



Andrew J. Spano  
County Executive

County Planning Board

November 30, 2004

Chris Bradbury, Village Administrator  
Village of Rye Brook  
938 King Street  
Rye Brook, NY 10573

Subject: Referral File No. RYB 04-009 – Bowman Avenue Development Site Plan  
Draft Environmental Impact Statement

Dear Mr. Bradbury:

The Westchester County Planning Board has received a Notice of Completion of a Draft Environmental Impact Statement (EIS) and a copy of the draft EIS, cover dated July 2003, for the above referenced development proposal. The applicant is requesting site plan approval for a mixed-use development comprised of one 4,000 square foot building to house a restaurant with 54 parking spaces and three buildings to each contain three residential units of 1,680 square feet each and a total of 27 parking spaces. The proposed site consists of 2.4 acres, plus an additional 1.7 acres that are under water. The site has 300 feet of frontage on the south side of Bowman Avenue beginning 600 feet west of South Ridge Street and is positioned between Blind Brook and East Blind Brook. Blind Brook and East Blind Brook are County drainage channels. Bowman Avenue is County Road 10411.


We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and have the following comments:

1. **Required permits.** Bowman Avenue in the vicinity of the proposed action is a County road. The site plan in the draft EIS indicates that two driveway curb cuts are proposed on Bowman Avenue. Approval for this work from the Westchester County Department of Public Works under Section 239 F of the General Municipal Law is required. The driveways must also be designed in accordance with current County, State and AASHTO standards. L-7

2. **Possible need for Stream Control Permit.** Blind Brook and East Blind Brook are County drainage channels. A County Stream Control Permit may be required from the Westchester County Department of Public Works as part of the approval process for this project. We recommend that the Village Board require the applicant to contact the County Department of Public Works to verify the relationship of this project to the drainage channel and the need for a permit(s). L-8

Thank you for the opportunity to comment on this matter.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:   
Edward Buroughs, AICP  
Deputy Commissioner

EEB/TSC

cc: Michael Dispenza, Contract Administrator, County Department of Public Works