7%
Better Town/Commercial Center	15	3.3%
Retail stores	6	1.3%
Bus service on King Street	3	0.7%

Other often mentioned items included a better community center, less traffic, a better commercial center with a “town” feel, additional retail options and bus service on King Street.

Shopping and Dining

Question 11: How often do you visit the Rye Brook commercial area for shopping or dining purposes? (Please select the most accurate description of your general behavior.)

Answer Options	All (785)	Weighted Residents (761)
Every day	12.6%	9.6%
A few times a week	51.2%	49.6%
Once a week	16.8%	14.6%
A few times a month	13.4%	11.9%
Once a month	2.8%	2.5%
Every couple of months	1.7%	1.0%
I do not shop or dine there.	1.5%	1.1%

Almost three-quarters of residents use Rye Brook’s commercial center for shopping or dining at least once a week. The largest share, 49.6%, report going several times a week, while 9.6% go every day.

Question 12: What, if anything, would make shopping in the Rye Brook commercial area better? (E.g., landscaping, more parking, places to sit, different stores...)

Additional parking was the most common response, mentioned in 117 of the 476 comments. This was closely followed by requests for a greater number and diversity of stores and additional seating areas 107 and 104, respectively.

	Responses	Percent
More Parking	117	24.6%
Diversity/More Stores	107	22.5%
Seating Areas	104	21.8%
Better Landscaping/Trees	31	6.5%
More Dining	23	4.8%
Fewer Banks	14	2.9%
Better "Town Feeling"	8	1.7%

Better landscaping and more trees were mentioned in 31 comments, followed by requests for more dining/restaurant options (23) and fewer banks (14). Finally, there were multiple requests to improve the “town feeling” or “coziness” of the center, which ties in closely with the seating and landscaping comments.

Question 13: Where do you do most of your shopping and dining? (Please select one location for each column.)

This question did not work as intended, for while it differentiated between shopping and dining, it did not take into consideration different types of shopping. Therefore, respondents selected all of the places that they shop, rather than the most common. The results below show the weighted responses of 749 Rye Brook residents.

Answer Options	Shopping	Dining
Rye Brook	35.6%	24.8%
Port Chester	33.6%	43.2%
Rye City	7.2%	20.0%
White Plains	39.3%	16.6%
New York City	8.3%	13.7%
Elsewhere in Westchester County	14.7%	23.3%
Greenwich	26.9%	23.2%

As seen above, White Plains, followed by Rye Brook and Port Chester, are the most common places that residents go shopping. Port Chester, as expected, is the most common dining

destination, with 43.2% of respondents. New York City and Rye City are the least likely places for residents to go to dine or shop. There were 66 write-in responses, the most common of which included Stamford and the outlet malls.

Question 14: What is most important to you when deciding where to shop?

Convenience drives the shopping habits of residents with 27.5% responding that that is the most important influence when deciding where to shop. Quality of merchandise was most important to 20.3%, while diversity of stores was the driver for 17.9% of residents. 16% of residents felt price was most important, whereas only 6.4% indicated that parking availability determined their shopping habits.

Answer Options	All (762)	Weighted Residents (738)
Convenience	31.1%	27.5%
Quality of merchandise	23.0%	20.3%
Diversity of stores	19.9%	17.9%
Price	19.2%	16.0%
Parking availability	6.8%	6.4%

Question 15: What is most important to you when deciding where to dine?

Quality of restaurants is the most important factor in deciding where to dine for 73.5% of residents. Price is of greater concern to 7.4%, convenience to 5.3% and parking availability to only 1.2%.

Answer Options	All (759)	Weighted Residents (736)
Quality of restaurant	86.3%	73.5%
Price	6.5%	7.4%
Convenience	6.2%	5.3%
Parking availability	1.1%	1.2%

Community Facilities

Question 16: Are you aware of Rye Brook's senior center?

Two-thirds of residents were aware of Rye Brook's senior center.

Answer Options	All (779)	Weighted Residents (761)
Yes	75.6%	67.4%
No	24.4%	23.2%

Question 17: Are you aware that the senior center has community space available for rental?

Only 2 in 5 residents know that the senior center has space available for rentals.

Answer Options	All (778)	Weighted Residents (760)
Yes	41.6%	39.8%
No	58.4%	50.4%

Question 18: Which, if any of the following, would most enhance Rye Brook?

When asked about what community facilities would enhance Rye Brook, 39% selected a community pool, while 35.3% preferred a multi-use recreational center. Child-care facilities and more ballfields were selected by only 7.3% and 3.9%, respectively.

Answer Options	All (569)	Weighted Residents (557)
Community pool	65.0%	39.0%
Multi-use recreational center (e.g., basketball courts, community room, etc.)	57.3%	35.3%
Child care facilities	10.4%	7.3%
More ball fields	7.7%	3.9%

Question 19: Would you support a property tax increase to fund any or all of the improvements listed? (Please select an answer for each of the options.) Because it is a local tax issue, only the 758 residents' weighted responses are shown below.

Answer Options	Yes	No	Maybe
Multi-use recreational center	21.5%	42.6%	20.2%
Community pool	20.0%	48.8%	18.0%
Child care facilities	5.9%	62.7%	13.2%
More ball fields	4.9%	67.5%	10.0%

There is not a lot of support for tax increases for any new community facilities. However, of the facilities suggested, the most support was for a potential multi-use recreational center, with 21.5% of residents stating they would support a tax increase, with an additional 20.2% saying "maybe." The community pool concept received a similar level of support, with 20% supporting a tax increase and 18% saying "maybe." There is very little support for a tax increase to fund child-care or more ballfields.

Housing

Question 20: What type of residence do you live in?

The majority of residents live in single-family homes (64.8% in single family, detached; 8.5% in attached). 12% of residents live in townhomes, while 3.3% live in condos. Only 1.7% live in multi-unit apartments based on our survey respondents.

Answer Options	All (776)	Weighted Residents (760)
single-family detached	77.2%	64.8%
single-family attached	8.4%	8.5%
condo	2.3%	3.3%
townhome	10.6%	12.0%
multi-unit apartment	1.5%	1.7%

Question 21: Do you own or rent your home?

The vast majority of Rye Brook residents are homeowners at 86.9%.

Answer Options	All (776)	Weighted Residents (761)
Own	96.0%	86.9%
Rent	4.0%	3.6%

Question 22: How important is it that Rye Brook provide a diversity of housing types to accommodate different age groups (e.g. young professionals, singles, families with children, empty nesters, seniors)?

Providing a diversity of housing options is important or very important to 46.3% of Rye Brook residents. Another 24.7% are neutral on the subject, while it is not important or not important at all to 18.6% of residents.

Answer Options	All (771)	Weighted Residents (754)
Very important	22.8%	22.2%
Important	28.4%	24.1%
Neutral	27.1%	24.7%
Not important	11.7%	9.8%
Not important at all	10.0%	8.8%

Question 23: Would you support taller and more dense buildings (3-4 stories) in specific core areas of Rye Brook to allow more housing type choices?

When asked about willingness to have 3-4 story buildings in specific areas of Rye Brook to allow for that diversity of housing, only 11.2% were absolutely supportive, while another 16.5% think it would be okay. The largest share of residents (23.3%) responded that it is absolutely not okay and another 20.2% did not think they would support such a plan.

Answer Options	All (776)	Weighted Residents (758)
Absolutely	10.3%	11.2%
I think so	19.1%	16.5%
Not sure	20.6%	19.4%
I don't think so	24.0%	20.2%
Absolutely not	26.0%	23.3%

Question 24: Where would such housing be appropriate?

Anderson Hill Road, King Street, Ridge Street, Lincoln Avenue and Westchester Avenue were suggested locations for higher density housing. Some suggestions did not specify a location, but stated that housing of this nature should be near commercial centers or should blend in to the land scape. Of the 312 responses to this question, 77 said it was not appropriate to have higher-density housing in Rye Brook and/or Port Chester is where housing of that nature should go.

Parks, Recreation and Environment

Question 25: What are the major environmental concerns in Rye Brook?

The majority of residents are concerned with all four of the listed environmental concerns in Rye Brook. The vast majority of residents (93.7%) feel the noise from the airport is an issue. Traffic impacts are of concern to 75.6%; flooding and tree maintenance are of concern to 73.1% of the population, each.

Answer Options	All (720)	Weighted Residents (706)
Airport impacts (noise, density)	55.6%	93.2%
Traffic impacts	45.8%	75.6%
Flooding	46.3%	73.1%
Tree maintenance	40.8%	73.1%

Other concerns shared in the comments include: the power grid (downed power lines), maintenance of trees and waterways; problems with polluted runoff, drainage and the subsequent mosquitos, and increased wildlife (including coyotes) in residential areas.

Question 26: How often do you visit the parks in Rye Brook? (Please select the most accurate description of your general behavior.) Only the 741 Rye Brook residents who responded are included in the count below.

Crawford is the most popular of the parks in Rye Brook, with 20.3% of residents stating they go there at least once a week. This is followed by Pine Ridge, with 17.7% and the King Street Athletic Fields, at 17.1% going at least once a week.

Answer Options	Every day	A few times a week	Once a week	A few times a month	Once a month	Every couple of months	I do not go there.
Crawford	2.1%	9.9%	8.3%	9.3%	10.8%	21.6%	23.0%
Pine Ridge	2.5%	8.9%	6.2%	10.5%	9.3%	14.8%	32.0%
King Street Athletic Fields	1.8%	10.1%	5.1%	7.1%	4.9%	10.9%	40.8%
Rye Hills	1.1%	2.5%	1.7%	2.7%	4.2%	7.8%	58.5%
Garibaldi	0.4%	1.0%	0.6%	3.2%	1.8%	7.3%	66.1%
Harkness	0.7%	0.2%	0.8%	1.9%	2.8%	3.5%	69.2%
Rich Manor	0.2%	0.5%	0.4%	1.2%	0.6%	4.6%	70.8%

Garibaldi, Harkness and Rich Manor are the least-used parks in Rye Brook, with more than two-thirds of the population not going to them at all.

Question 27: What, if anything, could be done to improve Rye Brook's parks? (Please specify which park(s).)

In general comments, there's concern about restrooms, parking and equipment maintenance as well as use by non-Rye Brook residents.

Crawford Park was mentioned 57 times in the 233 responses. Suggestions included night lighting, consistent restroom facilities, a community pool, walking/jogging/biking trails, upgrading the playground, a dog run and restoring Crawford Mansion.

Pine Ridge was mentioned in 32 comments. Primary concerns there are the upkeep of courts and bleachers, as well as non-residents using the park.

King Street Athletic Fields are mentioned in 9 comments. Issues are a need for awnings on the bleachers and a problem with bees and wasps.

Rye Hills is mentioned in 9 comments, the majority of which request an off-leash dog run.

Garibaldi is also mentioned in 9 comments in which the park is generally described as "unsafe and unkept" or in need of a "facelift" or "total overhaul."

Harkness is mentioned in only 3 comments, and the only suggestion for it is to convert one of the tennis courts into a basketball court.

Rich Manor was mentioned only twice; both comments requested seating.

Question 28: What other recreation options would you like to have, or have improved, in Rye Brook?

Rye Brook residents prefer more passive recreation options, as shown in the table below, with walking trails and bike paths topping the list. There is support for a community pool (33.8%) or a multi-use recreation center (28.4%). More sidewalks were supported by 26.8% of residents.

Answer Options	All (648)	Weighted Residents (637)
Walking trails	54.8%	42.0%
Bike paths	49.4%	33.5%
Community pool	49.8%	33.8%
Multi-use recreation center	40.9%	28.4%
More sidewalks	34.4%	26.8%
Picnic areas	16.5%	11.1%
Tennis courts	14.5%	9.1%
Basketball courts	8.5%	4.9%
Baseball fields	5.4%	3.5%
Soccer fields	3.7%	2.6%

Those categories with lesser levels of support include picnic areas (11.1%), tennis courts (9.1%), basketball courts, baseball fields and soccer fields with support from less than 5% of population each.

Question 29: Rye Brook currently has a large amount of public and private open spaces, which are an important part of the village's "green" character, but which may have future development potential. What is your opinion on these open spaces?

The majority of residents (65.3%) feel that at least some preservation of existing open space, even with development potential, should be maintained: 28.5% feel that preservation is required; 34.6% feel that any future development should have a mechanism for some open space preservation; and 2.2% feel that the Village should set aside public funding to acquire more open space.

Answer Options	All (726)	Weighted Residents (710)
Any future development should have a mechanism for some preservation of open space.	40.2%	34.6%
They should be preserved as open space.	35.7%	28.5%
Development potential should remain as a way to increase tax revenue.	13.8%	11.3%
No opinion	7.9%	9.0%
Additional public funding should be set aside to purchase open space.	2.5%	2.2%

In contrast, more than one in 10 residents think that development potential should be used to increase tax revenue. However, 9% have no opinion on the topic.

Question 30: Should additional open space/park land be acquired by the Village?

Residents were split on the idea of acquiring additional park land, with 35.5% saying that it should be done, while an equal share were unsure. A full 25.4% feel the Village should not acquire any further open space.

Answer Options	All (723)	Weighted Residents (706)
Yes	29.0%	35.5%
No	29.2%	25.4%
Don't know	41.8%	35.5%

Question 31: Are there any historic buildings or structures in Rye Brook that should be recognized and protected? If so, what?

Crawford Mansion was mentioned 32 times; also mentioned were the BOCES on Berkeley Drive, the Post Office, Village Hall, the Gate House on North Ridge Street and The Castle. There were 167 responses to this question, and 94 of them were “no” or “not that I know of.”

Question 32: What do you think about parking availability in Rye Brook's commercial areas? Is there:

Answer Options	All (747)	Weighted Residents (732)
too much?	1.9%	1.2%
too little?	23.3%	19.5%
just enough?	74.8%	67.5%

More than two-thirds (67.5%) of residents feel that there is “just enough” parking in Rye Brook’s commercial areas. One in every five (19.1%) feel there is “too little,” while a tiny minority (1.2%) feel there is currently “too much” parking in Rye Brook.

Question 33: If you think there is too little parking in Rye Brook, where is it needed most?

Of the 126 comments, the vast majority mentioned the Rye Ridge Shopping Center. Also mentioned were the areas around schools and athletic fields. One intrepid resident stated there was no need for new parking; there are simply too many cars.

Question 34: Have you experienced traffic congestion in Rye Brook?

Two-thirds of all individual respondents have experienced traffic congestion in Rye Brook. However, when looking at the weighted results, that share decreases slightly to 58.2%.

Answer Options	All (747)	Weighted Residents (731)
Yes	67.7%	58.2%
No	32.3%	29.5%

Question 35: Where have you experienced traffic congestion, and at what time of day?

The greatest levels of congestion are reported to be on King Street, especially around the high school. Other areas mentioned include North Ridge Street and Westchester Avenue. Rush hours and school pick-up/drop-off times seem to be the greatest causes of congestion.

Question 36: How often do you walk or use a bicycle when running errands or going to work? (Please select the most appropriate answer.)

Walkers are more common than bicyclists in Rye Brook, with 15.6% of residents stating that they walk at least on a weekly basis, compared to only 4.2% who bicycle as often.

Answer Options	All (729)		Weighted Residents (741)	
	Walk	Bicycle	Walk	Bicycle
Never	461	530	53.7%	63.1%
Daily	63	12	9.5%	1.2%
Weekly	65	31	6.1%	3.0%
Every once in a while	148	87	16.2%	10.5%

Question 37: Where, if anywhere, do you currently bike in Rye Brook?

Of the 293 responses, 43 stated they ride around their own neighborhoods but an equal number stated they do not ride at all because of the lack of safety. Many stated that they drive elsewhere to go bike riding, including SUNY Purchase and established trails.

Question 38: Where, if anywhere, do you currently walk in Rye Brook?

The majority of walkers report staying in their own neighborhoods; however Crawford Park, Pine Ridge Park and the Blind Brook track were mentioned as well.

Question 39: Would you prefer to walk or bike more?

Almost six in every 10 residents would prefer to walk or bike more often than they currently do.

Answer Options	All (665)	Weighted Residents (650)
Yes	77.1%	57.2%
No	22.9%	20.0%

Question 40: If you would prefer to walk or bike more, what prevents you?

One-third of residents responded that they do not walk or bike as much as they'd like to due to the lack of sidewalks/bike lanes. Similarly, 22.5% of residents do not take part in these activities because they feel walking and/or riding in the Village is unsafe. Meanwhile, one quarter of residents simply lack the time for the activity.

Answer Options	All (521)	Weighted Residents (509)
Lack of sidewalks/bike lanes	56.6%	31.5%
Unsafe	39.9%	22.5%
Lack of time	42.8%	25.4%
Other (please specify)		

The majority of the 48 “write in” responses reinforced the danger of riding and walking due to designated areas for the activity as well as traffic. Six respondents stated they lived too far from anything to bike there. Several respondents were honest in stating that the only thing preventing them from these activities was “laziness.”

A respondent specified that bike lanes would be welcome on “King St, Anderson Hill Road, Ridge St, Bowman, Westchester Ave. & other ‘main’ roads.” However, another said that the addition of bike lanes anywhere in Rye Brook would only make traffic worse.

Other Issues

Question 41: Are there other issues facing Rye Brook that you think should be addressed in this plan? If so, please enter them below.

Issues raised by residents include taxes, traffic (including a suggestion for traffic circles on King Street), the ice rink, schools, the community pool, dog parks. There was also concern about the engagement of residents who don't live in single-family homes.

Many however focused on, as one resident put it, “How to be true to our small town community feeling.”

Street of Residence	Number	Street of Residence	Number
Country Ridge Drive	36	Legendary Circle	9
Talcott Road	33	Magnolia Drive	9
Belle Fair Road	25	Bellefair Boulevard	8
N Ridge Street	24	Birch Lane	8
Meadowlark Road	20	High Point Circle	8
Bonwit Road	19	King Street	8
Valley Terrace	17	Lawridge Drive	8
Woodland Drive	16	Old Orchard Road	8
Treetop Crescent	15	Paddock Road	8
Mohegan Lane	14	Ridge Street	8
Rock Ridge Drive	14	Tamarack Road	8
Lincoln Avenue	13	Eagles Bluff	7
Windsor Road	13	Holly Lane	7
Windingwood Road	12	Lee Lane	7
Beechwood Boulevard	11	Milestone Road	7
Betsy Brown Road	11	Rockinghorse Trail	7
Brush Hollow Crescent	11	The Arbors	7
Churchill Road	11	Berkely Drive	6
Pine Ridge Road	11	Berkley Lane	6
Avon Circle	10	Bobbie Lane	6
Country Ridge Circle	10	Brush Hollow Close	6
Greenway Lane	10	Deer Run	6
Bayberry Lane	9	Elm Hill Drive	6
Hillandale Road	9	Greenway Circle	6
Ivy Hill Crescent	9	Mark Drive	6

Street of Residence	Number	Street of Residence	Number
Red Roof Drive	6	Reunion Road	3
Westview Avenue	6	Wyman	3
Windingwood Road N	6	Argyle Road	2
Woodland Avenue	6	Beacon Lane	2
Boxwood Place	5	Bishop Drive	2
Brookridge Court	5	Bishop Drive South	2
Jennifer Lane	5	Bolton Place	2
Oriole Place	5	Carlton Lane	2
Wilton Road	5	Castle View Court	2
Winthrop Drive	5	Country Ridge Close	2
Candy Lane/Sylvan Road	4	Doral Greens Drive	2
Charles Lane	4	Doral Greens Drive East	2
Heirloom Lane	4	Edgewood Drive	2
Hillcrest Avenue	4	Fairlawn Parkway	2
Latonia Road	4	Greenhouse Circle	2
Old Oak Road	4	Horseshoe Lane	2
Whippoorwill Road	4	Irenhyl Avenue	2
Bayberry Close	3	Ivy Hill Lane	2
Brook Lane	3	Jacqueline Lane	2
Doral Greens Drive West	3	Little Kings Lane	2
Fellowship Lane	3	Loch Lane	2
Greenway Close	3	Long Ledge Drive	2
Heritage Court	3	Maple Court	2
Knollwood Drive	3	Maywood Avenue	2
Millennium Place	3	Park Ridge Court	2

Street of Residence	Number	Street of Residence	Number
Parkwood Place	2	Windingwood Road S	1
Roanoke Avenue	2	Windsor Drive	1
Robins Roost	2		
Sleepy Hollow Road	2		
Sunset Road	2		
Westchester Avenue	2		
Arlington Place	1		
Arrowwood Circle	1		
Bell Place	1		
Bowman	1		
Comly Avenue	1		
Crossway	1		
Dixon	1		
Dorchester Drive	1		
Hawthorne Avenue	1		
Hillspoint Lane	1		
Hunter Drive	1		
James Way	1		
Maplewood	1		
Neuton Avenue	1		
Parade Lane	1		
Stone Falls Court	1		
Terrace Court	1		
Westerleigh Court	1		
Whittemore Place	1		

APPENDIX C
PROJECT NEWSLETTERS

Plan Rye Brook

NEWS

www.planryebrook.org

May 2013

STUDY BACKGROUND AND PROCESS



In the fall of 2012, the Village of Rye Brook began the process of preparing its first-ever Comprehensive Plan. Although the Village has an extensive history of plans that cover a range of specific topics, it has never before had in place a master planning document to guide future decisions on development, zoning and capital spending.

The Comprehensive Plan will build on these prior planning efforts and establish a policy guide for land use within the Village. The Plan also represents the culmination of a unique and innovative partnership with the Westchester County Department of Planning, which completed in May 2012 an extensive report, *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 the past Village planning studies - will form the baseline discussion for the Comprehensive Planning effort.

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

PROJECT TEAM

In preparing the Comprehensive Plan, the Village of Rye Brook is supported by the consultant team of BFJ Planning and Urbanomics. For more than 30 years, BFJ has provided planning, urban design, environmental analysis, real estate consulting and transportation planning for a range of clients throughout the country and overseas. Recently, BFJ has completed comprehensive plans for the Port Chester and the Village of Mamaroneck, and is finalizing a comprehensive plan for Harrison.

BFJ is supported by its affiliate, Urbanomics. Since 1984, Urbanomics has provided public- and private-sector clients with an array of economic development planning studies, market studies and economic and demographic forecasts.

HOW CAN YOU GET INVOLVED?

Please join us for the first Comprehensive Plan public workshop:

Monday, June 10th, 2013 | 8-10 p.m.
Village of Rye Brook Offices
938 King Street, Rye Brook, NY 10573

This workshop will provide an opportunity to:

- » Learn about the Plan purpose and process
- » Help establish a vision, goals and objectives for the Plan
- » Discuss key issues facing the Village today

COMPREHENSIVE PLAN ADVISORY COMMITTEE

The Village of Rye Brook has appointed a 12-member advisory committee representing a broad range of interests in the Village. This committee will assist in the development of the Plan, which will ultimately be adopted by the Village Board of Trustees.

- » Carol Goodman, Chair
- » Dominic Accurso
- » Joe Fiscella
- » John Grieco
- » Sari Jablon
- » Toby Marrow
- » Marcia Rogull
- » Jamie Schutzer
- » Tania Vernon
- » Jeffrey Rednick, Board of Trustees Liaison
- » Chris Bradbury, Village Administrator, ex officio
- » Joan Feinstein, former Mayor, ex officio



COMPREHENSIVE PLAN PROCESS TAKES OFF WITH OPENING PUBLIC WORKSHOP

The Village of Rye Brook held an opening public workshop for the Comprehensive Plan on Monday, June 10, at the Village offices on King Street. About 35-40 people turned out to help inform the planning process by sharing their ideas and experiences.

Workshop participants heard a presentation by the consultant team outlining the project's background and purpose, summarizing key existing conditions in the Village and showing initial ideas about urban design and placemaking for the main commercial area at South Ridge Street and Bowman Avenue.

Following the presentation, attendees broke into small roundtable discussion groups covering four topic areas: overall vision and goals; land use and zoning; commercial center and office uses; and the environment, open space and sustainability. After in-depth discussions of these topic areas, the participants reconvened to present their thoughts and ideas to the larger group.

The roundtable discussions revealed that, in general, the workshop attendees were happy with the scale of development in Rye Brook and view the public schools, shared municipal services and access to regional highways and New York City as key assets.

Major challenges were seen as preservation and enhancement of open space, stormwater management, traffic congestion, taxes and noise from Westchester County Airport.

In terms of initial recommendations, the workshop participants supported making the Village more pedestrian-friendly, especially in the commercial center; establishing a sense of place in this center through urban design actions and attracting a more diverse set of commercial uses; and addressing stormwater management and flooding on a Village-wide basis.

The opening workshop was an important first step in engaging Rye Brook's stakeholders and establishing a vision and preliminary recommendations for the Comprehensive Plan. The consultants' presentation may be viewed through streaming video available at www.planryebrook.org and the Village's website. Stay tuned to both sites for a complete summary of the workshop.



ONLINE PUBLIC SURVEY TO LAUNCH THIS SUMMER

The Plan Rye Brook project team will be conducting an online public survey this summer using the Survey Monkey tool. The survey is intended to gather input from Rye Brook stakeholders who may have been unable to attend the opening workshop. It will seek respondents' opinions on a number of key issues facing the Village, as well as on overall goals and objectives for land use and development in the next 10-20 years.

Watch for further developments on the survey at www.planryebrook.org and the Village of Rye Brook website, www.ryebrook.org.

Plan Rye Brook

NEWS

www.planryebrook.org

July-August-September 2013

ONLINE PUBLIC SURVEY UNDERWAY

The Plan Rye Brook public survey is live and will run through October 1, 2013. The online survey, conducted through the Survey Monkey tool, is intended to gather respondents' opinions on a number of key issues facing the Village, as well as on overall goals and objectives for land use and development in the next 10-20 years.

The survey is completely anonymous and takes about 10-15 minutes to complete. It is available via the Plan Rye Brook website, <http://www.planryebrook.org>, and the Village's website, <http://www.ryebrook.org>.

Please take advantage of this important opportunity to share your thoughts and ideas about the future of Rye Brook. If you would like a paper version of the survey, please contact the Assistant Village Administrator, David Burke, at 914.939.0077.



NEXT PUBLIC WORKSHOP OCTOBER 28

Please join us for the second of four public workshops for the Rye Brook Comprehensive Plan:

Monday, October 28, 2013 | 8-10 p.m.

Village of Rye Brook Offices
938 King Street, Rye Brook, NY 10573

The workshop will provide an opportunity to learn more about the Plan Rye Brook process, hear draft Plan recommendations and discuss key issues facing the Village today.



HOW CAN YOU STAY INVOLVED?

The centerpiece of the comprehensive planning process is public involvement, to ensure that anyone who lives or works in Rye Brook will have the opportunity to express their opinions on key issues facing the Village, and how the Plan should address them. We want to hear from you!

Visit the Plan Rye Brook website, <http://www.planryebrook.org>, and sign up to receive email updates letting you know when draft Plan elements are available for review, and alerting you to public workshops and other opportunities for community involvement.



SECOND PUBLIC WORKSHOP GATHERS IMPORTANT COMMUNITY INPUT

The second of four planned public workshops for the Rye Brook comprehensive plan was held on Monday, October 28, at 8 p.m. at Village Hall. Approximately 35 people gathered to hear the results of the online public survey, as well as give their reaction to some preliminary suggestions regarding zoning, parks and open space and the "Village Center" area of the Village.

The initial ideas for possible zoning changes involved identifying the most appropriate zoning designation for the Blind Brook Country Club -- which represents Rye Brook's most significant long-term development potential -- to preserve its open space character. Other zoning ideas focused on suggested changes in the Village's commercial area, to promote a stronger sense of place while maintaining the existing context.

Proposals for parks and open space included upgrades to Garibaldi Park to strengthen that asset, improvements to Village-owned passive recreational spaces, stronger links among open space resources, undertaking a comprehensive study of the potential for a community pool and multipurpose recreation center, and looking at possible locations for a dog park.

Suggestions in the Village Center area -- generally, South Ridge Street at Bowman and Westchester Avenues -- centered on improving connectivity through the addition and improvement of sidewalks; promoting more active, pedestrian-oriented business frontages; and promoting good aesthetics through the creation of advisory design guidelines.

Following the presentation, attendees broke into small roundtable discussion groups covering four topic areas: overall vision and goals, land use and zoning, the Village Center, and parks and

open space. After in-depth discussions of these topic areas, the participants reconvened to present their thoughts and ideas to the larger group.

The roundtable discussions revealed a clear consensus on improving pedestrian connectivity in Rye Brook and facilitating a distinct identity for the Village Center. There was general agreement that an open space/preservation zone should be considered for the Blind Brook Country Club, that more sidewalks and bicycle amenities should be explored, that open space assets should be linked together, and that the issues of a community pool/recreation center and a dog park should be carefully and comprehensively studied.

The next workshop is scheduled for Monday, January 13, at a location to be determined. Visit planryebrook.org for more information and to sign up for project updates.



PUBLIC SURVEY RESULTS IN

The Rye Brook Community Survey ran online from August 15 to October 1, 2013, and paper copies were also made available at the senior center. A total of 863 people completed the survey, most of whom were Village residents. About 12% of respondents also work in Rye Brook, and 8% own a business here. The full survey results are available at planryebrook.org. Major issues raised included:

- Desire for a more diverse range of shops and restaurants, more parking and added landscaping and seating in the Village Center.
- Support for a community pool and/or multi-use recreational facility, balanced with a concern with higher taxes.
- Support for the preservation of additional open space.
- Demand for additional passive uses such as walking and biking trails.
- Concern about traffic, especially on King Street and around schools and shopping centers.



Plan Rye Brook

NEWS

www.planryebrook.org

January 2014

DRAFT PLAN CHAPTERS NOW AVAILABLE FOR PUBLIC REVIEW

The Village of Rye Brook comprehensive planning process finished 2013 with posting of several new draft chapters for the community to review and discuss at the upcoming public workshop. Currently, the following draft chapters are available at planryebrook.org:

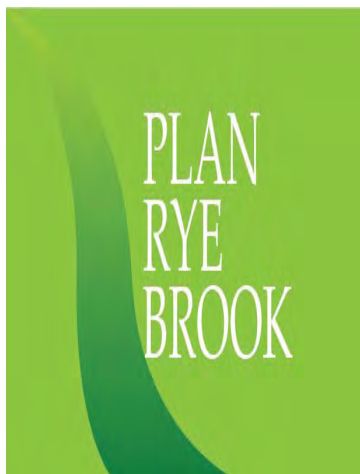
- Introduction, Vision and Goals
- Regional Context
- Demographics
- Land Use and Zoning
- Natural Resources and Stormwater Management
- Parks, Recreation and Open Space
- Housing
- Village Center

Some of the key recommendations that will be discussed at the next workshop include:

- Explore rezoning Blind Brook Country Club and parks in the Village as open space/recreation;
- Eliminate the OB-S zone in the Village Center;
- Adjust height and setback regulations and consider small-scale multifamily residential uses in commercial zones;

- Allow offices in two-family zones along Westchester and Bowman Avenues;
- Create an overlay zone for the Village Center;
- Pursue regional stormwater management initiatives;
- Undertake a comprehensive sustainability plan;
- Upgrade Garibaldi Park;
- Enhance passive open spaces and create a trail network;
- Undertake a comprehensive study of a potential multipurpose recreational center/community pool;
- Explore creating one or more dog parks in identified locations;
- Consider allowing multifamily residential uses in office zones;
- Explore permitting accessory apartments (“in-law apartments”) in some single-family zones;
- Improve the pedestrian network in the Village Center;
- Create advisory design guidelines for development in the Village Center; and
- Consider developing local signage design guidelines for the Village Center.

Please visit planryebrook.org to learn more!



THIRD PUBLIC WORKSHOP JANUARY 13 AT AJP COMMUNITY CENTER

Please join us for the second of four public workshops for the Rye Brook Comprehensive Plan:

Monday, January 13, 2014 | 8-10 p.m.
Anthony J. Posillipo Community Center
32 Garibaldi Place, Rye Brook, NY 10573

This open house session will provide an opportunity to learn about the draft chapters completed to date, including their recommendations, and to discuss key issues facing the Village today. Parking is available at both the center and Garibaldi Park, as well as on-street.

THIRD PUBLIC WORKSHOP GATHERS INPUT ON DRAFT PLAN CHAPTERS

The Village of Rye Brook held the third of four public workshops on the Comprehensive Plan on Monday, January 13, at the Anthony J. Posillipo Community Center. Approximately 35 residents, stakeholders and members of the Plan advisory committee gathered to share their ideas and experiences to inform the planning process.

After a brief presentation by the consultant team, the workshop utilized an "open house" format, in which participants could choose to circulate among any of eight stations, corresponding to the draft chapters discussed during the presentation and available at the Comprehensive Plan website:

- Introduction, Vision and Goals
- Regional Context
- Demographics
- Land Use and Zoning
- Natural Resources and Stormwater Management
- Parks, Recreation and Open Space
- Housing
- Village Center

Each open house station was managed by a member of the advisory committee, Village staffer and/or consultant team member, and contained large-scale graphics and a list of all recommendations for the subject chapter. Participants were free to write or draw comments on any of the materials at each station. The intent was to provide an informal setting where attendees could interact directly with project team members through one-on-one or small group conversations.

Based on the discussions at the open house stations, the following key recommendations emerged as areas of focus for the Comprehensive Plan:

Many people are concerned about whether Rye Brook has enough housing options for seniors to let them stay in the Village after their children have left the school system, or for younger people just starting out. The concept of accessory apartments had some support as an idea to explore, but there was concern with how they would function and be regulated.

The vision for the Blind Brook Country Club is one that balances taxable development with preservation of open space to the maximum extent possible.

Although Rye Brook's Village Center area may not be a traditional downtown, the Village should explore ways to improve its appearance and vitality, including allowing small multifamily residential units, adding sidewalks to enhance walkability, improving gateways and establishing an overlay zoning district including design guidelines. Creation of a business improvement district is also an option that may be explored in coordination with the business community.

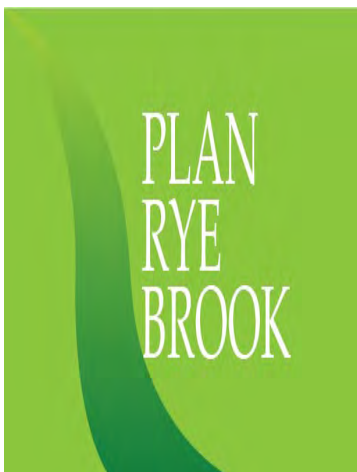
The full workshop presentation and summary report, as well as all draft chapters discussed at the workshop, are available at planryebrook.org.

FINAL PUBLIC WORKSHOP MARCH 24 AT VILLAGE HALL

Please join us for the fourth and final public workshop for the Rye Brook Comprehensive Plan:

Monday, March 24, 2014 | 8-10 p.m.
Village Hall
938 King Street, Rye Brook, NY 10573

This "Town Hall" style meeting will provide an opportunity to ask questions about the Village's Comprehensive Plan -- including content, recommendations, process and next steps -- in a less formal and structured setting.



FINAL PUBLIC WORKSHOP GATHERS INPUT ON DRAFT PLAN CHAPTERS

The Village of Rye Brook held the last of four public workshops on the Comprehensive Plan on Monday, March 24, at Village Hall. Approximately 10 residents, stakeholders and members of the Plan advisory committee gathered to review all of the recommendations from the draft Plan chapters:

- Land Use and Zoning
- Natural Resources and Stormwater Management
- Parks, Recreation and Open Space
- Transportation
- Infrastructure and Utilities
- Housing
- Commercial Development
- Village Center
- Municipal Facilities and Community Character

Also discussed were the final two chapters, the Future Land Use Guide and Action Agenda, which will be used to implement the various Plan recommendations after adoption.

Several key points were raised by workshop attendees during the course of the presentation and the question-and-answer session, for consideration by the advisory committee:

Look at allowing offices by special permit in the R2-F zone along South Ridge (north of the gas station). This area makes sense to treat the same as Westchester and Bowman Avenues.

Stormwater management should be addressed at a "microcosm," or per-lot basis. The current Village regulations only require stormwater to be captured

on-site for additions, not existing structures. Many homes in Rye Brook were built without any stormwater management measures in place.

The requirement that multifamily residential uses in commercial zones be located with frontage on State or County roads should be removed, as the Village will be taking ownership of Ridge Street in the near future.

Make clear that the owner or family member needs to live in either the primary residential use or accessory apartment. This is intended to ensure a level of owner occupancy rather than promote investment properties. There was also a question of whether accessory apartments are appropriate for the R-12 zone, as some lots may not be able to accommodate sufficient parking for both the principal and accessory uses.

The full workshop presentation and summary report, as well as all draft chapters discussed at the workshop, are available at planryebrook.org.

COMPREHENSIVE PLAN MOVES TO VILLAGE BOARD

The Comprehensive Plan advisory committee held its final meeting on March 31, 2014, to discuss the comments at the last public workshop and final revisions to the Plan.

The final Draft Comprehensive Plan will be taken up for consideration by the Village Board beginning on April 22, 2014. There will be additional opportunities for public input at public hearings to be held in May.

Please visit planryebrook.org to review the complete final Draft Comprehensive Plan and stay tuned for discussion of the document at upcoming Village Board meetings.

