

OFFICIAL MAP AND ZONING MAP

Village of Rye Brook Westchester County, New York

Adopted December 14, 1999

OFFICIAL MAP

PUBLIC & PRIVATE STREETS

- Acker Drive.....50'
- Alfred Court.....X
- Anderson Hill Road.....X
- Arbor Drive.....X
- Argyle Road.....50'
- Arlington Place.....50'
- Arrowwood Circle.....X
- Avon Circle.....30-31'
- Barber Place.....50'
- Bayberry Close.....X
- Bayberry Lane.....X
- Beacon Lane.....50'
- Beechwood Boulevard.....80'
- Beechwood Rotary.....80'
- Bell Place.....50'
- BelleFair Boulevard.....X
- BelleFair Road.....50'
- BelleFair Rd. Emergency Access @ Lincoln Ave.....18'
- Berkley Drive.....50'
- Berkley Lane.....50'
- Betsy Brown Road.....60'
- Birch Lane.....50'
- Bishop Drive.....50'
- Bluebird Hollow.....50'
- Bobbie Lane.....50'
- Bolton Place.....50'
- Bornhill Road.....50'
- Bowman Avenue.....X
- Boxwood Place.....50'
- Brook Lane.....50'
- Brookridge Court.....20'
- Brookside Way.....50'+
- Brush Hollow Close.....X
- Brush Hollow Crescent.....X
- Brush Hollow Lane.....50'
- Candy Lane.....50'
- Carlton Lane.....50'
- Carol Court.....24'
- Castle Landing.....50'
- Castle View Court.....51.3'
- Charles Lane.....50'
- Churchill Road.....X
- Comly Avenue.....X
- College Avenue.....30'
- Concord Place.....50'
- Country Ridge Circle.....50'
- Country Ridge Close.....50'+
- Country Ridge Drive.....50'
- Crescent Place.....50'
- Crossway.....50'
- David Lane.....24'
- Deer Run.....50'
- Division Street.....50'
- Dixon Street.....50'
- Doral Greens Drive East.....24'
- Doral Greens Drive West.....24'
- Dorchester Drive.....50'
- Eagles Bluff.....50'
- Edgewood Drive.....50'
- Ellendale Avenue.....50'
- Elm Hill Drive.....50'
- Fairlawn Parkway.....60'
- Fellowship Lane.....X
- Franklin Street.....50'
- Garibaldi Place.....50'
- Grant Street.....50'
- Greenhouse Circle.....50'
- Greenway Circle.....X
- Greenway Close.....X
- Greenway Lane.....X
- Hawthorne Avenue.....50'
- Heirloom Lane.....X
- Heritage Court.....X
- Hidden Pond Drive.....50'
- High Point Circle.....50'
- Highview Avenue.....50'
- Hillandale Road.....50'
- Hillcrest Avenue.....50'
- Hills Point Lane.....50'
- Holly Lane.....50'
- Horseshoe Lane.....50'+
- Hunter Drive.....50'
- International Drive.....X
- Irenthyl Avenue.....X
- Ivy Hill Crescent.....X
- Ivy Hill Lane.....X
- Jacqueline Lane.....50'
- James Way.....37'
- Jean Lane.....50'
- Jennifer Lane.....50'
- King Street.....X
- Kings Park Drive.....X
- Knollwood Drive.....50'
- Latonia Road.....50'
- Lawridge Drive.....50'
- Lee Lane.....50'
- Legacy Court.....X
- Legendary Circle.....50'
- Lincoln Avenue.....68' X
- Little Kings Lane.....50'
- Loch Lane.....60'
- Longledge Drive.....50'
- Louis Court.....X
- Lyon Street.....50'
- Magnolia Drive.....50'
- Maple Court.....50'
- Maplewood Lane.....X
- Mark Drive.....50'
- Maywood Avenue.....50'
- Meadowlark Road.....50'
- Meeting House Lane.....X
- Milestone Road.....50'
- Milestone Rd. Emergency Access @ King St.....17-15'
- Millenium Place.....50'
- Mohegan Lane.....50'
- Monroe Place.....X
- Neuton Avenue.....60'-30'
- Old Oak Road.....50'
- Old Orchard Road.....50'
- Orion Place.....50'
- Osborne Place.....30'
- Paddock Road.....50'
- Parade Lane.....X
- Parkridge Court.....50'
- Parkwood Place.....50'
- Phyllis Place.....50'
- Ridge Road.....50'
- Pine Tree Drive.....X
- Red Roof Drive.....50'
- Reunion Road.....X
- Ridge Boulevard.....80'
- Ridge Street North.....X
- Ridge Street South.....X
- Rosario Avenue.....X
- Robins Roost.....50'+
- Rock Ridge Drive.....50'
- Rockinghorse Trail.....60'-50'
- Roxton Road.....50'
- Rye Lake Road.....X
- Sleepy Hollow Road.....50'
- Stonedale Court.....X
- Sunset Road.....50'
- Sylvan Road.....50'
- Talcott Road.....50'
- Tamarack Road.....50'-30'
- Terrace Court.....50'
- Tree Top Crescent.....X
- Tree Top Lane.....X
- Valley Terrace.....50'
- Vintage Court.....X
- West Street.....50'
- West Ridge Drive.....60'
- West William Street.....50'
- Westchester Avenue.....100'
- Westerleigh Court.....50'
- Westview Avenue.....50'
- Whippoorwill Road.....50'
- Whitmore Place.....X
- Wilton Circle.....50'+
- Wilton Road.....50'
- Winding Wood Rd.....50'
- Winding Wood Rd.....50'
- Windsor Road.....50'
- Winthrop Drive.....50'
- Woodland Avenue.....50'
- Woodland Drive.....50'
- Wyman Street.....50'
- Wyman Street North.....50'

Note:
X indicates R.O.W. width not known as of the adoption of the Official Map.

- Rye Brook Municipal Boundary
- Public Street
- Unimproved Street (No public access rights)
- Private Street
- Width of Right-of-Way
- Municipal Parkland
- Rye Brook Municipal Facilities

Note:
Pursuant to New York State Village Law Section 7-724, this Official Map is final and conclusive with respect to the location and width of streets, highways and the location of parks shown thereon. In addition, pursuant to New York State Village Law Section 7-732, the streets, highways and parks shown on an approved and filed subdivision plat shall be, and automatically become, part of this Official Map.

ZONING MAP

RESIDENTIAL DISTRICTS

- R-25 One-Family Residential
25,000 Sq. Ft. minimum
- R-20 One-Family Residential
20,000 Sq. Ft. minimum
- R-15/ R-15A One-Family Residential
15,000 Sq. Ft. minimum
- R-12 One-Family Residential
12,500 Sq. Ft. minimum
- R-10 One-Family Residential
10,000 Sq. Ft. minimum
- R-7 One-Family Residential
7,500 Sq. Ft. minimum
- R-5 One-Family Residential
5,000 Sq. Ft. minimum
- R2-F Two-Family Residential
5,000 Sq. Ft. minimum
- RA-1 Restricted Multi-family
10 Acres minimum
- P.U.D. Planned Unit Development
30 Acre minimum

OFFICE DISTRICTS

- OB-1 Campus/Office Building
15 Acre minimum
- OB-2 Office Building
5 Acre minimum
- OB-3 Office Building
5 Acre minimum
- OB-S Office Building & Business District
3 Acre minimum

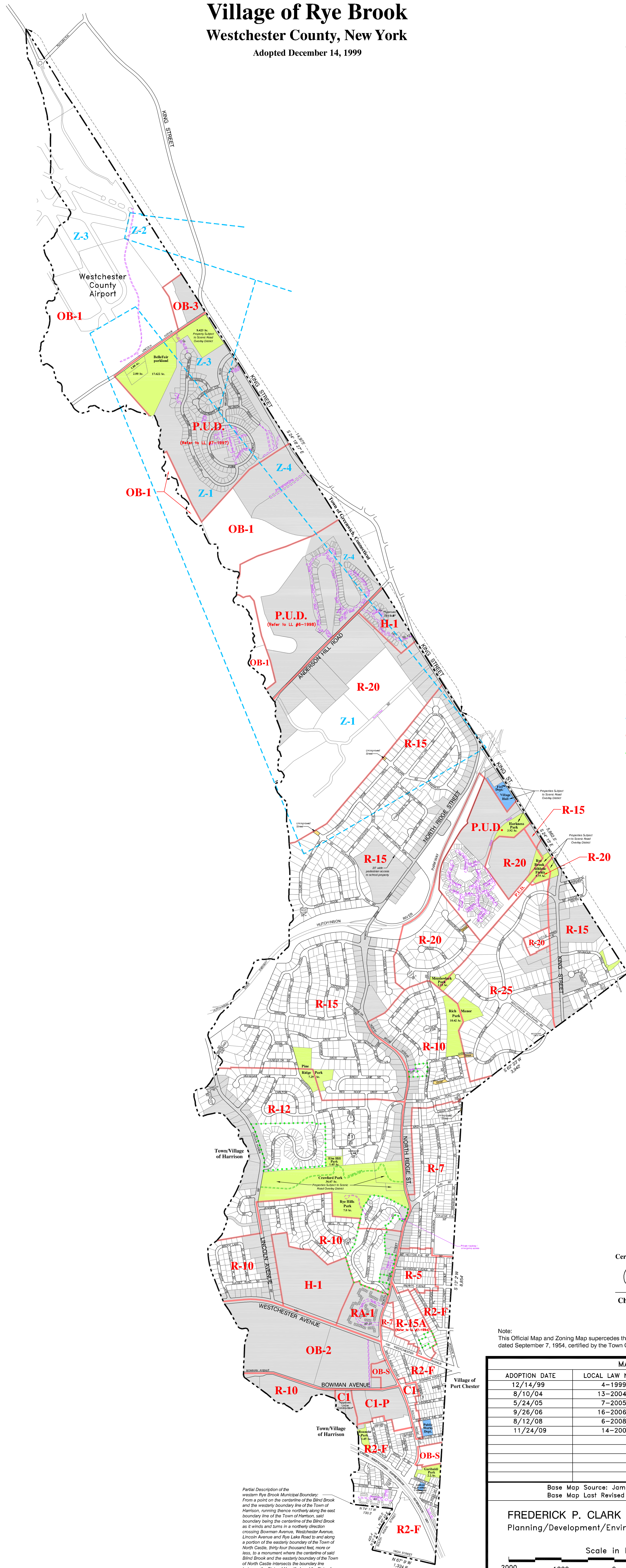
RETAIL BUSINESS DISTRICTS

- CI-P Planned Neighborhood Retail
1 Acre minimum
- CI Neighborhood Retail
13,000 Sq. Ft. minimum
- H-1 Hotel
12 Acre minimum

AIRPORT OVERLAY ZONES

- Z-1 Instrument Approach Zones
- Z-2 Sight Approach Zones
- Z-3 Inner Turning Zones
- Z-4 Outer Turning Zones

- Airport Zoning District Boundary
- Zoning District Boundary
- Approved Conservation Subdivision
- Scenic Road Overlay District
(Anderson Hill Road, King Street, North Ridge Street, Lincoln Avenue, Westchester Avenue, Bowman Avenue)



Certified by the Village Clerk
Christopher J. Bradbury
Christopher J. Bradbury

Note:
This Official Map and Zoning Map supersedes the prior zoning map entitled: "Zoning Map of the Town of Rye, New York", dated September 7, 1954, certified by the Town Clerk, and thereafter adopted by the Village of Rye Brook, as amended.

MAP AMENDMENTS		
ADOPTION DATE	LOCAL LAW NUMBER	DESCRIPTION
12/14/99	4-1999	Zoning Map Adoption
8/10/04	13-2004	Addition of Scenic Road Overlay District
5/24/05	7-2005	Additions to Scenic Road Overlay District
9/26/06	16-2006	Addition of R-25 Zoning District
8/12/08	6-2008	Expansion of H-1 Zoning District
11/24/09	14-2009	Addition of Official Map

Base Map Source: James W. Sewall Company, September 1996
Base Map Last Revised by F.P. Clark Associates, November 2009

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

Scale in Feet
2000 1000 0 500 2000

Partial Description of the western Rye Brook Municipal Boundary:
From a point on the centerline of the Blind Brook and the westerly boundary line of the Town of Harrison, running thence northerly along the east boundary line of the Town of Harrison, said boundary being the centerline of the Blind Brook as it winds and turns in a northerly direction crossing Bowman Avenue, Westchester Avenue, Lincoln Avenue and Rye Lake Road to and along a portion of the westerly boundary of the Town of North Castle, thirty-four thousand feet, more or less, to a monument where the centerline of said Blind Brook and the westerly boundary of the Town of North Castle intersects the boundary line between the State of New York and the State of Connecticut.