

CHAPTER 13 “Build-out” Under Current Zoning

13.1 Background and Methodology

In 2010, the staff of the Westchester County Department of Planning finalized and presented to officials of the Village of Rye Brook a Draft Build-out Analysis package. This analysis was performed with the input and assistance of the Village of Rye Brook. The 2010 report *Draft Build-out Analysis Results* is attached as Appendix 13-1. During the development of this existing conditions study in 2012, it was found several properties in the village that were identified in the 2010 Draft Build-out Analysis as buildable are, in fact, village-owned parkland and should not be considered as buildable. Portions of the Analysis were redrafted to consider these non-buildable parcels and are shown in Figure 13-1 and Map 13-1. The following is a summary of the key elements of these analyses.



As part of the *Westchester 2025: Plan Together* effort, the Westchester County Planning Board and Department of Planning have embarked on developing draft build-out analyses of all 43 zoning ordinances within Westchester. As of February 2012, 14 draft analyses have been completed and presented to municipal officials. Analyses were performed at the request of a municipality, usually because a municipality was considering or developing a new or updated comprehensive plan.

The analyses are innovative and particularly helpful for municipal officials to understand how much potential development could occur should development proceed as allowed by current zoning. It is also an important part of *Westchester 2025* since potential development anywhere in the county is critical in important infrastructure decisions, understanding of inter-municipal impacts, planning for the reduction of impacts of development and planning for larger regional projects and plans (e.g. the replacement of the Tappan Zee Bridge, regional transit planning and the future location of fair and affordable housing).

The report *Draft Build-out Analysis Results* for the Village of Rye Brook was developed by the county’s Department of Planning staff by combining substantial GIS tools, new parcel-based data, web-based technologies and existing software that helps analyze current zoning. The report includes an overview of the methodology. Sev-

eral analyses were performed and are described in table and map formats. The Village of Rye Brook provided data on the most current zoning ordinance to assist in calculations.

13.2 Build-out Analyses

A. Vacant Parcel Analysis – An analysis was performed to give a realistic view of what can be developed on currently vacant land under existing zoning regulations. Local environmental constraints to development and bulk regulations are input into the model to accurately calculate potential build-out by parcel.

B. “Underdeveloped/Soft Site” Parcel Analysis – An analysis was performed to identify the remaining development potential available under existing zoning regulations on already developed sites. Two methods were used to identify “underdeveloped” parcels. The first entails setting parcel area criteria to determine realistically sub-dividable parcels per existing zoning regulations. For example, a single family zoned parcel that is three times (3x) larger than the minimum required lot size for its zoning district can theoretically be subdivided as of right and can thus be classified as “underdeveloped”. Likewise, remaining non-residential development potential is identified by subtracting existing built square footage from full build-out under existing zoning using floor area ratio (FAR) regulations. Non-residential “soft-sites” are defined as those parcels in which existing development is 50% or less than what is allowed under zoning.

C. “Vacant and Underdeveloped Composite” Analysis and Build-out Results - The two analyses above are combined and presented in a summary table and a composite map (see map on page 13-3). The map, through symbols and highlighted properties, gives a quick visual glimpse of the overall impact of development in the Village under existing zoning. The table, however, gives a numerical summary of some important impacts of this potential development. The number of future dwelling units, population, school children, energy use, water consumption and vehicle trips created are shown for existing conditions and under a scenario of full development build-out under existing zoning.

While it is difficult to know if and how such future development will occur, this analysis is a critical tool for Village officials and the public to understand the current zoning ordinance and should become a key tool as the Village develops any new Comprehensive Plan. The Westchester County Department of Planning will be available to discuss further components or adjustments to this analysis as the Village moves ahead in visioning its future.

Village of Rye Brook, NY

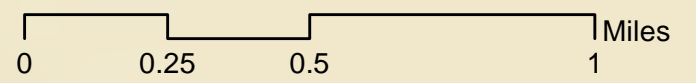
Planning Base Studies

Build-Out Analysis

Vacant and Underdeveloped Parcels Composite

Legend

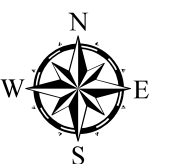
- Buildable Vacant Parcels***
- Buildable Underdeveloped Parcels****
- 🏠 Potential New Single Family Dwelling Units
- 🏡 Potential New Two Family Dwelling Units
- 🏢 Potential Non-Residential Development
- Existing Buildings**



Buildable Vacant Parcels*	18
Buildable Underdeveloped Parcels**	50
Total Buildable Parcels	72
Buildable Parcel Area (acres)	295
Potential New Dwelling Units	271
Potential Population Increase***	731
Potential Non-Residential Sq. Ft.	238,304

*Vacant buildable parcels are those that meet minimum lot standards per existing zoning regulations
 **Underdeveloped buildable parcels are those that are greater than three times the minimum lot size for residential zones. Non-residentially zoned buildable parcels are those in which existing built square footage is less than 50% of what is permitted under zoning.
 ***Potential population increase was calculated by multiplying the potential new dwelling units figure from the parcel based buildout model by the Village of Rye Brook's Average Household Size of 2.7 (Census 2000).

DRAFT
FOR REVIEW



Village of Rye Brook Draft Buildout Results

	Vacant Parcel Buildout	Underdeveloped Parcel Buildout	Future Buildout Potential (Vacant + Underdeveloped)	Existing Conditions	Total Buildout (Vacant + Underdeveloped + Existing)	Total Buildout Increase	Vacant Parcel Increase
Total Parcels	50	50	100	3,413	3,413		
Buildable Parcels	18*	50**	68	68	68		
Dwelling Units	15	256	271	3,247	3,518	8%	0%
Population	41	691	732	8,767	9,499	8%	0%
School Children***	11	182	192	1,539	1,731	13%	1%
HH Energy Use (BTU/Year)	1,515	25,856	27,371	327,947	355,318	8%	0%
HH Water Consumption (Gal/Year)	2,140,725	36,535,040	38,675,765	463,395,605	502,071,370	8%	0%
Vehicle Trips per day	89	1,523	1,612	19,320	20,932	8%	0%
Non-Residential sq. ft.	202,797	35,507	238,304	1,980,149	2,218,453	12%	10%
Non-Residential Energy Use (BTU/Year)	17,258,025	3,021,646	20,279,670	168,510,680	188,790,350	12%	10%

Prepared by the Westchester County Department of Planning, 8/2010, Modified 4/2012

*Vacant buildable parcels include those that meet minimum lot sizes per existing zoning.

**Underdeveloped buildable parcels include parcels three times the minimum lot size for residential zones. Non-residentially zoned buildable parcels are those in which existing built square footage is less than 50% of what is permitted under zoning.

***School children multiplier is .71 per household (assumed 3-bedroom units) as per Rutgers University Center for Urban Policy Research, David Listokin

Existing school enrollment data from Westchester-Putnam School Boards Association Facts & Figures 2010