



VILLAGE OF RYE BROOK

MAYOR
Joan L. Feinstein

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TRUSTEES

Michael S. Brown
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January 31, 2011

Hon. Robert P. Astorino
Westchester County Executive
900 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Dear Mr. Astorino:

I am pleased to report that on January 11, 2011, the Village Board unanimously approved a resolution accepting an *Affordable Housing Discussion Paper* for the Village of Rye Brook.

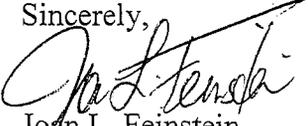
The Village Board had previously authorized its planning consultant to prepare this paper for their review and consideration. The final report identifies both public and private locations throughout the Village of Rye Brook that currently have potential for additional fair and affordable housing development. It also identifies some of the preliminary advantages and disadvantages of each site. While this list should not be considered all-inclusive, it is anticipated that this document will be a resource and provide guidance to property owners and developers who may approach the village or the county to create additional units of affordable housing in Rye Brook. A copy of the resolution and the *Affordable Housing Discussion Paper* are enclosed.

On a related topic, several developers have appeared before the Village Board for a review of sketch plans for affordable housing developments and have expressed their intent to submit formal site plan applications to the Village Board. These developments, if approved, would add to the forty-four (44) units currently approved and built in Rye Brook.

The Village Board has also formed an Affordable Housing Model Ordinance Task Force, which I chair, to review the current Rye Brook code with the model ordinance provisions included in the county's Implementation Plan. Five (5) of the task force members have attended the Pace Land Use Leadership Alliance (LULA) program that focused on affordable housing. The other members include our Village Administrator, Building Inspector, and planning consultant.

Please do not hesitate to contact me at any time should you have any questions or concerns about the village's efforts to continue to support fair and affordable housing in Rye Brook.

Sincerely,



Joan L. Feinstein
Mayor

CC: Mary Jennings Mahon, Senior Assistant to the County Executive
Edward Burroughs, Deputy Planning Commissioner, County of Westchester
Martin Rogowsky, Westchester County Legislator, 6th District
Rye Brook Village Board Members
Christopher J. Bradbury, Administrator

On a motion made by Trustee Rednick and seconded by Trustee Brown, the following resolution was adopted

CONSIDERING THE ACCEPTANCE OF THE AFFORDABLE HOUSING DISCUSSION PAPER

WHEREAS, pursuant to a Stipulation and Dismissal (the "Stipulation") entered in *U.S. ex rel. Anti-Discrimination Center v. Westchester*, the county is required to build 750 units of fair and affordable housing over a seven year period within certain municipalities including the Village of Rye Brook; and

WHEREAS, the Village Board has requested that its planning consultant prepare a report that would consider and preliminarily evaluate potential properties that could be considered for affordable housing if such development was supported by the involved property owner; and

WHEREAS, at the November 23, 2010 meeting of the Village Board, the village's planning consultant presented a draft *Affordable Housing Discussion Paper* that identifies certain public and private properties throughout the village that currently have the most potential for fair and affordable housing opportunities in Rye Brook; and

WHEREAS, the Village Board has reviewed and made certain modifications to the draft *Affordable Housing Discussion Paper*; and

WHEREAS, the *Affordable Housing Discussion Paper* would be a useful resource for property owners, developers, and community members to consider in evaluating potential affordable housing locations for developments that would be consistent with the terms of the Westchester County Stipulation.

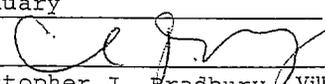
NOW THEREFORE BE IT RESOLVED, that the Village Board hereby accepts the *Affordable Housing Discussion Paper* as a final report for the Village of Rye Brook, with a copy of the final report sent to the Westchester County Executive and the Department of Planning.

TRUSTEE BROWN AYE
TRUSTEE MARROW AYE
TRUSTEE REDNICK AYE
TRUSTEE ROSENBERG AYE
MAYOR FEINSTEIN AYE

State of New York }
County of Westchester } ss.:
Village of Rye Brook }

I hereby certify that this is the Resolution adopted by the Board of Trustees of the Village of Rye Brook which was duly passed by said Board on January 11, 20 11.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Village of Rye Brook, this 12 day of January, 20 11.


Christopher J. Bradbury Village Clerk

AFFORDABLE HOUSING DISCUSSION PAPER

POTENTIAL PROPERTIES REPORT VILLAGE OF RYE BROOK, NEW YORK

**PREPARED FOR:
THE VILLAGE OF RYE BROOK VILLAGE BOARD**

**PREPARED BY:
MARILYN TIMPONE-MOHAMED, FREDERICK P. CLARK ASSOCIATES**

**IN COORDINATION WITH
CHRISTOPHER J. BRADBURY, ADMINISTRATOR**

JANUARY 11, 2011

I. INTRODUCTION

This paper was prepared in order to provide discussion points regarding affordable housing alternatives in Rye Brook. In 2009, Westchester County reached a settlement regarding an affordable housing lawsuit. As a result of this settlement, \$50 million will be allocated to provide 750 units of fair and affordable housing in thirty-one (31) municipalities over the next seven years. This document is meant to engage discussion of the potential for additional affordable housing in Rye Brook in order to be proactive in the anticipated discussions with Westchester County as they implement the terms of the settlement.

It should be noted that affordable housing already exists and is supported in Rye Brook. These properties are located on Grant Street, Bowman Avenue, and at BelleFair for a total of forty-four (44) units of affordable housing.

Within the Village of Rye Brook there are properties that may be considered to have potential for re-development or adaptive re-use as affordable housing. The properties, located throughout the Village, are in commercial, office and residential zoning districts. Most properties are privately owned, while others are owned and utilized by the Village for municipal purposes. Some of the properties are under-developed or not developed at all.

In researching potential locations for affordable housing, all areas of the Village were considered. Additional properties can be added to the list or deleted as

appropriate. This report is a first look at a variety of properties that might be considered as locations for affordable housing. As each property has physical, procedural, and environmental opportunities and constraints with respect to its potential outlined herein, the list should be considered a starting point from which a short list of choice properties may be agreed upon as having real potential for fair and affordable housing projects. Certain Village-owned open space that is dedicated park land may require an act of the State legislature to allow development of housing, and properties owned by other municipalities or school districts would require referendums, inter-municipal agreements, and/or purchase to develop.

The ideal location for affordable housing is within walking distance to public transportation, schools and neighborhood shopping. Whether the housing is single family, two or three-family, or multi-family flats, the best affordable housing is developed to look and feel like market rate units, and may even be part of a single development that includes a variety of housing types marketed at different prices according to type. Or it may be part of mixed-use development that includes office, commercial, retail, or other uses.

Development of properties as affordable housing will require the willingness of current property owners to develop or sell their properties for this purpose, and it requires interest from private developers with the ability to overcome or see past issues that may be perceived as impediments to development. In Rye Brook, these issues may include high property values and purchase prices of potential affordable housing sites in a municipality that is largely “built out.” With little undeveloped land and relatively small-sized sites available, Rye Brook may not be attractive to a developer seeking to maximize the number of affordable units to make a project financially feasible. Development of quality affordable housing in Rye Brook will require a development team with experience and a proven track record in the affordable housing market that understands how to work with available properties, and finance, design, and build units that will fit into the context of a variety of existing neighborhoods - single-family, two-family, commercial, or mixed-use. In addition, impacts on local school districts must also be considered during any application review.

Under the terms of the County’s settlement, and based on census-block level demographic data, there are constraints on the location of new affordable housing in certain areas south of Bowman Avenue. These areas are part of a group of neighborhoods situated throughout Westchester County that have a limit of 60 new affordable units *county-wide* under Paragraph 7(c) of the settlement. The 7(c) areas located in Rye Brook are highlighted in yellow on the attached map. It is our understanding that several affordable units are already being considered or

developed in 7(c) communities outside of Rye Brook, further limiting the potential to locate affordable units in the Rye Brook “7(c) yellow zone.”

The remaining area of Rye Brook (highlighted blue on the attached map) falls under Paragraph 7(a) of the settlement. These areas are part of the group of census blocks eligible for location of 630 units of the total of 750 units of affordable housing to be developed countywide.

II. LIST OF POTENTIAL PROPERTIES

The properties included in the following list were chosen because they have some level of short-term or long-term potential with respect to conversion or re-development as affordable housing. The sizes of properties indicated are approximate. Some of the properties could be easily changed to traditional or typical affordable units; other properties would require creative thinking and a non-traditional approach to redevelopment. The map locating each of the properties on the list is appended. Please note that the list is not prioritized in any way, and the properties are presented from north to south.

A. United Cerebral Palsy (UCP) Property, Lincoln Avenue

Census Block Eligibility: 7(a)
Property Size: 3.45 acres
Current Development: Under-developed in area of former stable
Zoning: OB-3 District and Z-3 Airport Zone
Ownership: Not-for-Profit Organization
Public Transportation: County bus
Potential Development: Multiple mixed-use residential units

Opportunities and Constraints: *The advantages of the property are: it is on a County bus line; it has access to the Hutchinson River Parkway and Interstate 684. The disadvantages are: the property is far from schools and shopping; there are local water supply issues; it is in an airport overlay zone; housing cannot be developed under current zoning.*

B. Village Property, Upper Lincoln Avenue adjacent to King Street

Census Block Eligibility: 7(a)
Property Size: 8.42 acres
Current Development: Undeveloped wooded area
Zoning: PUD District and Z-3 Airport Zone
Ownership: Village of Rye Brook

Public Transportation: County bus
Potential Development: Several mixed-use residential units

Opportunities and Constraints: *The advantages of the property are: it is Village-owned, undeveloped land; it is in the PUD zoning district that allows for housing; it is on a County bus line; it has access to the Hutchinson River Parkway and Interstate 684. The disadvantages are: development of the property would eliminate its use for future Village purposes; it is located far from schools and shopping; there are local water supply issues; it is within an airport overlay zone; it has steep slopes and wetlands.*

C. Reckson Office Park, Phase III, King Street

Census Block Eligibility: 7(a)
Property Size: 32.58 acres
Current Development: Under-developed, but with site plan approval for an office building
Zoning: OB-1 District and Z-1 Airport Zone
Ownership: Privately owned
Public Transportation: County bus
Potential Development: Multiple mixed-use residential units, with the potential to include retail and municipal uses

Opportunities and Constraints: *The advantages of the property are that the approved use has not been built and the property has development potential. It also has access to the Hutchinson River Parkway and Interstate 684. The disadvantages are: it has an existing commercial development approval and some initial site work has begun; the property is far from schools and shopping; it is in an airport overlay zone; the property has wetlands and steep slopes; it cannot be developed with housing under the current zoning; the available area of the property does not have direct access to a public street except through an existing office park.*

D. 900 King Street

Census Block Eligibility: 7(a)
Property Size: 18.13 acres
Current Development: Office building with a history of under-occupation
Zoning: PUD District and King Street SROD
Ownership: Privately owned

Public Transportation: None
Potential Development: Adaptive re-use of the atrium building for mixed-use and multiple residential units, with the potential to include retail, and new or relocated municipal uses.

Opportunities and Constraints: *The advantages of the property are: it is an existing development with open space; the commercial building has been updated but has not been fully occupied for long stretches of time; it has access to the Hutchinson River Parkway; it is in the PUD zoning district that already allows residential development. The disadvantages are: the property is far from shopping and public transportation; there is no direct access to a public street; no similar mixed-use development currently exists in Rye Brook; and the anticipated cost would be high.*

E. 10 Bishop Drive South

Census Block Eligibility: 7(a)
Property Size: 0.46 acre/20,038 square feet
Current Development: Large 19th Century home converted to apartments
Zoning: R-15
Ownership: Privately owned
Public Transportation: None
Potential Development: Adaptive reuse as an affordable multi-family building

Opportunities and Constraints: *The advantages of the property are that it is a large house that is already adapted as apartments and it is near a public school. The disadvantages are: it is not near public transportation or shopping; a quarter of the lot is in Greenwich.*

F. King Street Home (King Street buffer area)

Census Block Eligibility: 7(a)
Property Size: approx. 8.60 acres (undeveloped buffer only)
Current Development: senior extended care facility, with an under-developed buffer area in Rye Brook along King Street
Zoning: R-15 District, and North Ridge Street SROD
Ownership: Privately owned
Public Transportation: No
Potential Development: Multiple residential units

Opportunities and Constraints: *The advantages of the property are: it is an existing development with open space; it is in a residential district. The disadvantages are: it could not be developed under current zoning; it is not near public transportation, schools or shopping; and it is a currently operating facility.*

G. 259 North Ridge Street and sloped area behind residence

Census Block Eligibility: 7(a)
Property Size: 4.1 acres
Current Development: Single-family residence
Zoning: R-15 District and North Ridge Street SROD
Ownership: Privately owned
Public Transportation: None
Potential Development: A limited number of residential units

Opportunities and Constraints: *The advantages of the property are: it is believed to be recently available for sale; the existing home might be adapted for re-use; it is near schools. The disadvantages are: the property is far from shopping and public transportation; it has many steep slopes within the site; access to Ridge Street is also constrained by steep slopes; it could not be developed under current zoning; the site may contain wetlands.*

H. 8 Berkley Drive

Census Block Eligibility: 7(a)
Property Size: 0.62 acre/27,007 square feet
Current Development: Two-family home
Zoning: R-15
Ownership: Privately owned
Public Transportation: None
Potential Development: Adaptive reuse as a multi-family building

Opportunities and Constraints: *The advantages of the property are: it is believed to be recently available for sale; it is a large building that is an existing two-family dwelling; it has easy access to the Hutchinson River Parkway. The disadvantage is that it cannot be developed at an increased density under current zoning; and the surrounding neighborhood is almost all single family properties.*

I. Elm Hill Park, access from Elm Hill Drive

Census Block Eligibility: 7(a)
Property Size: 1.45 acres
Current Development: Undeveloped park land
Zoning: R-12 District
Ownership: Village of Rye Brook
Public Transportation: None
Potential Development: A limited number of residential units

Opportunities and Constraints: *The advantages are that the property is Village-owned and it is undeveloped. The constraints are: development would cause a loss of park land and buffer; the deed restricts use to recreation; the property is far from shopping, schools and public transportation; it could not be developed under current zoning; an access driveway to Elm Hill Drive would be limited to a fifteen (15) foot wide strip of property; only other access would be through Crawford Park.*

J. Rye Town Hilton, Westchester Avenue

Census Block Eligibility: 7(a)
Property Size: 35.61 acres
Current Development: Hotel with under-developed open areas
Zoning: H-1 District and Westchester Avenue SROD
Ownership: Privately owned
Public Transportation: County bus
Potential Development: Multiple mixed-use residential units

Opportunities and Constraints: *The advantages of the property are: it is on a County bus line and it is within walking distance to schools and shopping; the owner had previously been considering a re-development plan that may have included affordable housing. The disadvantages are: the property has many steep slopes; the current commercial development is built into the landscape and further development could change views of the property from the street and surrounding properties; housing could only be developed under current zoning if the property is subdivided or if a zoning change occurs; the compatibility of housing with a hotel would need further review; previous development sketch plans presented to the Village Board received community opposition, particularly to development in buffer areas; the property was previously subdivided for a residential development (Hidden Falls).*

K. 51 Hawthorne Avenue and adjacent lot

Census Block Eligibility: 7(a)
Property Size: Total of 1.01 acres (two lots)
Current Development: Single-family home that at one time was adapted as a two-family residence
Zoning: R-15A District and North Ridge Street SROD
Ownership: Privately owned
Public Transportation: County bus
Potential Development: Adaptive reuse as a limited number residential units

Opportunities and Constraints: *The advantages of the property are: development could preserve and re-use a significant 19th Century building; the two (2) adjacent lots are believed to be available for sale; it is within walking distance of schools, shopping and public transportation. The disadvantages are: the property has a small area of steep slopes; it could not be developed for affordable housing under current zoning.*

L. 800 Westchester Avenue (undeveloped buffer area)

Census Block Eligibility: 7(a)
Property Size: approx. 40 acres (undeveloped buffer only)
Current Development: multi-tenant office buildings, with undeveloped buffer areas on the east and west sides of the site
Zoning: OB-2 District, and Westchester Avenue/Bowman Avenue SROD
Ownership: Privately owned
Public Transportation: County bus
Potential Development: Multiple mixed-use residential units

Opportunities and Constraints: *The advantages of the property are: it is an existing development with open space; it is on a County bus line and reasonably close to shopping and schools. The disadvantages are: there are wetlands and steep slopes on the property; it could not be developed under current zoning; the building is occupied by tenants with leases.*

M. Port Chester Middle School Lot on Ridge Street

Census Block Eligibility: 7(a)
Property Size: 0.1 acre/4,325 square feet
Current Development: Undeveloped lot in front of the middle school property
Zoning: OB-2 District
Ownership: Port Chester School District
Public Transportation: County bus
Potential Development: A limited number of residential units

Opportunities and Constraints: *The advantages of the property are: it has good access to shopping, transportation, and schools. The disadvantages are: it would require purchase of the property or an agreement with the School District to develop the lot; it cannot be developed under current zoning; and it is a small lot. It is also noted that the school would likely be required to hold a referendum on the sale of property for this purpose.*

N. Vacant lot, Barber Place

Census Block Eligibility: 7(a)
Property Size: 0.23 acre/10,300 square feet
Current Development: Vacant, previously developed
Zoning: C-1 District
Ownership: Privately owned
Public Transportation: County bus
Potential Development: A limited number of residential units

Opportunities and Constraints: *The advantages of the property are: housing could be developed under the current zoning; the property is a corner lot; it is located near shopping, schools and public transportation; it could be assembled with adjacent lots to create a slightly larger area for development. The disadvantage is that the property is a small lot.*

O. City of Rye Property, Bowman Avenue

Census Block Eligibility: 7(c)
Property Size: 10.54 acres
Current Development: Undeveloped
Zoning: R-10 District and Bowman Avenue SROD
Ownership: City of Rye
Public Transportation: County bus
Potential Development: multiple residential or mixed-use units

Opportunities and Constraints: *The advantages are a location close to shopping, schools and transportation, and that the property is currently undeveloped. However, the property has several constraints: Development would require an agreement with the City of Rye; there are wetlands and flood plains on the property; a large flood improvement project (sluice gate) that may affect the property has been approved; development could not occur under current zoning; the property is within the 7(c) 60-unit limit zone.*

P. K&M Realty Group Property, Bowman Avenue

Census Block Eligibility: 7(c)
Property Size: 4.04 acres
Current Development: Undeveloped
Zoning: C1 District and Bowman Avenue SROD
Ownership: Privately owned
Public Transportation: County bus
Potential Development: multiple residential or mixed-use units

Opportunities and Constraints: *The advantages are a location close to shopping, schools and transportation; property may be developed under its current zoning; and the property is currently mostly undeveloped. However, the property has several constraints: it has a current development approval for market-rate housing; there are wetlands and flood plains on the entire property limiting the buildable area; and the property is within the 7(c) 60-unit limit zone.*

Q. 525 Ellendale Avenue

Census Block Eligibility: 7(c)
Property Size: 0.17 acres/7,494 square feet
Current Development: Single-family home
Zoning: R2-F District
Ownership: Privately owned
Public Transportation: County bus
Potential Development: A limited number of residential units

Opportunities and Constraints: *The advantages of the property are: it is close to shopping, schools and public transportation; it could be assembled with adjacent lots to create a larger property; it is in the two-family zoning district that would allow conversion. The disadvantages are; it is a small lot; it is within the 7(c) 60-unit limit zone.*

R. Department of Public Works Properties, 511 West William Street/Ellendale Avenue

Census Block Eligibility: 7(c)
Property Size: 1.23 acres
Current Development: DPW garages
Zoning: R2-F District
Ownership: Village of Rye Brook (0.50 acre on Ellendale Avenue) and Town of Rye (0.73 acre on West William Street)
Public Transportation: County bus
Potential Development: Multiple residential units

Opportunities and Constraints: *The advantages of these properties are: it has frontage on two streets; it is close to shopping, schools and transportation; it could be part of an assemblage of adjacent lots to increase the size of the property for development of more units. The disadvantages are: development would require re-location of the existing DPW facilities; it is within the 7(c) 60-unit limit zone.*

S. Roanoke Park, access from Roanoke Avenue

Census Block Eligibility: 7(c)
Property Size: 1.45 acres
Current Development: Village park
Zoning: R2-F District
Ownership: Village of Rye Brook
Public Transportation: County bus
Potential Development: A limited number of residential units

Opportunities and Constraints: *The advantages of the property are: it is Village-owned and mostly undeveloped; it is within walking distance to shopping, schools and public transportation; it could be assembled with adjacent lots to increase the acreage available for development. The disadvantages are: development would cause loss of park land; the deed restricts use to recreation; the lot has limited access; development would require modification of an agreement with the owners of the Rye Ridge Shopping Center; it is within the 7(c) 60-unit limit zone.*

T. Washington Park Plaza Shopping Center and adjacent lot on Ridge Street

Census Block Eligibility: 7(c)
Property Size: Unknown (two lots)
Current Development: Restaurant and residence
Zoning: OB-S and R2-F Districts
Ownership: Privately owned
Public Transportation: County bus
Potential Development: A limited number of residential units

Opportunities and Constraints: *The advantages of the property are: the previous restaurant uses have had limited success; it is close to shopping, schools and public transportation. The disadvantages are: development would require a subdivision and agreement of the property owners; it is within the 7(c) 60-unit limit zone; the restaurant portion of the property could not be developed under current zoning.*

U. Lots in the two-family zoning district (locations not shown on map)

Census Block Eligibility: 7(a) or 7(c)
Property Size: varies
Current Development: one and two-family homes
Zoning: R2-F District
Ownership: Privately owned
Public Transportation: County bus
Potential Development: Adaptive reuse as limited numbers of residential or mixed-use units

Opportunities and Constraints: *The opportunities include: the district is located in areas that generally have good access to shopping, transportation and schools, and other two family properties. Conversions of single-family properties to two-family would not need a zoning variance or creation of a new zone or overlay district. Lots could be assembled with adjacent lots to increase the acreage available for development. The constraints include: some properties in the district are located within the 7(c) 60-unit limit zone. Potential impacts on available parking would need careful review and consideration.*

V. Properties in foreclosure, multiple locations (locations not shown on map)

Census Block Eligibility:	7(a) or 7(c)
Property Size:	varies
Current Development:	varies
Zoning:	varies
Ownership:	Bank or lender owned
Public Transportation:	varies
Potential Development:	Adaptive reuse as limited numbers of residential units

Opportunities and Constraints: *The advantages of foreclosures are: the properties are likely available for sale; the existing buildings may be easily converted to two or more units; and adjacent lots could be assembled to increase the acreage available for development. However, depending on location and condition of the properties, they may not be within walking distance to shopping, schools or transportation, or they may require substantial rehabilitation. Current zoning may not allow development of multi-family units, and some properties may be located within the 7(c) 60-unit limit zone.*

III. RECOMMENDATIONS

Development of affordable housing will require interest from private developers. A list of potential sites that has been considered by the Village would be a resource that may be used by the Village and the County to inform interested parties. Since the County is finalizing an implementation plan for affordable housing under the Settlement to be approved by HUD, it may be in the Village’s interest to be proactive on this subject to take advantage of the implementation funds available.

We recommend that the Board of Trustees publicly discuss the attached list of properties with the goal of creating a final document that may be submitted to the County indicating sites that currently have the most potential for fair and affordable housing opportunities in Rye Brook. Private and public property owners should be made aware of this discussion paper, and additional sites should be added or deleted from the attached list as a result of the initial community discussion. The final document could be provided by the County or Rye Brook to developers who may be interested in exploring potential affordable housing locations with current or potential property owners.

It should be noted that the list of properties identified in the final document submitted to the County does not indicate approval for fair and affordable housing. It does, however, provide an indication of the sites that have the most potential for this type of housing at this time.

If developers become interested in such sites, properties on the final list would need to be researched further and analyzed to determine what type and number of units are feasible and desirable for each, the variances and/or special zoning required to facilitate development, and the environmental or other constraints present. Developers interested in submitting applications also should be encouraged to request a sketch plan review before the Village Board, who has final approval authority for fair and affordable housing projects. This is a good opportunity to receive feedback from the Village Board at a public meeting prior to submitting a formal application.

The Village Board should also proactively review the Village Code to consider potential modifications that would incorporate policies that support fair and affordable housing. To meet this goal, the Village Board formed an Affordable Housing Model Ordinance Task Force on October 26, 2010 to review the model ordinance provisions identified in the County's Implementation Plan (IP) and Analysis of Impediments (AI) documents and make recommendations for code revisions to be considered by the Village Board. This effort is an important step that supports fair and affordable housing, and it is one that would add new housing choices to the existing affordable housing already located in Rye Brook.

**Table 1 – 1/11/2011
POTENTIAL RYE BROOK PROPERTIES FOR FAIR AND AFFORDABLE HOUSING**

PROPERTY NAME	CENSUS BLOCK ELIGIBILITY	SIZE (ACRES)	CURRENT DEVELOPMENT.	ZONING	OWNERSHIP	PUBLIC TRANSPORTATION	POTENTIAL DEVELOPMENT.	OPPORTUNITIES	CONSTRAINTS
A. United Cerebral Palsy (UCP) Prop., Lincoln Ave.	7(a)	3.45	Under-developed in area of former stable.	OB-3 Dist. and Z-3 Airport Zone	Not-for-Profit Organization	County bus	Multiple mixed-use residential units.	<ul style="list-style-type: none"> • On a County bus line. • Access to Hutchinson River Parkway and I-684. 	<ul style="list-style-type: none"> • Property far from schools and shopping. • Local water supply issues. • Airport overlay zone. • Housing cannot be developed under current zoning.
B. Village Property, Upper Lincoln Avenue adjacent to King Street	7(a)	8.42	Undeveloped.	PUD District and Z-3 Airport Zone	Village of Rye Brook	County bus	Several mixed-use residential units.	<ul style="list-style-type: none"> • The PUD zoning district allows for housing. • On a County bus line. • Access to Hutchinson River Parkway and I-684. • Village owned and undeveloped. 	<ul style="list-style-type: none"> • Development of property would eliminate its use for future Village purposes. • Located far from schools and shopping. • Local water supply issues. • Steep slopes and wetlands. • Located in an airport overlay zone.
C. Reckson Office Park, Phase III, King Street	7(a)	32.58	Under-developed, but with site plan approval for an office building.	OB-1 District and Z-1 Airport Zone	Privately owned	County bus	Multiple mixed-use residential units, with potential to include retail and municipal uses.	<ul style="list-style-type: none"> • Approved use has not been built and property has development potential. • Access to Hutchinson River Parkway and I-684. 	<ul style="list-style-type: none"> • An existing development approval. • Property is far from schools and shopping. • Airport overlay zone. • Property has wetlands and steep slopes. • Cannot be developed with housing under current zoning. • Available area of property does not have direct access to public street.
D. 900 King Street	7(a)	18.13	Office building with history of under-occupation.	PUD District and King St. SROD	Privately owned	None	Adaptive re-use of atrium building for mixed-use and multiple residential units, with potential to include retail and new or relocated municipal uses.	<ul style="list-style-type: none"> • Existing development with open space. • Commercial building has been updated but not fully occupied for long stretches of time. • Access to Hutchinson River Parkway. • In PUD zoning district that already allows residential development. 	<ul style="list-style-type: none"> • Property is far from shopping and public transportation; • No direct access to public street. • No similar mixed-use development currently exists in Rye Brook. • Anticipated high cost .
E. 10 Bishop Drive South	7(a)	0.46/ 20,038 sf	Large 19 th Century home converted to apartments.	R-15	Privately owned	None	Adaptive reuse as affordable multi-family building.	<ul style="list-style-type: none"> • Large house already adapted as apartments. • Near a school. 	<ul style="list-style-type: none"> • Not near public transportation or shopping. • A quarter of lot is in Greenwich.
F. King Street Home (King Street buffer area)	7(a)	Approx. 8.60	Senior extended care facility, with an under-developed buffer area in Rye Brook along King Street	R-15 and North Ridge Street SROD	Privately owned	None	Multiple residential units	<ul style="list-style-type: none"> • It is an existing development with open space; • It is in a residential district. 	<ul style="list-style-type: none"> • It could not be developed under current zoning; • It is not near public transportation, schools or shopping; • It is a currently operating facility.
G. 259 North Ridge Street and sloped area behind residence	7(a)	4.1	Single-family residence.	R-15 District and North Ridge St. SROD	Privately owned	None	Limited number of residential units.	<ul style="list-style-type: none"> • Recently for sale. • Existing home might be adapted for re-use. • Near schools. 	<ul style="list-style-type: none"> • Property far from shopping and public transportation. • Many steep slopes. • Access to Ridge St. constrained by steep slopes. • Could not be developed under current zoning. • Site may contain wetlands.

Table 1 (Cont.) – 1/11/2011

PROPERTY NAME	CENSUS BLOCK ELIGIBILITY	SIZE (ACRES)	CURRENT DEVELOPMENT.	ZONING	OWNERSHIP	PUBLIC TRANSPORTATION	POTENTIAL DEVELOPMENT.	OPPORTUNITIES	CONSTRAINTS
H. 8 Berkley Drive	7(a)	0.62/ 27,007 sf	Two-family home.	R-15	Privately owned	None	Adaptive reuse as multi-family building.	<ul style="list-style-type: none"> • Recently for sale. • Large building that is an existing two-family dwelling. • Easy access to Hutchinson River Parkway. 	<ul style="list-style-type: none"> • Cannot be developed at an increased density under current zoning. • Surrounding neighborhood is single-family homes.
I. Elm Hill Park, access from Elm Hill Drive	7(a)	1.45	Undeveloped park land.	R-12 District	Village of Rye Brook	None	Limited number of residential units.	<ul style="list-style-type: none"> • Village-owned and undeveloped. 	<ul style="list-style-type: none"> • Development could cause loss of park land and buffer. • Property is far from shopping, schools and public transportation. • Could not be developed under current zoning. • Only feasible access is to Elm Hill Drive from a limited 15-foot wide strip of property. • Deed restricts use to recreation.
J. Rye Town Hilton, Westchester Avenue	7(a)	35.61	Hotel with under-developed open areas.	H-1 District and Westchester Ave. SROD	Privately owned	County bus	Multiple mixed-use residential units.	<ul style="list-style-type: none"> • On County bus line. • Within walking distance to schools and shopping. • Owner was considering re-development plan that may have included affordable housing. 	<ul style="list-style-type: none"> • Property has many steep slopes. • Current commercial development is built into landscape and further development could change views of property from street and surrounding properties. • Compatibility of housing with hotel needs further review. • Housing could only be developed if lot is subdivided; otherwise a zoning change is required • Previous development sketch plans presented to Village Board received community opposition, particularly to development in buffer areas. • Property previously subdivided for a residential development (Hidden Falls).
K. 51 Hawthorne Avenue and adjacent lot	7(a)	1.01 (2 lots)	Single-family home that was adapted as two-family residence.	R-15A District and No. Ridge St. SROD	Privately owned	County bus	Adaptive re-use as limited number residential units.	<ul style="list-style-type: none"> • Development could preserve and re-use a significant 19th Century bldg. • The 2 adjacent lots are believed to be for sale. • Within walking distance of schools, shopping and public transportation. 	<ul style="list-style-type: none"> • Property has small area of steep slopes. • Could not be developed for affordable housing under current zoning.
L. 800 Westchester Avenue (undeveloped buffer area)	7(a)	Approx. 40	Multi-tenant office buildings with under-developed buffer areas on east and west sides of site.	OB-2 District and Westchester Ave./Bowman Ave. SROD	Privately owned	County bus	Multiple mixed-use residential units.	<ul style="list-style-type: none"> • An existing development with open space. • On a County bus line and reasonably close to shopping and schools. 	<ul style="list-style-type: none"> • Wetlands and steep slopes on property. • Could not be developed under current zoning. • Building is occupied by tenants with leases.

Table 1 (Cont.) – 1/11/2011

PROPERTY NAME	CENSUS BLOCK ELIGIBILITY	SIZE (ACRES)	CURRENT DEVELOPMENT.	ZONING	OWNERSHIP	PUBLIC TRANSPORTATION	POTENTIAL DEVELOPMENT.	OPPORTUNITIES	CONSTRAINTS
M. Port Chester Middle School Lot on Ridge St.	7(a)	0.1/ 4,325 sf	Undeveloped lot in front of Middle School property.	OB-2 District	Port Chester School District	County bus	Limited number of residential units.	<ul style="list-style-type: none"> • Good access to shopping, transportation and schools. 	<ul style="list-style-type: none"> • Requires purchase or agreement with School District. • Cannot be developed under current zoning. • A small lot. • Referendum on the property sale likely to be required.
N. Vacant lot, Barber Place	7(a)	0.23/ 10,300 sf	Vacant, previously developed.	C-1 District	Privately owned	County bus	Limited number of residential units.	<ul style="list-style-type: none"> • Housing could be developed under current zoning. • Property is a corner lot. • Located near shopping, schools and public transportation. • Could be assembled with adjacent lots to create larger acreage for development. 	<ul style="list-style-type: none"> • Property is a small lot.
O. City of Rye Property, Bowman Avenue	7(c)	10.54	Undeveloped	R-10 District and Bowman Ave. SROD	City of Rye	County bus	Multiple residential or mixed-use units.	<ul style="list-style-type: none"> • Location close to shopping, schools and transportation . • Property currently undeveloped. 	<ul style="list-style-type: none"> • Development would require agreement with City of Rye. • Wetlands and flood plains on property. • Large flood improvement project (sluice gate) that may affect property has been approved. • Development could not occur under current zoning. •Property within 7(c) 60-unit limit zone.
P. K&M Realty Group Property, Bowman Avenue	7(c)	4.04	Undeveloped	C1 District and Bowman Ave. SROD	Privately owned	County bus	Multiple residential or mixed-use units.	<ul style="list-style-type: none"> • Location close to shopping, schools and transportation. • Property may be developed under its current zoning. • Property currently undeveloped. 	<ul style="list-style-type: none"> • A current development approval for market-rate housing. • Wetlands and flood plains on the property. • Property is within the 7(c) 60-unit limit zone.
Q. 525 Ellendale Avenue	7(c)	0.17/ 7,494 sf	Single-family home	R2-F District	Privately owned	County bus	A limited number of residential units.	<ul style="list-style-type: none"> • Close to shopping, schools and public transportation. • Could be assembled with adjacent lots to create a larger property. • In two-family zoning district that would allow conversion. 	<ul style="list-style-type: none"> • Small lot. • Within the 7(c) 60-unit limit zone.
R. Department of Public Works Properties, 511 West William St./Ellendale Ave.	7(c)	1.23	DPW garages	R2-F District	Village of Rye Brook (Ellendale Avenue) and Town of Rye (W. William St.)	County bus	Multiple residential units.	<ul style="list-style-type: none"> • Has frontage on two streets. • Close to shopping, schools and transportation. • Could be part of assemblage of adjacent lots to increase size of property for development of more units. 	<ul style="list-style-type: none"> • Development would require re-location of existing DPW facilities. • Within the 7(c) 60-unit limit zone.

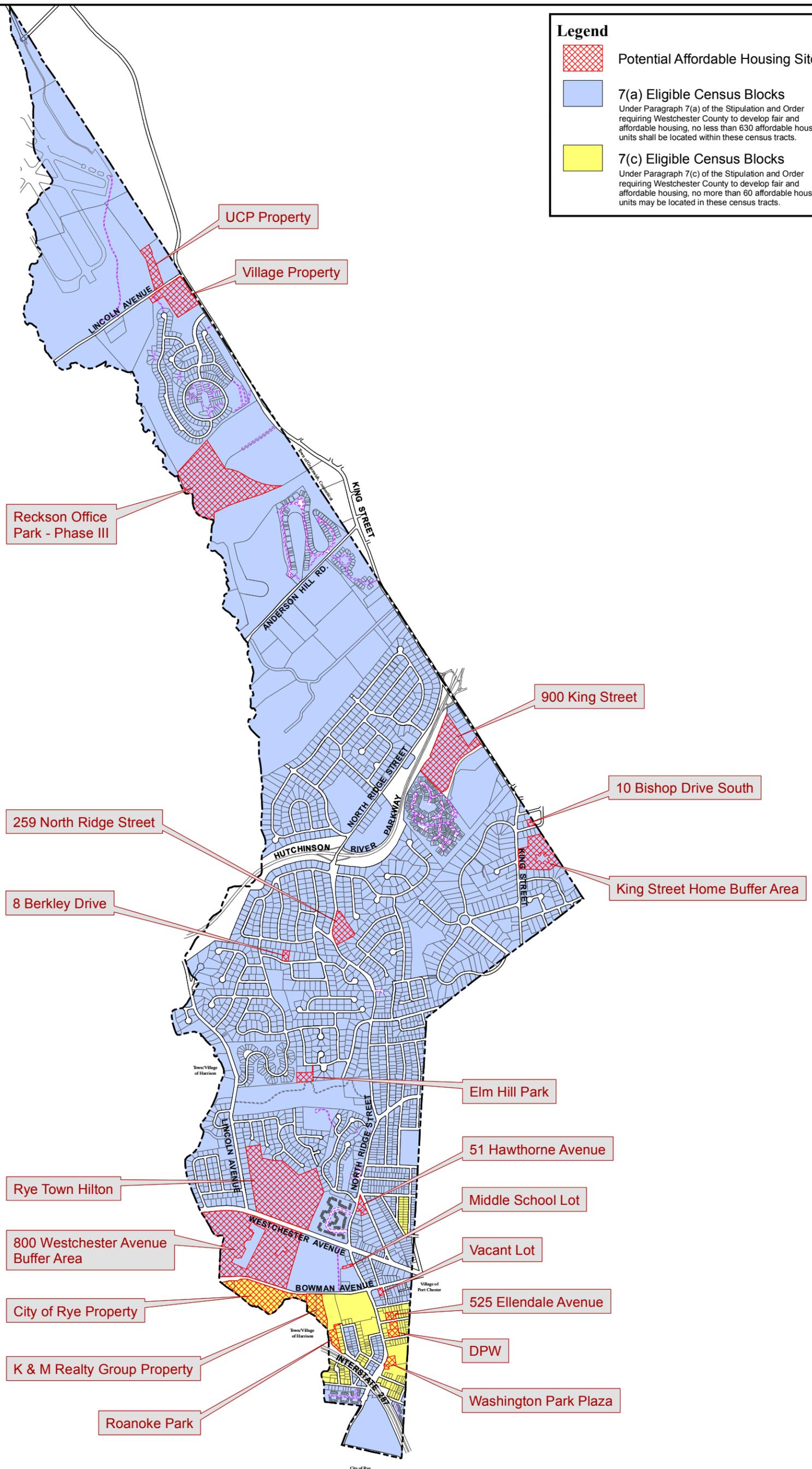
Table 1 (Cont.) – 1/11/2011

PROPERTY NAME	CENSUS BLOCK ELIGIBILITY	SIZE (ACRES)	CURRENT DEVELOPMENT.	ZONING	OWNERSHIP	PUBLIC TRANSPORTATION	POTENTIAL DEVELOPMENT.	OPPORTUNITIES	CONSTRAINTS
S. Roanoke Park, access from Roanoke Ave.	7(c)	1.45	Village park	R2-F District	Village of Rye Brook	County bus	Limited number of residential units.	<ul style="list-style-type: none"> • Village-owned and mostly undeveloped. • Within walking distance to shopping, schools and public transportation. • Could be assembled with adjacent lots to increase acreage available for development. 	<ul style="list-style-type: none"> • Development would cause loss of park land. • Lot has limited access. • Development would require modification of an agreement with owners of Rye Ridge Shopping Center. • Within the 7(c) 60-unit limit zone. • Deed restricts use to recreation.
T. Washington Park Plaza Shopping Center and adjacent lot on Ridge St.	7(c)	Unknown (2 lots)	Restaurant and residence	OB-S and R2-F Districts	Privately owned	County bus	Limited number of residential units.	<ul style="list-style-type: none"> • Previous restaurant uses have had limited success. • Close to shopping, schools and public transportation. 	<ul style="list-style-type: none"> • Development would require a subdivision and agreement of property owners. • Is within the 7(c) 60-unit limit zone. • Restaurant portion of property could not be developed under current zoning.
U. Lots in the two-family zoning district (locations not shown on map)	7(a) or 7(c)	Varies	One and two-family homes	R2-F District	Privately owned	County bus	Adaptive re-use as limited numbers of residential or mixed-use units.	<ul style="list-style-type: none"> • Good access to shopping, transportation and schools. • Properties are in a two-family zoning district. • Conversions to two-family would not need zoning variances or creation of a new zone or overlay district. • Lots could be assembled with adjacent lots to increase the acreage available for development. 	<ul style="list-style-type: none"> • Some properties in the district would be located within the 7(c) 60-unit limit zone. • Potential parking impacts.
V. Properties in foreclosure, multiple locations (locations not shown on map)	7(a) or 7(c)	Varies	Varies	Varies	Bank or lender owned	Varies	Adaptive re-use as limited number of residential units.	<ul style="list-style-type: none"> • The properties are likely for sale. • Existing buildings may be easily converted to two or more units. • Adjacent lots could be assembled to increase acreage available for development. 	<ul style="list-style-type: none"> • May not be within walking distance to shopping, schools or transportation. • May require substantial rehabilitation. • Current zoning may not allow development of multi-family units. • Some properties would be located within the 7(c) 60-unit limit zone.

POTENTIAL SITES FOR AFFORDABLE HOUSING

Legend

-  Potential Affordable Housing Sites
-  7(a) Eligible Census Blocks
Under Paragraph 7(a) of the Stipulation and Order requiring Westchester County to develop fair and affordable housing, no less than 630 affordable housing units shall be located within these census tracts.
-  7(c) Eligible Census Blocks
Under Paragraph 7(c) of the Stipulation and Order requiring Westchester County to develop fair and affordable housing, no more than 60 affordable housing units may be located in these census tracts.



Village of Rye Brook
Westchester County, New York

Data Sources: Parcels - Town of Rye Assessor - 1999,
updated by Frederick P. Clark Associates, Inc., November 2009.
Note: This map is intended for general planning purposes only.

January 11, 2011

FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

