

938 King Street
Rye Brook, NY 10573



Village of Rye Brook Byram Ridge Task Force Report of Findings

June, 2006

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Executive Summary

The Village of Rye Brook Byram Ridge Task Force (BRTF) has been charged by the Village of Rye Brook Board of Trustees (BOT) to study and analyze the potential impacts of development in the Byram Ridge (R-20) area, to recommend ways to preserve the scenic, man-made and natural beauty of the area, and to determine the ability of land use regulations to deal with such matters.

In its deliberations there was a general consensus of the Task Force that its intent was to be sensitive to the trends in residential construction, but to try to prevent some of the new or significantly modified homes that appear to be out of scale and character with the Byram Ridge Area. The BRTF studied and analyzed land use, bulk and dimensional characteristics of existing and proposed homes to gauge its recommendations against actual experience. This analysis was helpful in modifying or dismissing some preliminary recommendations as being either too restrictive or ineffective. The BRTF attempted to avoid recommendations that would result in a significant number of non-conformities to existing homes in the area, however further analysis of the extent of the non-conformities by the BOT is recommended. The Task Force preferred simplicity. Complex regulations or unrealistic enforcement ability were not recommended.

After holding five meetings, developing and analyzing land use data, and performing a site visit to the Byram Ridge area, it is the observation and recommendation of the BRTF that:

- The character of Byram Ridge is mixed. There are smaller, older homes in poor condition on large lots and stately older homes in good condition. Long term residents may not want any change but do realize substantial economic gain when selling. Newer residents (or potential residents) are drawn to the area because of large lots and the ability to build large, modern homes.
- Groundwater and drainage concerns exist in this area of the Village, but most of the issues related to this problem should be resolved with the storm water project scheduled to begin 5/31/06 and with recently enacted code revisions and the requirement of engineering techniques to control the impact of development on the

groundwater at sites. Continued vigilance to the drainage issues is recommended.

- Code changes must be simple and easily understandable and enforceable, and should address the following: increase the front and side yard setbacks; further lower height/setback ratios; further limit front yard impervious surfaces; regulation of currently unregulated gross floor area.
- Up-zoning is not a viable alternative, as it will yield too many non conforming lots.
- All adopted code changes should be applied to all lots in the R-20 zone, to ensure future subdivisions are subject to the same requirements.
- A review of the application of recommended code changes to be applied to all zoning districts should be performed in the future.
- Codes should “err” on the side of restriction and allow the Zoning Board of Appeals to grant variances as appropriate.
- Although not a part of the scope of this Task Force, or the Moratorium, it was felt that there is a need for Architectural/Design guidelines, either as an overlay for this district or for the Village in general.

Any recommendations by the Task Force should be considered by the BOT for the village as a whole.

Task Force Members

Byram Ridge Task Force Members

Pat Sanders Romano, Trustee, Former Planning Board Member

James Winter, Planning Board

Mark Harmon, Zoning Board of Appeals

Richard Lubkin, Former Chairman, both Planning Board and Vision Plan Committees

Marcia Rogull, Architectural Review Board

Victor Carosi, Village Engineer

We would like to also thank those who assisted us with our task: Ed Beane, Village Attorney; Marilyn Timpone Mohamed, Village Planning Consultant, Mickey Izzo, Village Building Inspector, who gave generously of their time and energy.

Task Force Process/Methodology

Why change the current Land Use Regulations?

The Village of Rye Brook Board of Trustees has determined that the development of land and structures require proper limits, planning, and local control, so that land will not be overdeveloped; so that new construction will be consistent with the existing development patterns and character; so that services will not be overburdened; so that pre-existing storm water drainage and groundwater problems will not be exacerbated; so that the health, safety, welfare and character of the community will be preserved. The BOT further determined that insufficiently regulated development and proliferation of new structures and/or uses without necessary regulation is detrimental of property values, the quality of life of Village residents and the suburban character of the village; and is inconsistent with the goals and policies of the Village of Rye Brook Vision Plan. Specific regulation for the protection of open space and environmental features is required to protect the health, safety and welfare of the residents of the Village and for maintaining the visual and aesthetic character of the Village. Therefore, the Mayor and the BOT created this task force to study and analyze the potential impacts of development in the Byram Ridge (R-20) area and to recommend ways to preserve the characteristics of the area and to determine what land use regulations are necessary to do so.

What is the Character of Byram Ridge?

The Task Force gave careful consideration to the current nature of the Byram Ridge area, both anecdotally and objectively. Through discussion and site visitation of the area, it was the consensus of the Task Force that the character of the neighborhood was mixed. There are smaller, older homes in poor condition, on large lots; stately older homes; and new construction of homes that appeared to have considerably greater bulk than the older homes in the area. In the past few years, there have been a number of “tear downs” and extensive enlargement of existing homes with the additions of new wings and second floors. Newer and potential residents are drawn to the area because of the large lots and the ability to build large modern homes. Much of the construction has been an

improvement, but several cases have drawn public debate due to the disparity of size and scale relative to their neighbors. The data on recent development applications showed quite clearly that what is occurring in Byram Ridge is new construction (tear downs and major additions) is built to the maximum allowable parameters of the current code.

The Task Force recognized that the variety and texture of the structures in the area is what keeps the character of the neighborhood and that people remain in the area and are attracted to the area because of the variety. It is not the goal of the recommendations of this committee to legislate homogeneity.

The Task Force efforts focused on new house construction and lot subdivisions but recognized that many of the preliminary recommendations apply to every home in the Byram Ridge area. Therefore the Task Force avoided recommendations that would result in the creation of significant regulatory non-conformities to existing homes in the community. It also recognized that many of the existing provisions of the Village Zoning Code regulate and restrict the bulk, size, height and setbacks in the Byram Ridge area. Among the methods that were given preliminary focus were upzoning, increasing front and side yard setbacks, considering attic and bonus room space in gross floor area calculations, conservation easements, front yard impervious coverage, "discounts" for steep slopes and wetland buffers in calculation or allowable gross floor area.

The Task Force retained studies and opinions from the Village Planning Consultant (FP Clark Associates) as well as the Village Attorney and the Village Building Inspector.

The general reaction to tear downs and significant alterations is negative due to the perception that a new structure is grossly different in size or character from what was formerly on the property. The Task Force felt it was necessary to document the size and dimension characteristics of the new and old structures in the area, including setbacks, height, floor area, building coverage and impervious surfaces.

Draft Studies from FP Clark were obtained on the following (see Appendix A):

- Wetlands and Topography of the R-20 zone
- Lot Data of existing homes
- Lot Data of recent development, both pending and approved

- Citations, and summaries of regulations from other municipalities for Steep Slopes, Aquifer or Ground Water Protection, Minimum Contiguous Buildable Area, Environmental Subtractions, Residential FAR standards, Maximum Impervious Coverage Limitations.
- Regulated and Unregulated Floor Area of Recent Development Applications
- Calculated Impervious Surface of Recent Development Applications
- Comparison of Existing and Proposed Setbacks of Recent Development Applications
- Calculations of Gross Floor Area of Existing Homes
- Front Height/Setback Ratio analysis on a Hypothetical R-20 lot
- Sid height/Setback Ratio analysis in a Hypothetical R-20 Lot
- Maximum Front Yard Area Required to Allow a Circular Driveway on a Hypothetical R-20 lot
- Comparison of Existing and Proposed Setbacks in Recent Development Applications
- Diagrams illustrating different front and side yard setbacks on a hypothetical lot in the R-20 district.
- Diagrams illustrating different front and side yard height/setback ratios in an R-20 District on a hypothetical lot
- Building Envelope in R-20 District on a Wedge Lot with 30% Impervious Surface Coverage in Front Yard
- Diagrams of Maximum Impervious Surface Coverage in R-20 District on hypothetical lots
- Copy of the 1994 Byram Ridge Zoning Study

Discussions and Conclusions

Through the analysis of the FP Clark Data and the observations during our Site Visit the Task Force has been able to gauge its recommendations against actual experience.

UP-ZONING

The Task Force, by consensus determined that it would not recommend any changes in the Zoning Code that could be implied to be a “taking” in derogation of property rights. Based upon that conclusion and the advice of counsel, it was determined that up-zoning would be imprudent and unnecessary. The number of sub dividable lots is negligible and any up-zoning would be construed as “spot zoning”. Based upon that early conclusion it was determined that it was necessary to explore a variety of ways to accomplish the goal of preserving the Byram Ridge character; while at the same time set code changes that will have a positive effect of the other R-20 zone and the community as a whole.

FRONT YARD SETBACKS

Increasing front yard setbacks would diminish the inappropriate and imposing appearance of homes, but could result in the disruption of neighborhood character. There was considerable discussion as to whether the current code requirements adequately serve to protect the streetscape of Byram Ridge and whether by increasing the front yard setback would have negative consequences both in terms of non-conformity and in changing the configuration of a home that could be built on a given lot. Since current code allows for existing non-conformity if, for example a homeowner wanted to build a deck in the back of a non-conforming front yard, the Task Force felt that increasing the minimum front yard setback to 50 feet, along with maintaining the current requirement of setting back a newly constructed house at a minimum to the average of the setbacks of the adjacent homes, would serve to protect the look of open space and streetscapes.

SIDE YARD SETBACKS

Increasing the side yard setback would provide more open space between houses and additional light and air onto the lot. Also, a public safety rationale for increased setbacks is to provide for better separation between homes in case of a fire. The Task Force felt most strongly on the need to revise the side yard setbacks, and deemed that recommended change to be the most important of the recommendations. There was ongoing discussion and study of the extent to which we wanted the side yard setback minimum to be increased. There was agreement that there should be an increase from a minimum of 15 feet to a minimum 20 feet. The total setback for both sides (currently 40) was discussed at length and studied as to the impact. The final conclusion was to increase the total to a minimum of 45 feet, so that homes would not have to be sited equidistance from either side of the lot. The Task Force therefore recommends the formula of a 20/45 minimum.

HEIGHT/SETBACK RATIOS

Increased height/set back ratios reduce the looming effect of a structure and alter the direction in which roofs are pitched. This was the most difficult and potentially the most complicated regulation for the Task Force and per Mickey Izzo, the most difficult and complicated for the architects and developers to understand. It is however a very good means to ensure that a structure on a lot is sited in a way that diminishes the visual appearance of bulk. There was some discussion about applying a sliding scale to the setback ratio, but it was deemed to be far too confusing and unenforceable. Therefore the Task Force felt an across-the-board increase in the front and the side yard setbacks was called for.

GROSS FLOOR AREA: BONUS ROOMS AND ATTIC SPACE

Inclusion of "bonus rooms" (second floor space above the garage) and attic space (based upon a formula) can limit the appearance of bulk on a lot. The Task Force was split on whether and how this currently unregulated space could be counted. Mickey Izzo, the Village Building Inspector, recommends that the Village take the State Building Code definition of "habitable" space to count the currently unregulated space. Including this space in the total allowable gross square footage will result in higher overall square footage of the structure. This action will also result in more structures built with

finished basements, which the Task Force felt was not a negative effect. Further study is needed to determine if in regulating and counting the unregulated space we have unintended consequences and will need to revisit the maximum gross floor area allowable in the R-20 zone.

IMPERVIOUS COVERAGE

Limiting impervious surface is important for aesthetic reasons, but vital for surface water runoff. The Task Force felt very strongly that the allowable impervious coverage in the R-20 zone should be decreased, by decreasing the percentage of front yard coverage from 30% to 20%. Based upon our analysis, there will be more difficulty building a circular driveway in a smaller front yard, but it will not preclude them in every instance. However, there are other possible configurations for driveways that will be more aesthetically pleasing.

DISCOUNTING FOR WETLANDS AND STEEP SLOPES

By deducting environmentally sensitive land from the calculation of buildable lot square footage, you limit the size of a house that can be built on a given lot.

CONSERVATION EASEMENTS

Like discounting, easements can limit the buildable lot size and therefore discourage large structures. With an easement, permanent deed restrictions, that are monitored, protect environmentally sensitive land. Easements are voluntary and can be tailored to the needs of an individual property. Rye Brook currently allows for Conservation Easements, but they can be costly and difficult to obtain. It was the consensus of the Task Force that we did not want to make any changes to the current Conservation Easement Code.

CURRENT REGULATION

All of our analysis involved comparing the effect of currently regulated land use in the Byram Ridge (R-20) area. While the current code is relatively new, it was felt that there was some need, in some instances, to “tweak” the code. As stated above, no changes to the Conservation Easement recommended at this point. As far as wetlands and steep slopes, the Task Force felt

that the current regulations were having the desired effect and did not have to be revised.

ENFORCEMENT

Throughout the process of the Task Force study and analysis we were cognizant of the need to propose changes that would be possible to enforce. In that regard, several initial thoughts were abandoned in favor of a package of recommendations that taken together would provide the Village with a Code that will yield development that is both positive in its outcome and enforceable in practice.

ARCHITECTURE/DESIGN GUIDELINES

While not the charge of this Task Force, the need to develop Architectural Guidelines was discussed at every meeting and with every consideration of changes in the Code. It was strongly felt that to adequately maintain the character of the Byram Ridge (R-20) zone, the Architectural Review Board must have codified guidelines with which to operate. It was further felt that more exploration is needed to determine a means to get the ARB involved at an earlier stage in the approval process.

Recommendations

The following recommendations are specific to the task.

UP-ZONING

The Task Force recommends that up-zoning of the Byram Ridge area to an R-25 district not be considered.

FRONT YARD SETBACKS

The Task Force recommends that for the R-20 zone, the minimum Front Yard Set Back be increased to 50 feet from 40 feet and that the balance of the code on Front Yard Setbacks : 250-19 (G) (1) be maintained.

SIDE YARD SETBACKS

The Task Force recommends that for the R-20 zone, the minimum Side Yard Setbacks be increased to: Least one: 20 feet, Total of 2: 45 feet. Thus revising all of 250-19 (G) (2).

HEIGHT/SETBACK RATIOS

The Task Force recommends that for the R-20 zone, the Front Ratio be revised to 0.48 and that the Side Ratio be revised to 1.30. Thus, revising all of 250-19 (H) 1 and 2.

GROSS FLOOR AREA/BONUS ROOMS

The Task Force felt that further research and study is needed to focus on how to deal with the bulk of recent and anticipated construction where attic and above garage space adds to the look of the bulk of the structure. It is recommended that based upon that study the BOT consider a means to include, in some way, the attic and above garage space in the calculation of gross floor area of a house.

IMPERVIOUS COVERAGE

The Task Force recommends that the allowable Impervious Coverage in the front yard in the R-20 zone be decreased to 20%. Thus, revising 250-37 (D).

DISCOUNTING FOR WETLANDS AND STEEP SLOPES

The Task Force felt that current regulations for wetlands and steep slopes are adequate to protect the environment and the character of the area.

CONSERVATION EASEMENTS

The Task Force felt that current regulations for Conservation Easements were adequate,

Other Recommendations:

ENFORCEMENT

Existing codes and proposed codes should be easily enforceable.

ARCHITECTURE /DESIGN GUIDELINES

The Village should consider the development and codifying of Architectural Guidelines, either as an overlay for the Byram Ridge area, or as general guidelines for the Village as a whole.

The above recommendations should be applied to all R-20 lots. Furthermore the spirit if the recommended revisions should be studied for their applicability and then applied to all Village zoning districts.

The Rye Brook Byram Ridge Task Force concluded its research and deliberations on 12 June 2006

Appendix A –FP Clark Draft Reports, Attached

VILLAGE OF RYE BROOK
BYRAM RIDGE ZONING STUDY

FRONT HEIGHT / SETBACK RATIO ANALYSIS ON A HYPOTHETICAL R-20 LOT

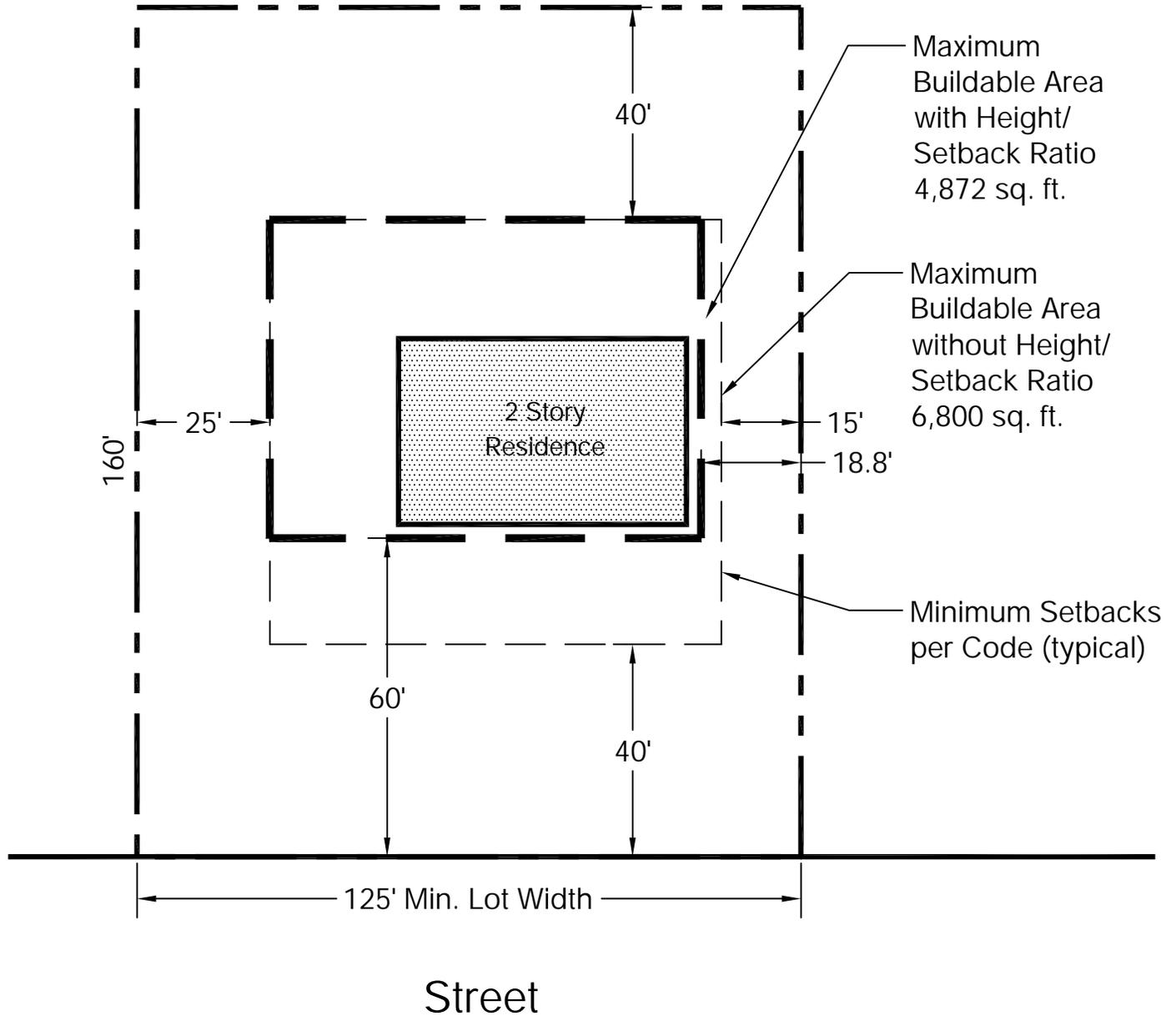
		Minimum Front Yard		Minimum Average Front Yard		Minimum Average Front Yard		Minimum Average Front Yard	
		40 Feet		50 Feet		60 Feet		70 Feet	
		Permitted Height at Min Yard (feet)	Setback at Max Height of 30 feet	Permitted Height at Min Yard (feet)	Setback at Max Height of 30 feet	Permitted Height at Min Yard (feet)	Setback at Max Height of 30 feet	Permitted Height at Min Yard (feet)	Setback at Max Height of 30 feet
Front Height/ Setback Ratio	0.6	24	50	30	50	<u>30</u>	50	<u>30</u>	50
Front Height/ Setback Ratio	0.55	22	54.5	27.5	54.5	<u>30</u>	54.5	<u>30</u>	54.5
Front Height/ Setback Ratio	0.5	20	60	25	60	30	60	<u>30</u>	60
Front Height/ Setback Ratio	0.44	17.6	68.2	22	68.2	26.4	68.2	<u>30</u>	68.2
Front Height/ Setback Ratio	0.4	16	75	20	75	24	75	28	75

Existing Ratio Results. (represented in **bold**)

Ratio has no effect

30 : Actual height permitted by ratio would be higher than maximum permitted height of 30 feet.
(represented in *underlined italics*)

40' FRONT YARD SETBACK WITH 0.5 FRONT HEIGHT/SETBACK RATIO IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Minimum Front Yard Setback	40'
Proposed Front Height/Setback Ratio	0.5
Existing Side Height/Setback Ratio	1.6
Maximum Building Height	30'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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

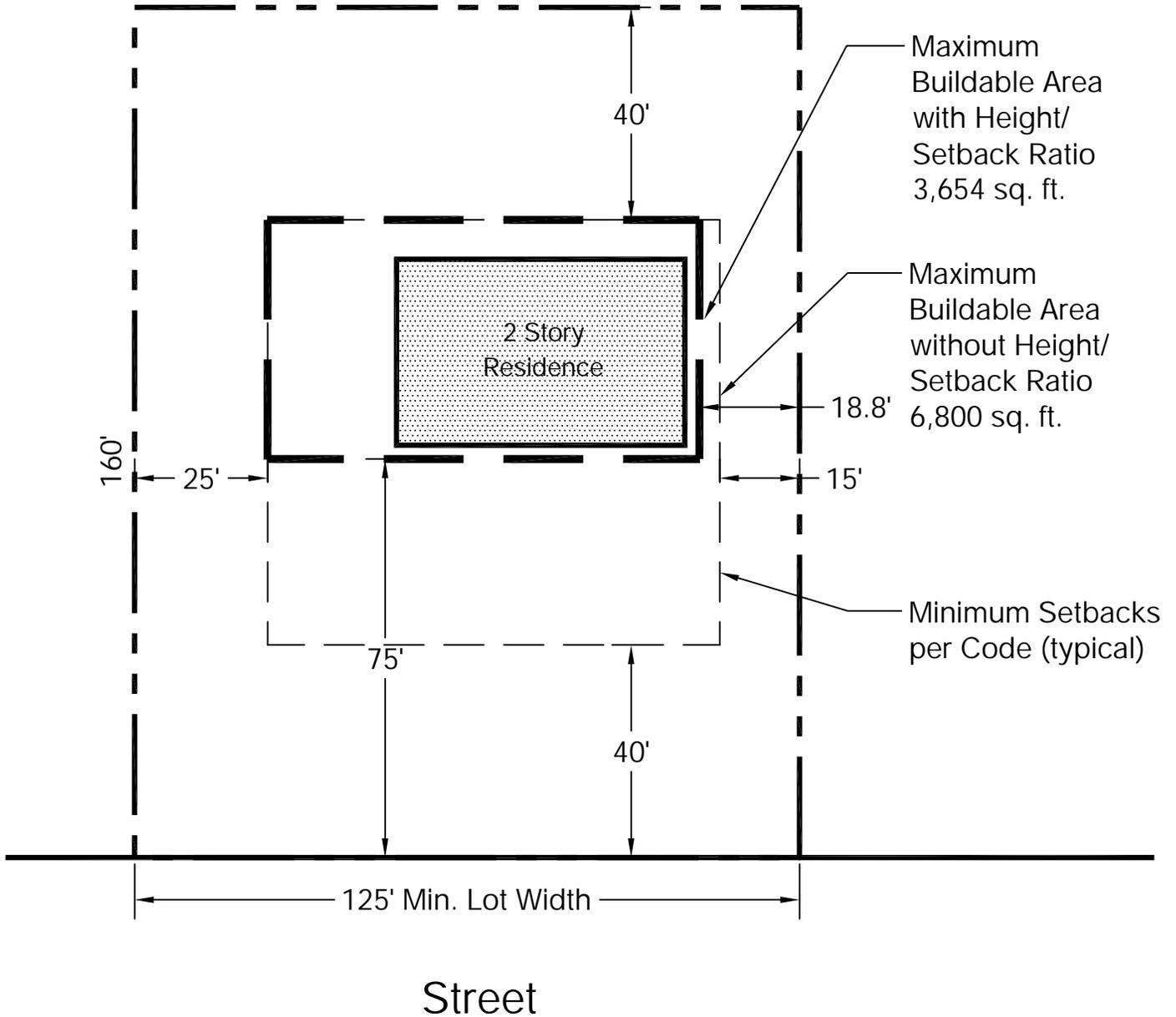
Scale in Feet

30 0 30

1

6/5/06

40' FRONT YARD SETBACK WITH 0.4 FRONT HEIGHT/SETBACK RATIO IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Minimum Front Yard Setback	40'
Proposed Front Height/Setback Ratio	0.4
Existing Side Height/Setback Ratio	1.6
Maximum Building Height	30'

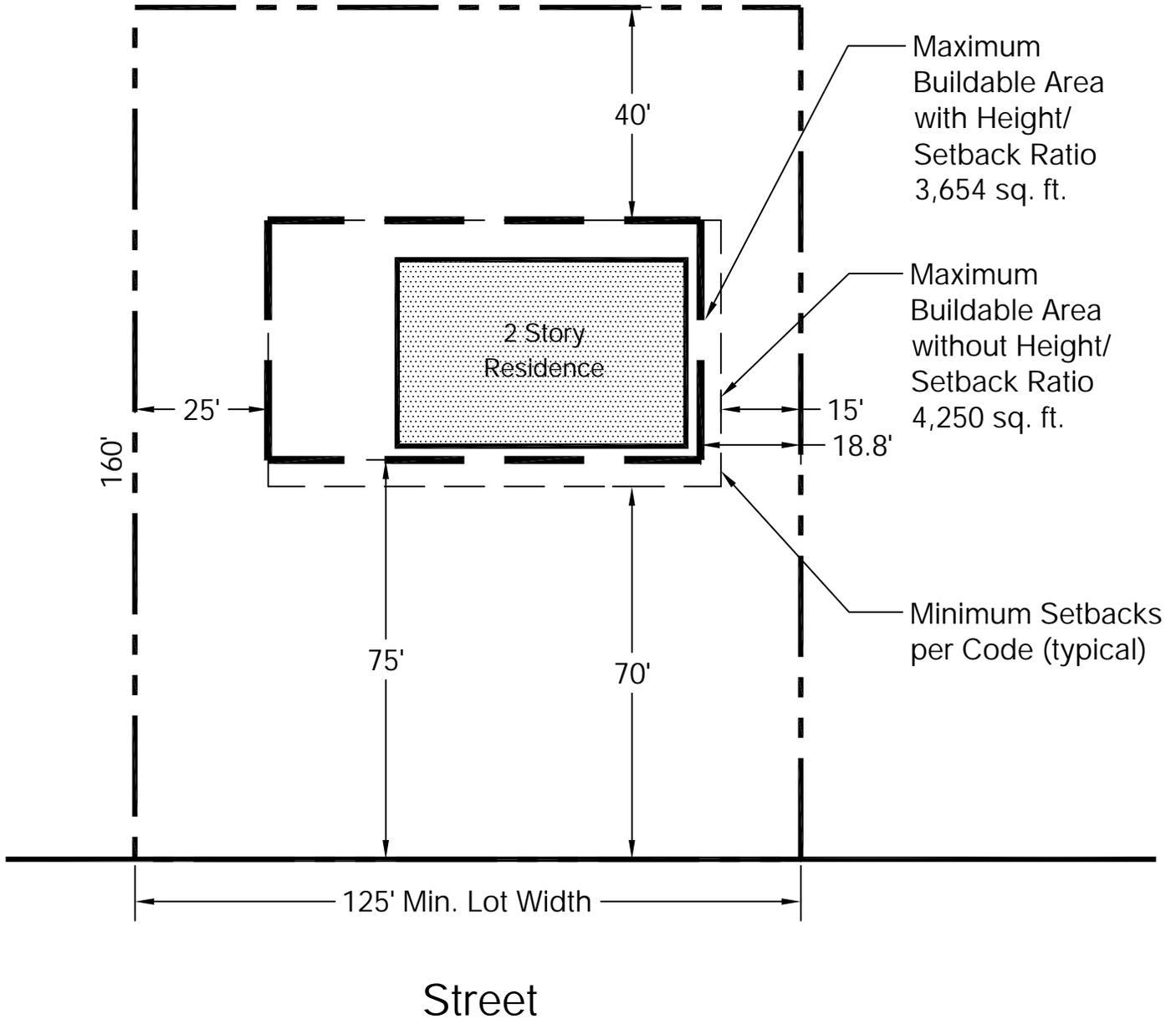
BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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Scale in Feet
30 0 30

1
6/5/06

70' FRONT YARD SETBACK WITH 0.4 FRONT HEIGHT/SETBACK RATIO IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Minimum Front Yard Setback	70'
Proposed Front Height/Setback Ratio	0.4
Existing Side Height/Setback Ratio	1.6
Maximum Building Height	30'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

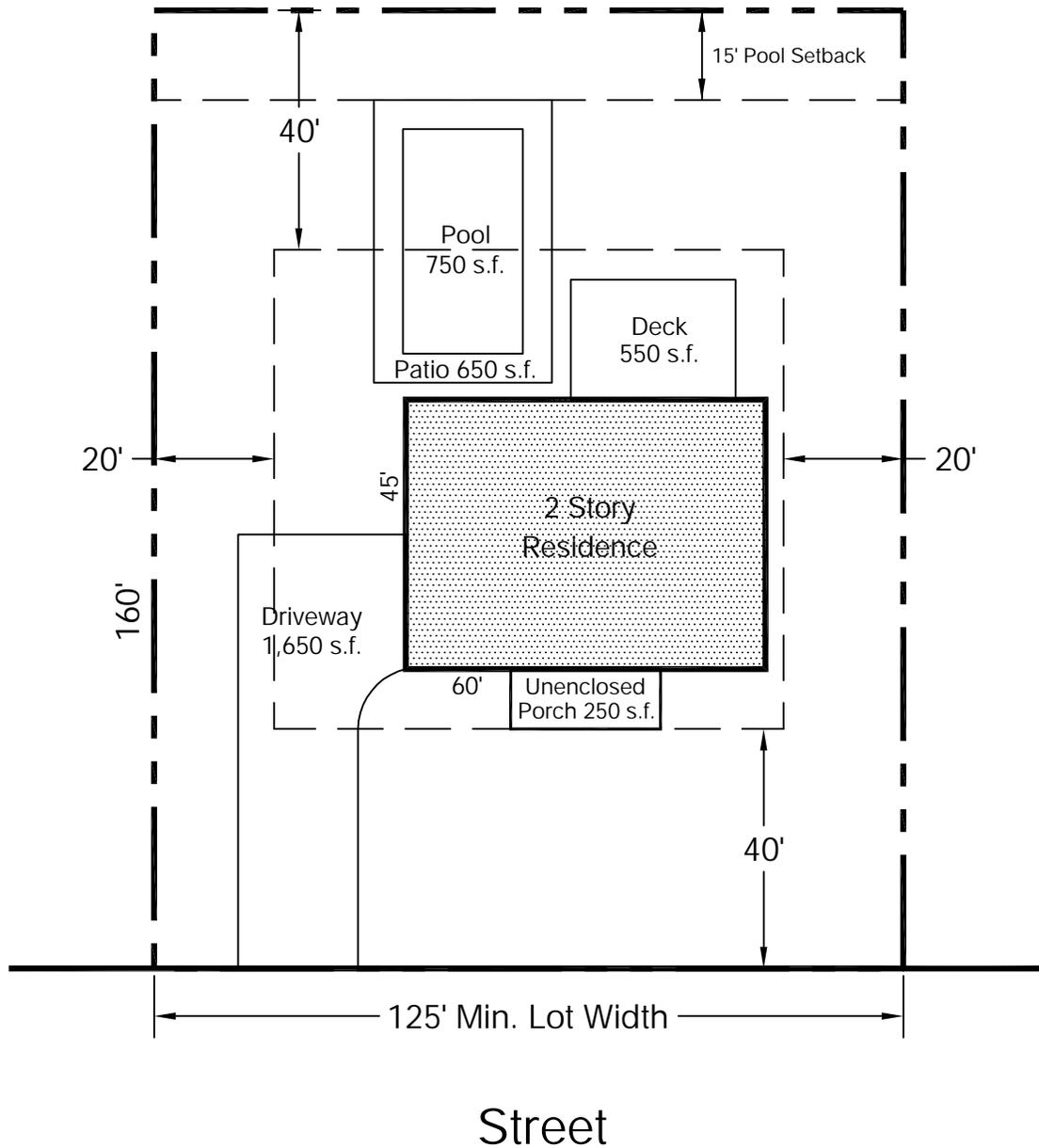
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Scale in Feet

30 0 30

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6/5/06

MAXIMUM IMPERVIOUS SURFACE COVERAGE IN R-20 DISTRICT ON A HYPOTHETICAL LOT OF 20,000 SQ.FT.



Minimum Lot Area	20,000 Sq. Ft.
Maximum Floor Area	3,796 Sq. Ft.
Proposed Side Yard Setback	20'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

FREDERICK P. CLARK ASSOCIATES, INC.
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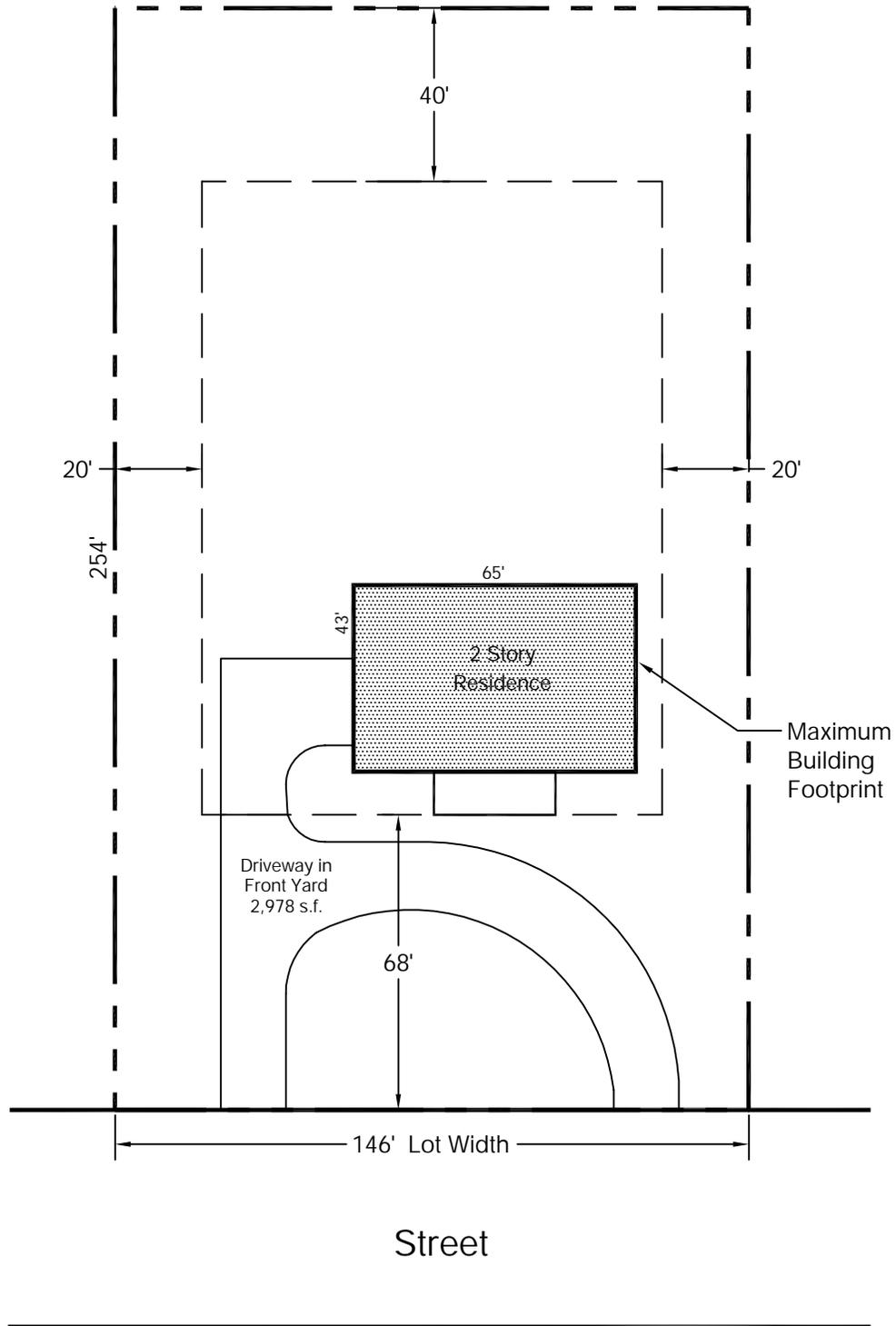
Scale in Feet

30 ————— 0 ————— 30

1

6/5/06

IMPERVIOUS SURFACE COVERAGE IN R-20 DISTRICT
ON AN AVERAGE LOT WITH
30% IMPERVIOUS COVERAGE IN FRONT YARD



Minimum Lot Area	37,000 Sq. Ft.
Maximum Gross Floor Area of Building	5,747 Sq. Ft.
Proposed Side Yard Setback	20'

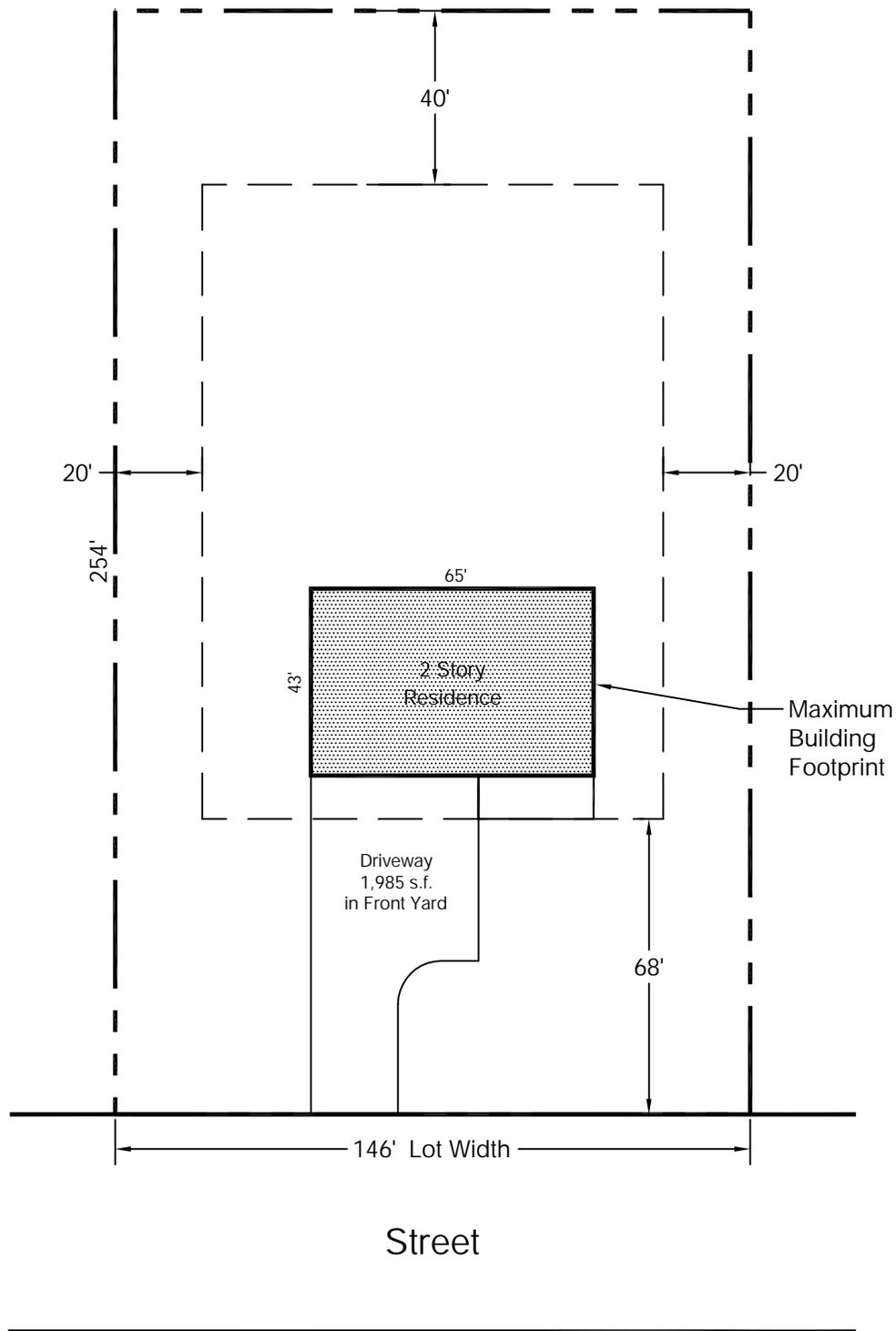
BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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Scale in Feet
40 0 40

1
6/5/06

IMPERVIOUS SURFACE COVERAGE IN R-20 DISTRICT ON AN AVERAGE LOT WITH 20% IMPERVIOUS COVERAGE IN FRONT YARD



Minimum Lot Area	37,000 Sq. Ft.
Maximum Gross Floor Area of Building	5,747 Sq. Ft.
Proposed Side Yard Setback	20'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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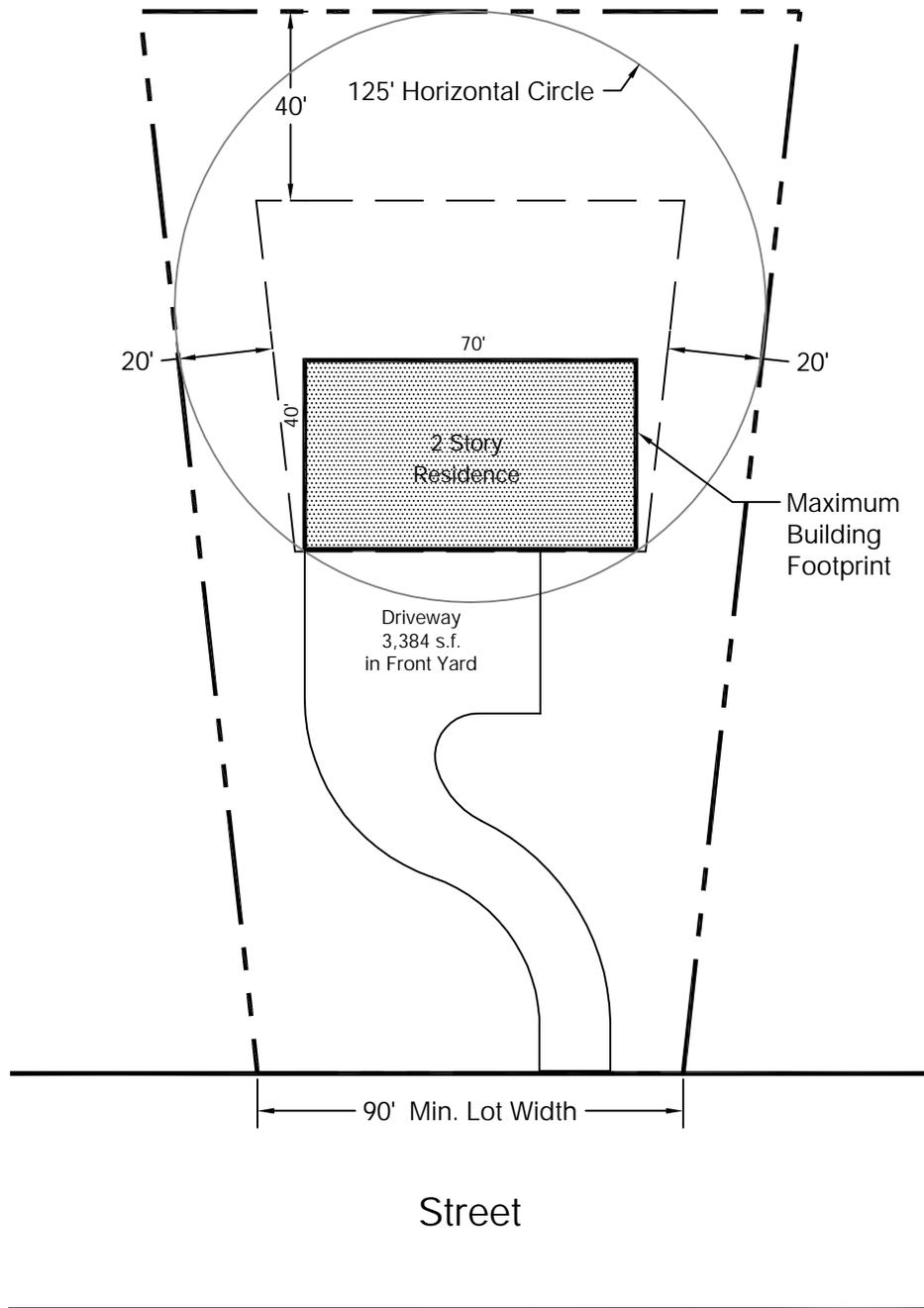
Scale in Feet

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6/5/06

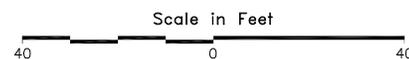
BUILDING ENVELOPE IN R-20 DISTRICT ON A WEDGE LOT WITH 30% IMPERVIOUS SURFACE COVERAGE IN FRONT YARD



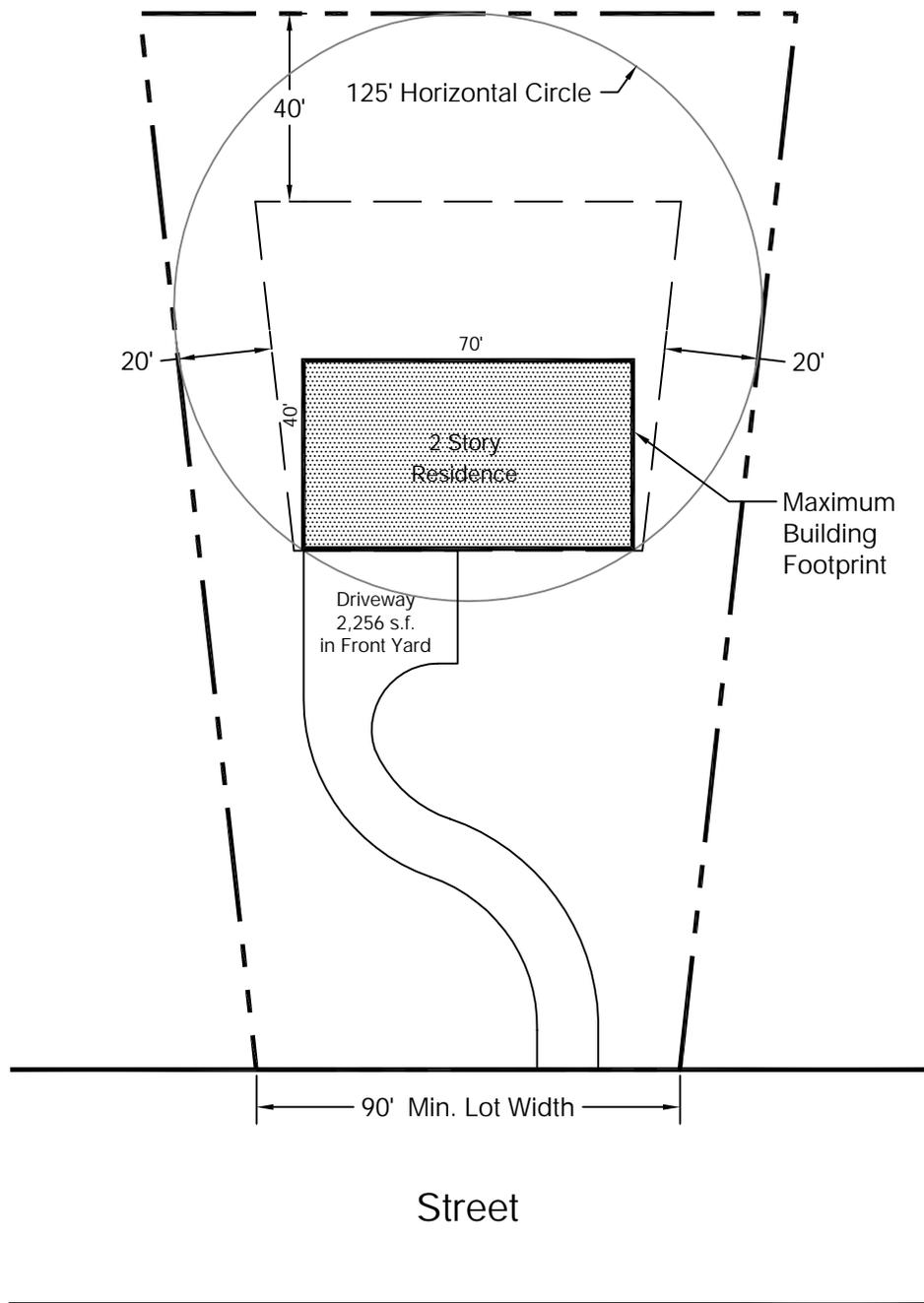
Minimum Lot Area	20,000 Sq. Ft.
Maximum Gross Floor Area of Building	4,460 Sq. Ft.

BYRAM RIDGE ZONING STUDY Village of Rye Brook, New York

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BUILDING ENVELOPE IN R-20 DISTRICT ON A WEDGE LOT WITH 20% IMPERVIOUS SURFACE COVERAGE IN FRONT YARD



Minimum Lot Area	20,000 Sq. Ft.
Maximum Gross Floor Area of Building	4,460 Sq. Ft.

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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

Scale in Feet

40 0 40

1
6/5/06

VILLAGE OF RYE BROOK
BYRAM RIDGE ZONING STUDY

**MAXIMUM FRONT YARD AREA REQUIRED TO ALLOW A CIRCULAR
DRIVEWAY ON HYPOTHETICAL R-20 LOTS**

20% Impervious Surface with 15ft wide circular driveway			
Front Yard Setback (FT)	Lot Width (FT)	Front Yard Area (SF)	Circular Drive Area (SF)
40	200	8000	1600
50	190	9500	1900
60	184	11000	2200
70	179	12500	2500
80	175	14000	2800
90	173	15500	3100
100	170	17000	3400
30% Impervious Surface with 15ft wide circular driveway			
Front Yard Setback (FT)	Lot Width (FT)	Front Yard Area (SF)	Circular Drive Area (SF)
40	133.3	5333.3	1600
50	126.7	6333.3	1900
60	122.2	7333.3	2200
70	119.0	8333.3	2500
80	116.7	9333.3	2800
90	114.8	10333.3	3100
100	113.3	11333.3	3400

Note: Currently, the front yard area of a 20,000 sf lot at minimum setback of 40 feet would be approximately 5,000 sf allowing 1,500 sf of impervious surface. (30%)

VILLAGE OF RYE BROOK
BYRAM RIDGE ZONING STUDY

**SIDE HEIGHT / SETBACK RATIO ANALYSIS ON
A HYPOTHETICAL R-20 LOT**

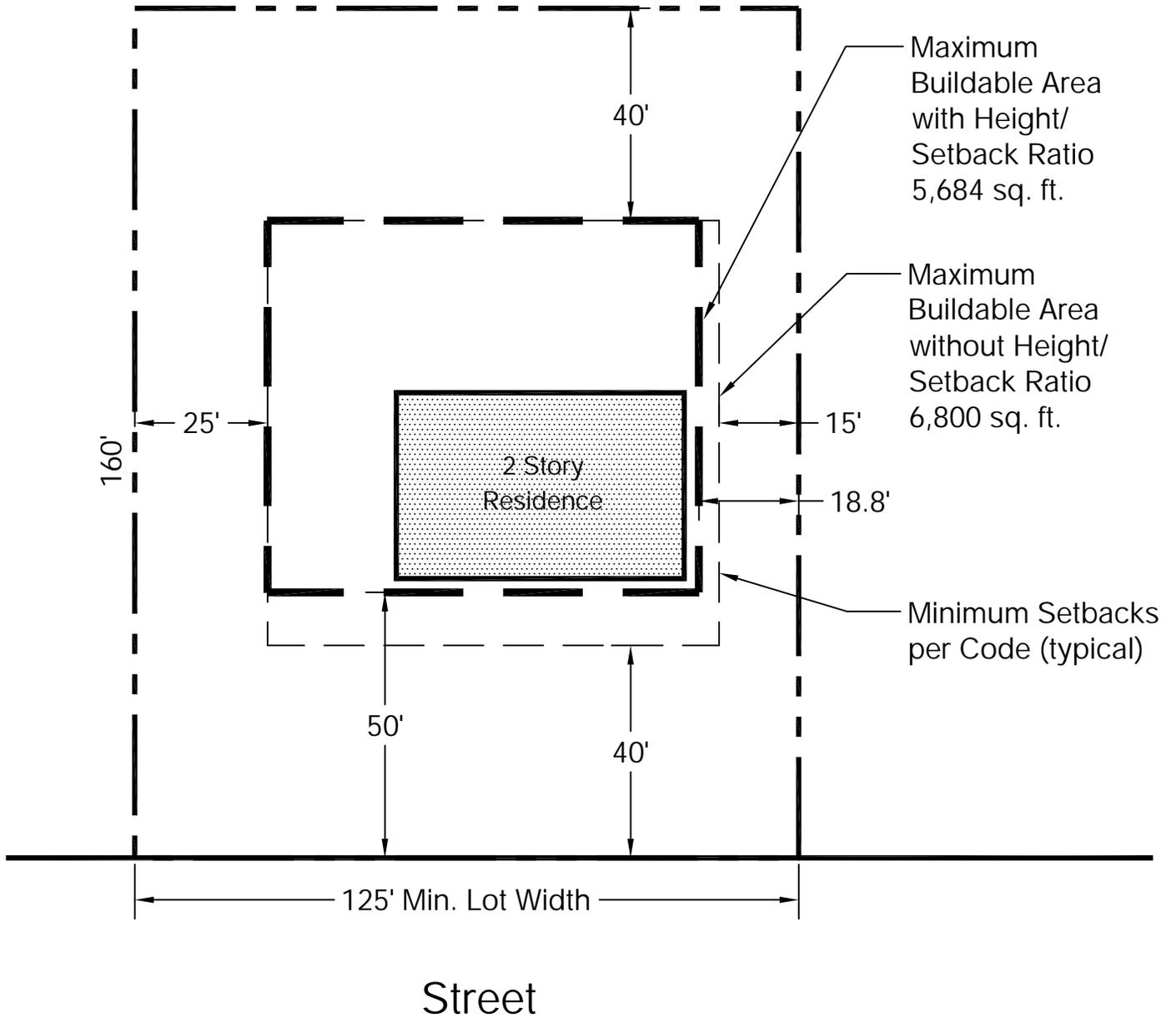
		Existing Side Yard		Proposed Side Yard	
		15 Feet		20 Feet	
		Permitted Height at Min Yard (feet)	Setback at Max Height of 30 feet	Permitted Height at Min Yard (feet)	Setback at Max Height of 30 feet
Side Height/ Setback Ratio	1.6	24	18.75	<u>30</u>	18.75
Side Height/ Setback Ratio	1.5	22.5	20	30	20
Side Height/ Setback Ratio	1.4	21	21.4	28	21.4
Side Height/ Setback Ratio	1.3	19.5	23.1	26	23.1
Side Height/ Setback Ratio	1.2	18	25	24	25

Existing Ratio Results. (represented in **bold**)

Ratio has no effect

30 : Actual height permitted by ratio would be higher than maximum permitted height of 30 feet. (represented in *underlined italics*)

EXISTING FRONT AND SIDE HEIGHT/SETBACK RATIOS IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Existing Side Height/Setback Ratio	1.60
Existing Front Height/Setback Ratio	0.6
Maximum Building Height	30'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

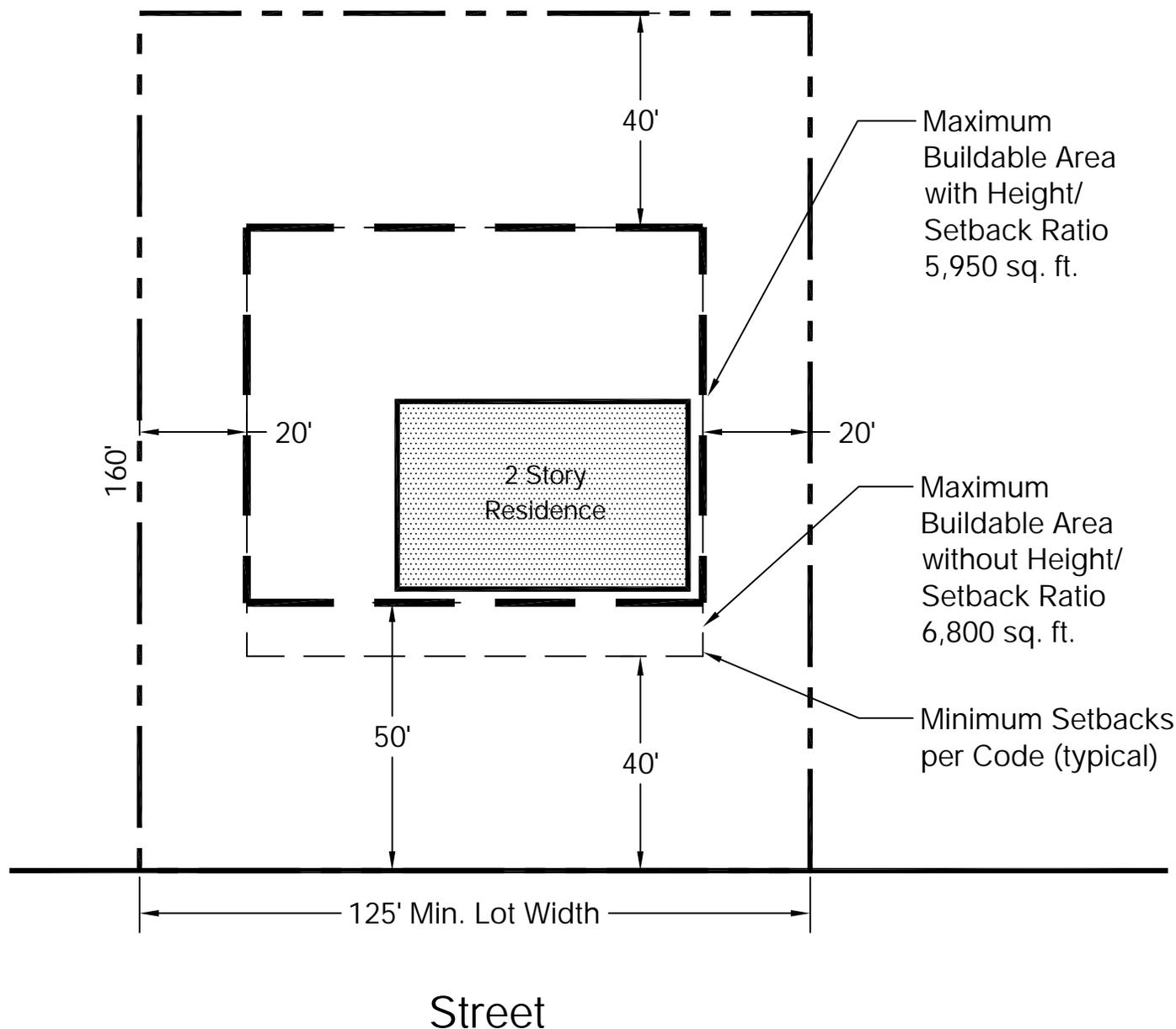
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

Scale in Feet

30 0 30

1
6/5/06

20' SIDE YARD SETBACK WITH CURRENT SIDE HEIGHT/SETBACK RATIOS IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Proposed Side Yard Setback	20 Feet
Existing Side Height/Setback Ratio	1.60
Maximum Building Height	30'

*At 20' side yard setback, the 1.60 existing side height/setback ratio has no effect

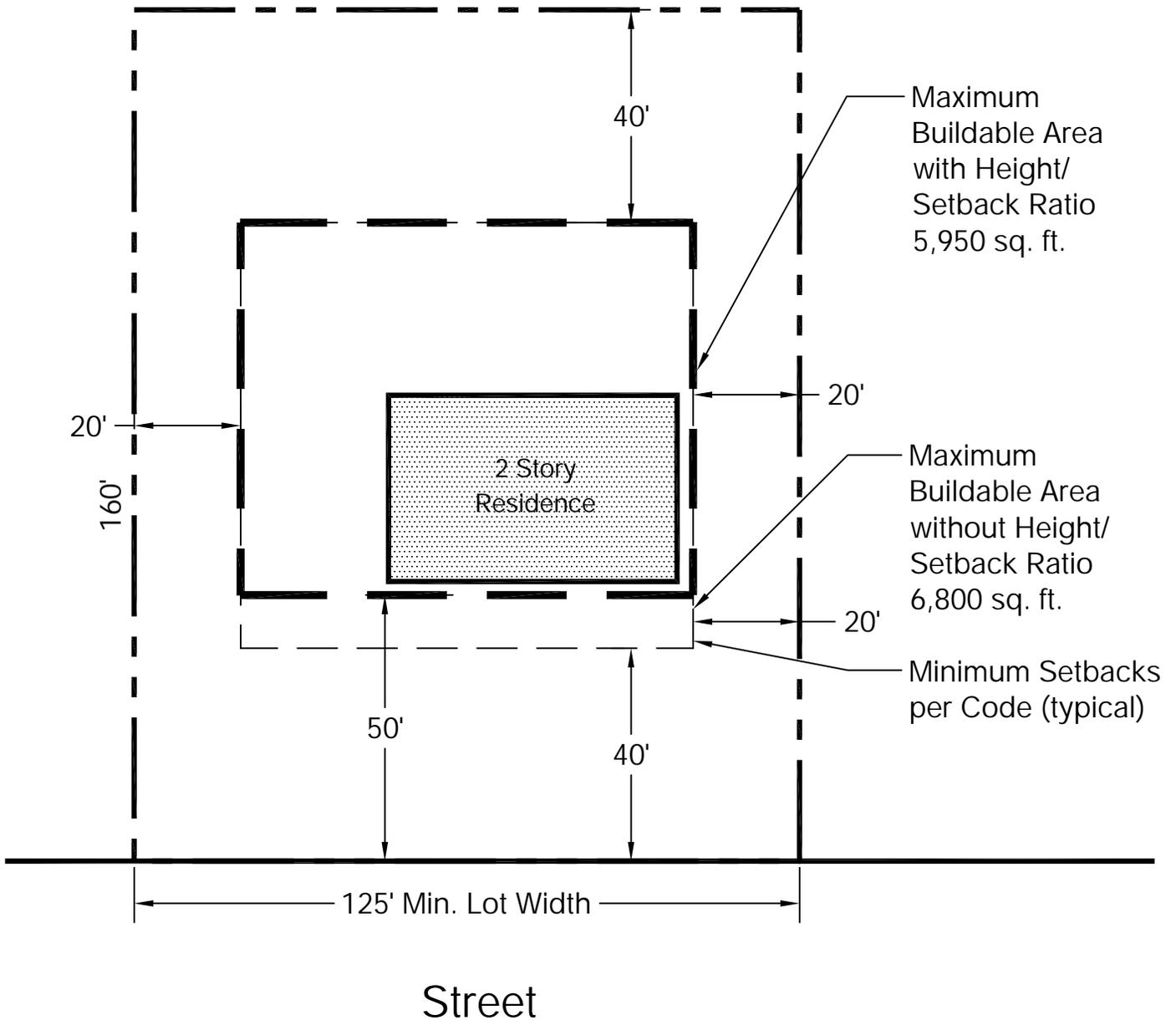
BYRAM RIDGE ZONING STUDY Village of Rye Brook, New York

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Scale in Feet



20' SIDE YARD SETBACK WITH 1.5 SIDE HEIGHT/SETBACK RATIO IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Proposed Side Yard Setback	20 Feet
Proposed Side Height/Setback Ratio	1.50
Existing Front Height/Setback Ratio	0.6
Maximum Building Height	30'

*At 20' side yard setback, the 1.50 existing side height/setback ratio has no effect

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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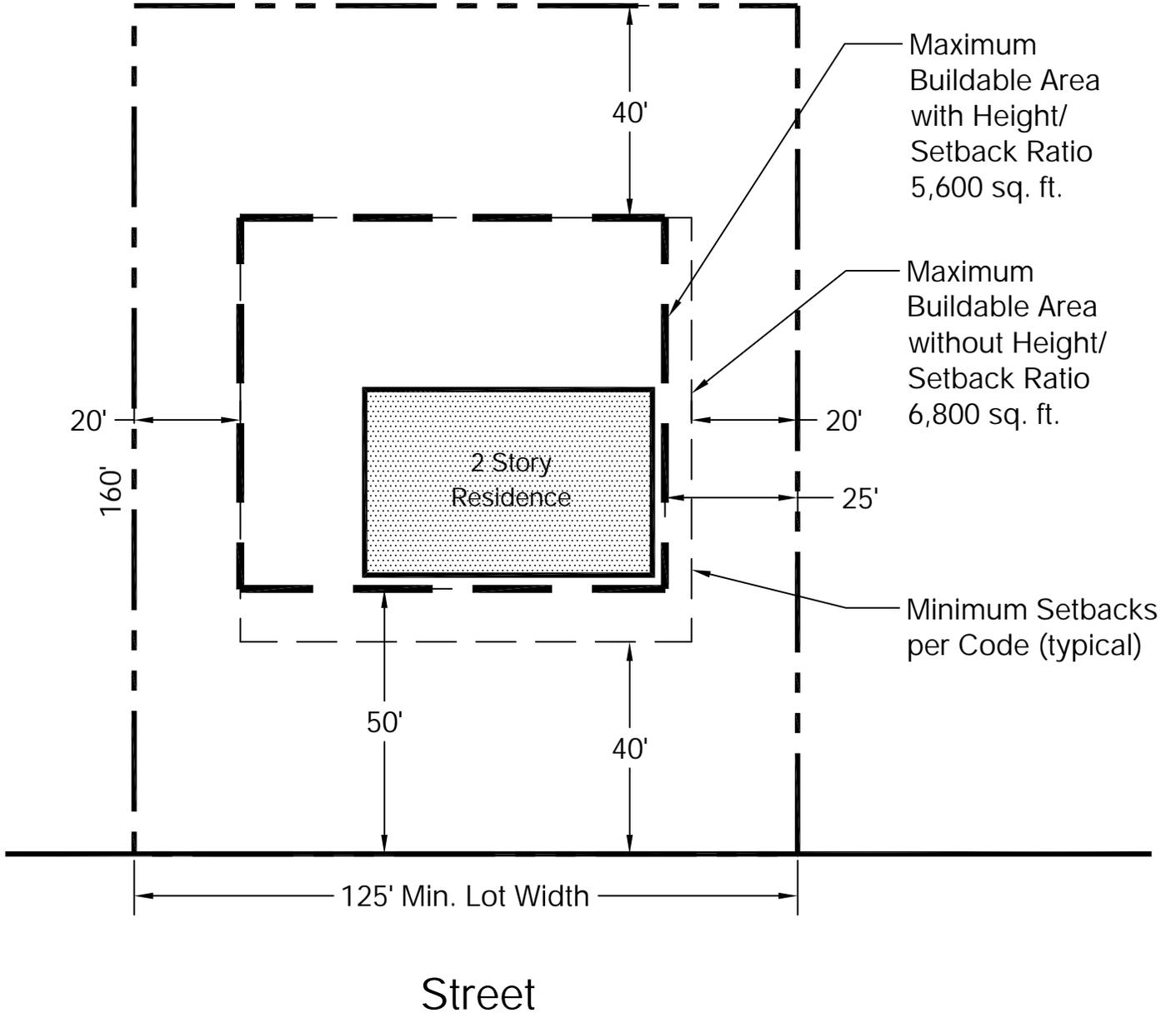
Scale in Feet

30 0 30

1

6/5/06

20' SIDE YARD SETBACK WITH 1.2 SIDE HEIGHT/SETBACK RATIO IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Proposed Side Yard Setback	20 Feet
Proposed Side Height/Setback Ratio	1.20
Existing Front Height/Setback Ratio	0.6
Maximum Building Height	30'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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

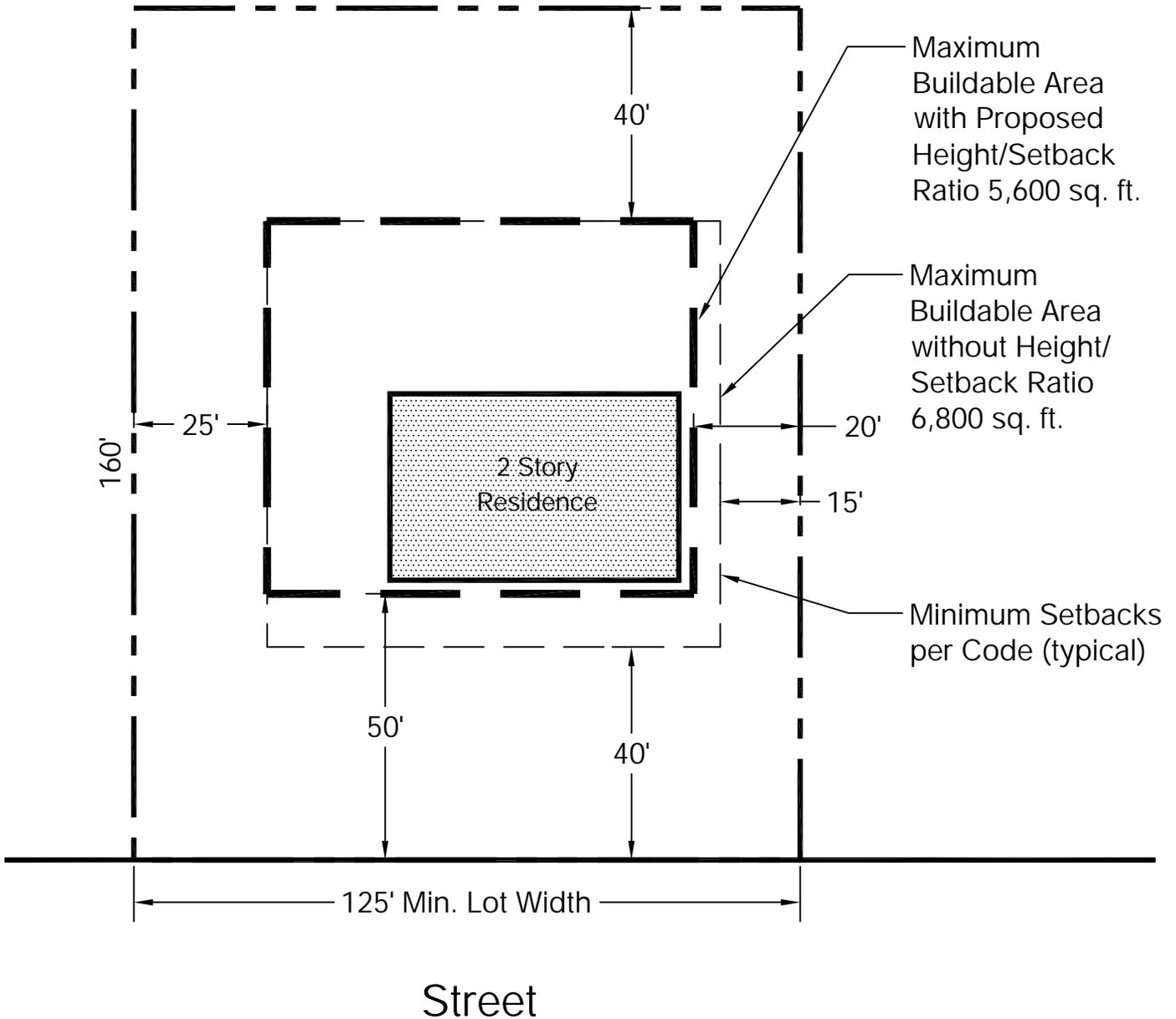
Scale in Feet

30 0 30

1

6/5/06

15' SIDE YARD SETBACK WITH 1.5 SIDE HEIGHT/SETBACK RATIO IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Minimum Side Yard Setback	15 Feet
Proposed Side Height/Setback Ratio	1.50
Existing Front Height/Setback Ratio	0.6
Maximum Building Height	30'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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

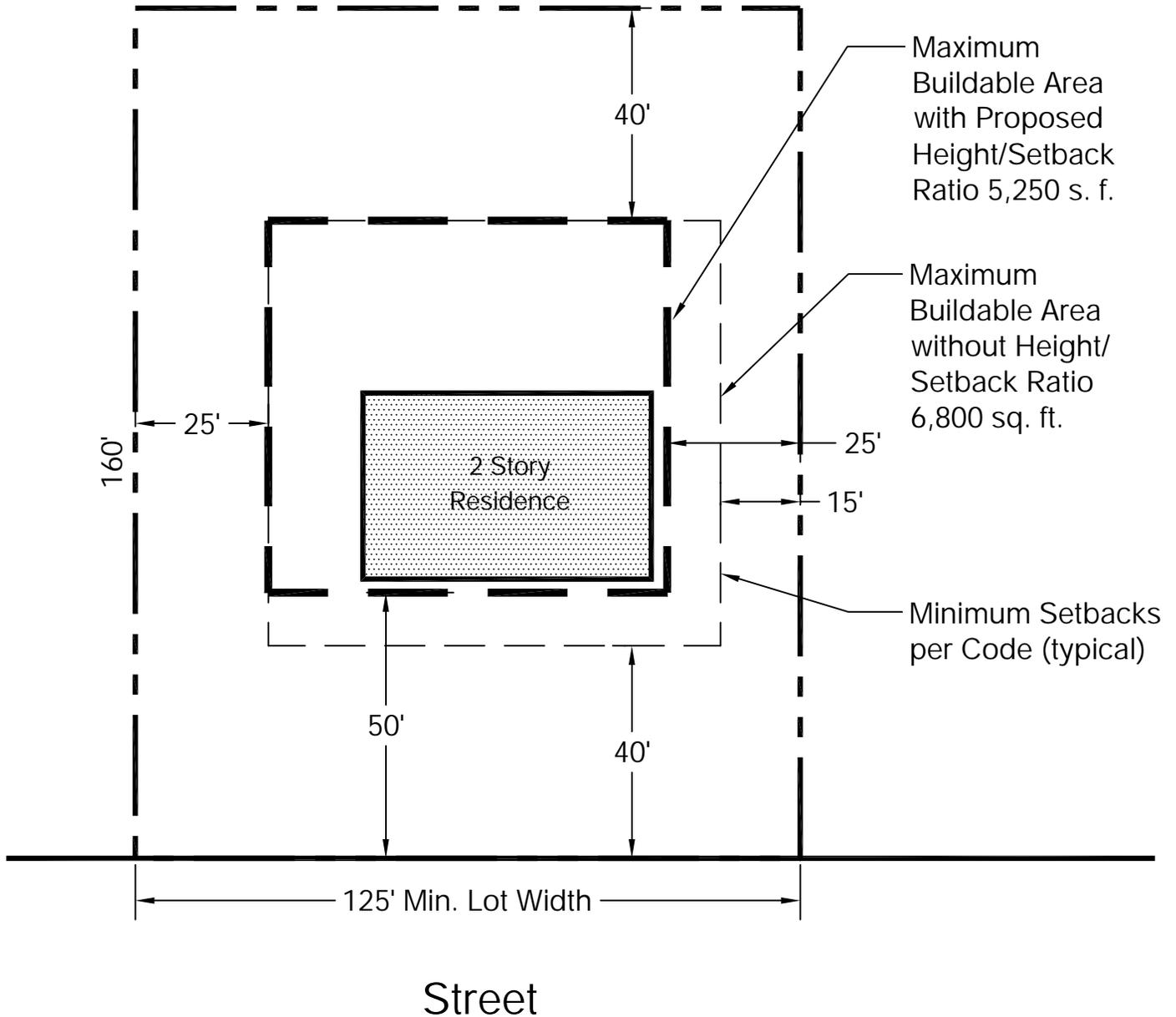
Scale in Feet

30 0 30

1

6/5/06

15' SIDE YARD SETBACK WITH 1.2 SIDE HEIGHT/SETBACK RATIO IN R-20 DISTRICT ON A HYPOTHETICAL LOT



Minimum Lot Area	20,000 Sq. Ft.
Minimum Side Yard Setback	15 Feet
Proposed Side Height/Setback Ratio	1.20
Existing Front Height/Setback Ratio	0.6
Maximum Building Height	30'

BYRAM RIDGE ZONING STUDY
Village of Rye Brook, New York

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

Scale in Feet

30 0 30

1
6/5/06

**VILLAGE OF RYE BROOK
BYRAM RIDGE AREA ZONING STUDY**

RECENT DEVELOPMENT APPLICATIONS - CALCULATED IMPERVIOUS SURFACE

	ADDRESS		TAX ID			LOT											
	No	Street	Section - Block - Lot			Size				Coverage			Impervious Surface		Front Impervious Surface		
						(acres)	(sf)	Frontage	Depth	Main Building (sf)	Acces. Building (sf)	Deck (sf)	Existing (sf)	Proposed (sf)	Existing (sf)	Proposed (%)	Proposed (sf)
1	4	Edgewood Drive	135.28	1	30	0.65	28310	163 ²	282 ²	2863	0	0	2821	5397	1%	9.16%	494.37
2	44	Woodland Drive	135.44	1	25	0.825	35940	101 ²	360 ²	2231	140	0	4685	4903	13.02%	13.62%	667.79
3	15	Loch Lane	136.21	1	2	0.58	25520	100 ²	255 ²	1193	0	384					
4	36	Hillandale Road	130.77	1	7	0.596 ¹	25960	100 ²	316 ²	2471	0	460					
5	44	Hillandale Road	130.77	1	23	0.46	20000	140 ²	237 ²	1845							
6	27	Woodland Drive	136.29	1	1	1.0	49700	125 ²	291 ²	4168	0	0					
7	40	Woodland Drive	135.44	1	27	0.67	29359	98.25 ²	323 ²	2348	0	660		4647		27%	1254.69
8	7	Loch Lane	136.21	1	6	0.59	25960			2402	0	0	2750	6985	14.60%	19.60%	1369.06
9	13	Woodland Drive	135.36	1	37	0.55	24085	135.36	206.45	2402	0	0	4167	6152	19.0%	18.4%	1128.89
10	55	Hillandale Road	130.77	1	1	0.69	30226	100	264	2850	0	337	5628	5369	24.0%	16.0%	859.04
11	18	Hillandale Road	135.28	1	39	1.021	44477	317.16	165	4006	0	650	7150	8665	6.5%	8.2%	711.40
12	38	Woodland Drive	135.44	1	28	0.68	29657	97.9	306	4834	0	0		6703		16.8%	1126.10
13	41	Hillandale Road	129.84	1	19	1.18	51400	110	329	4250	0	0		9824		8.8%	864.51
14	22	Beechwood Blvd.	136.29	1	10	0.67	30000	100	300	2764	0	1040	5086	8636	24.9%	20.7%	1784.20
15	2	Edgewood Drive	135.28	1	43	0.67	29305	257.99	140	2610	0	99	5338	5268	20.0%	20.0%	1053.60
16	13	Beechwood Blvd. Lot 1 ³	136.21	1	38	0.4717	20547	298.6	149	1911	0	466	0	4294	0.0%	14.6%	626.92
17	13	Beechwood Blvd. Lot 2 ³	136.21	1	38	0.619	26971.1	183.44	148	2554	1028	462	5394.2	5394.2	3.0%	9.0%	485.48
18	11	Loch Lane	136.21	1	4	0.59	25530	100	255	3210	0	753.5	6070	6420.5	16.3%	14.5%	932.26

¹ Data missing; Based upon calculation not building department records.

² Information from Building Department Records

³ Data as provided from current application to subdivide 13 Beechwood Blvd; Lot 2 contains the existing residence

VILLAGE OF RYE BROOK
BYRAM RIDGE ZONING STUDY

RECENT DEVELOPMENT APPLICATIONS - Regulated and Unregulated Floor Area

No	Street	TAX ID			LOT				Stories (#)	BUILDING										
		Section - Block - Lot			Size					Regulated Floor Area			Unregulated Floor Area			Gross Floor Area				
		(acres)	(sf)	Frontage	Depth	1st Floor (sf)	2nd Floor (sf)	Regulated Total Floor (sf)		Attached Garage (sf)	Basement (sf)	Area over Garage (SF)	Attic (SF)	Existing (sf)	Proposed (sf)	Maximum Allowable (sf) ¹				
1	4	Edgewood Drive	135.28	1	30	0.65	28.301	163 ²	282 ²	2	2863	2250	5133	Yes	2228	261	672	1285	5113	1503.25
2	44	Woodland Drive	135.44	1	25	0.825	35940	101 ²	360 ²	2	482	482	964	Yes				2681	3479	5625.34
3	15	Loch Lane	136.21	1	2	0.58	25520	100 ²	255 ²	2 1/2	1193	1593	2786	Yes	1193	120	226	2870	3885	4429.29
4	36	Hillandale Road	130.77	1	7	0.596 ¹	25960	100 ²	316 ²	2	2471		2471	Under			158	3066		4479.80
5	44	Hillandale Road	130.77	1	23	0.46	20000	140 ²	237 ²	2	1771		1771	Under				2154		3795.68
6	27	Woodland Drive	136.29	1	1	1.0	49700	125 ²	291 ²	2	1936	1862	3798	Yes		200	460	4168	7469	7204.78
7	40	Woodland Drive	135.44	1	27	0.67	29359	98.25 ²	323 ²	2	1906	2165	4071	Yes	655		68	2903	4680	4869.95
8	7	Loch Lane	136.21	1	6	0.59	25960	100 ²	255 ²	2 1/2	2444	2013	4457	Yes	1990			2816.3	4457	4479.80
9	13	Woodland Drive	135.36	1	37	0.55	24085	135.36	206.45	2	2372	1880	4260	Yes			900	1578	4260	4264.58
10	55	Hillandale Road	130.77	1	1	0.69	30226	100	264	2	2656	2305	4961	Yes	2154		300	2486	4961	4969.47
11	18	Hillandale Road	135.28	1	39	1.021	44477	317.16	165	2	4006	2578	6584	Yes		528	1368	5014	6584	6605.26
12	38	Woodland Drive	135.44	1	28	0.68	29657	97.9	306	2	2239	2116	4834	Yes	2205		135	1797	4834	4904.16
13	41	Hillandale Road	129.84	1	19	1.18	51400	110	329	2	3334	2418	5752	Yes	3334		952	2400	5752	7399.91
14	22	Beechwood Blvd.	136.29	1	10	0.67	30000	100	300	2	2769	1960	4729	Yes		160	560	2257	4729	4943.53
15	2	Edgewood Drive	135.28	1	43	0.67	29305	257.99	140	2	2610	1978	4588	Yes	2610		870	2680	4588	4863.75
16	13	Beechwood Blvd. Lot 1 ³	136.21	1	38	0.4717	20547	298.6	149	2				Yes		180	810	0	3846.8	3858.47
17	13	Beechwood Blvd. Lot 2 ³	136.21	1	38	0.619	26971.1	183.44	148	2	2221	1515	3736	Yes				3736	3585.7	4595.86
18	11	Loch Lane	136.21	1	4	0.59	25530	100	255	2.5	2179	2230	4409		1998			2413.5	4409	4430.44

¹ Data missing; Based upon calculation not building department records.

² Information from Building Department Records

³ Data as provided from current application to subdivide 13 Beechwood Blvd; Lot 2 contains the existing residence

VILLAGE OF RYE BROOK
BYRAM RIDGE AREA ZONING STUDY

LOT INFORMATION FROM THE TOWN OF RYE BUILDING RECORDS - CALCULATED GFA OF EXISTING HOMES (EXCLUDES CURRENT APPLICATIONS)

EXISTING LOTS	Lot			Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	TOTAL GFA
	Size (acre)	Frontage (ft)	Depth (ft)								
Average Value	0.67	123.63	270.05	1956	1.60	1958.15	903.00	0.00	1353.86	924.90	5139.90
Median Value	0.66	102.45	266.50	1954	1.50	1886.00	992.00	0.00	1242.00	667.00	4787.00

	Address		Tax ID			Lot			Building							
	No	Street	Section	Block	Lot	Size (acre)	Frontage (ft)	Depth (ft)	Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	Basement
1	5	Beechwood Blvd.	136.29	1	14	0.66	134	215	1957	1.5	2372			1198		Full
2	7	Beechwood Blvd.	136.29	1	13.1	0.70	131	226	1956	1.5	2448					Full
3	9	Beechwood Blvd.	136.29	1	13	0.66	119	243	1999	2	2312			2547		Full
4	11	Beechwood Blvd.	136.29	1	12		300	260	1891	2.5	2091			2091		Full
5	14	Beechwood Blvd.	136.29	1	6		200	300	1926	2	1830			1120		Partial
6	16	Beechwood Blvd.	136.29	1	7		100	300	1968	1	3234					None
7	18	Beechwood Blvd.	136.29	1	8		100	300	1968	2	1420			1740		Full
8	20	Beechwood Blvd.	136.29	1	9		100	300	1920	2	780			780		Partial
9	24	Beechwood Blvd.	136.29	1	11		100	300	1962	2	1616			1616		Full
10	26	Beechwood Blvd.	135.36	1	32	0.75	121	300	1969	1.5	2590	1244				Full
11	0	Edgewood Drive	135.28	1	23		102	352	n/a	n/a						n/a
12	1	Edgewood Drive	135.36	1	30		131	134	1954	1	1328					Partial
13	3	Edgewood Drive	135.36	1	31		131	263	1938	1.5	768	384				Full
14	5	Edgewood Drive	135.28	1	18		114	159	1975	2	2196				1476	Full
15	6	Edgewood Drive	135.28	1	29		100	307	1956	1	1398				180	Full
16	7	Edgewood Drive	135.28	1	19		227	85	1975	2	1769			1769		Full
17	8	Edgewood Drive	135.28	1	28	0.76	100	330	1957	1	1218				252	Partial
18	9	Edgewood Drive	135.28	1	20		115	362	1958	1	2265				518	Partial
19	10	Edgewood Drive	135.28	1	27		100	335	1954	1	2153					None
20	11	Edgewood Drive	135.28	1	21		110	364	1936	2	1968			1372		Full
21	12	Edgewood Drive	135.28	1	26		100	317	1938	1.5	2053			960		Full
22	14	Edgewood Drive	135.28	1	25		104	369	1938	2	1660			961		Partial
23	15	Edgewood Drive	135.28	1	22		110	367	1977	2	2130			748		Pier/Slab
24	16	Edgewood Drive	135.28	1	24		162	402	1938	2	1242			1242		Full
25	0	Hillandale Road	130.77	1	12	0.20			n/a	n/a						n/a

VILLAGE OF RYE BROOK
BYRAM RIDGE AREA ZONING STUDY

LOT INFORMATION FROM THE TOWN OF RYE BUILDING RECORDS - CALCULATED GFA OF EXISTING HOMES (EXCLUDES CURRENT APPLICATIONS)

EXISTING LOTS	Lot			Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	TOTAL GFA
	Size (acre)	Frontage (ft)	Depth (ft)								
Average Value	0.67	123.63	270.05	1956	1.60	1958.15	903.00	0.00	1353.86	924.90	5139.90
Median Value	0.66	102.45	266.50	1954	1.50	1886.00	992.00	0.00	1242.00	667.00	4787.00

	Address		Tax ID			Lot			Building							
	No	Street	Section	Block	Lot	Size (acre)	Frontage (ft)	Depth (ft)	Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	Basement
26	2	Hillandale Road	135.28	1	41		113	255	1941	1	1886					Full
27	4	Hillandale Road	136.21	1	14	0.86	100.85	374	1992	2	1955			1340	1562	Full
28	6	Hillandale Road	136.21	1	14.1	0.80	100.1	347	1951	1.5	2484	1080				Full
29	16	Hillandale Road	135.28	1	40		102	296	1950	2	1573			705	1573	Partial
30	20	Hillandale Road	136.21	1	13		370.13	249	1938	2	1631			1631		None
31	22	Hillandale Road	129.84	1	23		149	256	1964	1	1055				342	Partial
32	24	Hillandale Road	130.77	1	13		147	219	1938	2	1882			1298		None
33	25	Hillandale Road	135.28	1	32		133.65	256	1956	1.5	1661			826		Partial
34	27	Hillandale Road	135.28	1	33	0.70	100	303	1949	1.5	1552			760		Full
35	28	Hillandale Road	130.77	1	11		52	289	1930	2.5	1478			1478		Full
36	29	Hillandale Road	135.28	1	34		100.5	342	1973	1	2262				816	Full
37	30	Hillandale Road	130.77	1	10	0.84	100	366	1953	2	2020			2115		Full
38	32	Hillandale Road	130.77	1	9				1957	1.5	1982			1086		Partial
39	33	Hillandale Road	135.28	1	35		102.35	370	1999	1	2430				1930	Full
40	34	Hillandale Road	130.77	1	8		100	316	1955	1.5	2267			874		Partial
41	35	Hillandale Road	135.28	1	36		98.35	386	1938	2	1943			1744		Partial
42	37	Hillandale Road	135.28	1	37	1.09			1993	2	1428			1428		Full
43	38	Hillandale Road	130.77	1	6		115		1954	1.5	2409			1003		Full
44	39	Hillandale Road	135.28	1	38				1932	2	1602			1602		Full
45	40	Hillandale Road	130.77	1	5				1955	1	1717				324	Full
46	42	Hillandale Road	130.77	1	4		140	236	1955	1	1305				376	Full
47	43	Hillandale Road	129.84	1	20		137.35	232	1958	1	2805			336		Partial
48	46	Hillandale Road	130.77	1	22				1954	1	1689				406	Full
49	47	Hillandale Road	129.84	1	21		170	266	1948	1	2300			540		Partial
50	51	Hillandale Road	129.84	1	22		170	280	1958	2	2816			1886		Full

VILLAGE OF RYE BROOK
BYRAM RIDGE AREA ZONING STUDY

LOT INFORMATION FROM THE TOWN OF RYE BUILDING RECORDS - CALCULATED GFA OF EXISTING HOMES (EXCLUDES CURRENT APPLICATIONS)

EXISTING LOTS	Lot			Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	TOTAL GFA
	Size (acre)	Frontage (ft)	Depth (ft)								
Average Value	0.67	123.63	270.05	1956	1.60	1958.15	903.00	0.00	1353.86	924.90	5139.90
Median Value	0.66	102.45	266.50	1954	1.50	1886.00	992.00	0.00	1242.00	667.00	4787.00

	Address		Tax ID			Lot			Building							
	No	Street	Section	Block	Lot	Size (acre)	Frontage (ft)	Depth (ft)	Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	Basement
51	57	Hillandale Road	130.77	1	2		103	273	1947	2	1076			884		Full
52	59	Hillandale Road	130.77	1	3	0.35	114.5	135	1936	2	2441			3229		None
53	61	Hillandale Road	130.69	1	2	0.86			1920	2	2352			1992		Full
54	71	Hillandale Road	130.69	1	3	0.46			1996	2	2212			1904		Full
55	73	Hillandale Road	130.69	1	4	0.51			1996	2	2178			1850		Full
56	75	Hillandale Road	130.69	1	6	0.64			1996	2	1668			1668		Full
57	77	Hillandale Road	130.69	1	5	0.50			1996	2	1677			2139		Full
58	1	Loch Lane	136.21	1	8	0.50			1957	2	1039			1039		Full
59	4	Loch Lane	136.21	1	34		125	125	1978	1	2346				350	Hot Air
60	5	Loch Lane	136.21	1	7		100	257	1937	1.5	1288			707		Partial
61	6	Loch Lane	136.21	1	35		125	125	1974	1	3116				1036	Crawl
62	8	Loch Lane	136.21	1	36		135	135	1974	1	3842					Full
63	9	Loch Lane	136.21	1	5		100	256	1955	1	1772					None
64	10	Loch Lane	136.21	1	37	1.00			1967	2	1938			2318		Full
65	13	Loch Lane	136.21	1	3		100	255	1967	1	1998				1598	Full
66	17	Loch Lane	136.21	1	1		100	255	1951	1.5	2384			1170		None
67	0	Woodland Drive	135.44	1	33		25	170	n/a	n/a						n/a
68	0	Woodland Drive	135.44	1	34		25	170	n/a	n/a						n/a
69	3	Woodland Drive	135.36	1	33		100	414	1972	2	1614			1974		Full
70	5	Woodland Drive	135.36	1	34		100	414	1927	2	2087			1369		Full
71	9	Woodland Drive	135.36	1	35	1.74	233	325	2004	2	3253			3845	2517	Full
72	10	Woodland Drive	135.36	1	29		120	252	1958	1	3020				1105	Full
73	11	Woodland Drive	135.36	1	36		100	271	1948	1	1780			1200		Partial
74	12	Woodland Drive	135.36	1	28		96.44	220	1956	1	2722			0		Full
75	14	Woodland Drive	135.36	1	27		100	165	1945	2	1350			1350		Full

VILLAGE OF RYE BROOK
BYRAM RIDGE AREA ZONING STUDY

LOT INFORMATION FROM THE TOWN OF RYE BUILDING RECORDS - CALCULATED GFA OF EXISTING HOMES (EXCLUDES CURRENT APPLICATIONS)

EXISTING LOTS	Lot			Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	TOTAL GFA
	Size (acre)	Frontage (ft)	Depth (ft)								
Average Value	0.67	123.63	270.05	1956	1.60	1958.15	903.00	0.00	1353.86	924.90	5139.90
Median Value	0.66	102.45	266.50	1954	1.50	1886.00	992.00	0.00	1242.00	667.00	4787.00

	Address		Tax ID			Lot			Building							
	No	Street	Section	Block	Lot	Size (acre)	Frontage (ft)	Depth (ft)	Year Built	Stories	1st Floor (sf)	1/2 Floor (sf)	3/4 Floor (sf)	2nd Floor (sf)	Lower Level (sf)	Basement
76	15	Woodland Drive	135.36	1	38	0.46	125	162	1948	1.5	1728			708		Full
77	16	Woodland Drive	135.36	1	26	0.52	100	227	1949	2	1401			792		Full
78	17	Woodland Drive	135.44	1	35	0.95	245	170	1930	2	1572					Full
79	18	Woodland Drive	135.36	1	25		102.45	227	1954	1	1683					Full
80	19	Woodland Drive	135.44	1	73	0.50			1954	1.5	1502			594		Full
81	20	Woodland Drive	135.36	1	24		100	380	2000	2	3291					Crawl
82	21	Woodland Drive	135.36	1	39		120	158	1955	1	1628				500	Full
83	22	Woodland Drive	135.36	1	23	0.46	100	200	1975	1	1990				1135	None
84	23	Woodland Drive	135.36	1	40		100	190	1926	2	1656			1304		Partial
85	24	Woodland Drive	135.36	1	22		100	297	1954	1	1648					Full
86	25	Woodland Drive	135.36	1	41		125	212	1984	2	1832			1832		Partial
87	26	Woodland Drive	135.36	1	21		100	190	1935	1.5	1893			827		Full
88	28	Woodland Drive	135.36	1	20	0.47	102.45	200	1940	2	3058			1882		Partial
89	29	Woodland Drive	136.29	1	2		110	400	1931	1.5	776			776		None
90	30	Woodland Drive	135.44	1	32		100	168	1954	1	1242				502	Full
91	31	Woodland Drive	136.29	1	3		270	398	1932	2	2163			1207		None
92	32	Woodland Drive	135.44	1	31		100	267	1936	2	1864			1045		Full
93	33	Woodland Drive	136.29	1	4		181	345	1940	1.5	1736			1068		Full
94	34	Woodland Drive	135.44	1	30	0.25	100	251	1974	2	1256			1256		Full
95	35	Woodland Drive	136.29	1	5		200	300	1968	1	3092					Partial
96	36	Woodland Drive	135.44	1	29		113	246	1946	1.5	1944			772		Partial
97	42	Woodland Drive	135.44	1	26		101	356	1951	1.5	1376	904		352		Partial
98	46	Woodland Drive	136.37	2	1		100	310	1950	2	2907			1152		Full
99	48	Woodland Drive	136.37	2	2		100	285	1959	2	2660			2292		Full