

October 10, 2025

By Electronic Delivery

Hon. Steven A. Vescio
Mayor of the Village of Briarcliff Manor
and the Members of the Village Board
Village Hall
111 Pleasantville Road
Briarcliff Manor, New York 10510

***Re: Briarhouse Public/Private Partnership
1050 & 1030 Pleasantville Road (“Property”)***

Dear Mayor Vescio and Members of the Village Board:

This firm represents Briarhouse, LLC (“Briarhouse”), the selected redeveloper under the Land Development Agreement with License and Exclusive Option, dated June 6, 2025 (“LDA”), between Briarhouse, the Village and the Briarcliff Manor Local Development Corporation (“LDC”). Pursuant to the LDA, Briarhouse is partnering with the Village and LDC to redevelop the Property with a new police/justice court building, a public plaza/trail system and a mixed-use development consisting of approximately 86 residential units and over 10,000 square feet of commercial space (“Project”). We are writing to request placement on your Board’s October 21st meeting agenda to commence the review of this unique opportunity to revitalize a key gateway to the Village’s downtown.

By way of procedural summary, the Project review will require various legislative and administrative approvals before your Board, with important input from the Planning Board, Village Staff and consultants. Legislatively, Briarhouse is seeking a zoning text amendment to create a new Strategic Property Redevelopment Floating Zone (“SPR”), which would facilitate public/private redevelopment of Village-owned parcels in the downtown, including the Property. If the zoning is adopted and applied to the Property, the Project would also require Concept Plan, Site Plan and Subdivision approval from your Board to accommodate the private mixed-use redevelopment. In addition, we believe your Board is the appropriate body to serve as the SEQRA Lead Agency in a coordinated review of the zoning and administrative actions associated with the private mixed-use development, as well as the construction of the police/justice center for the Village.

As explained in more detail in the enclosed Zoning Petition, adopting the SPR and applying it to the Property will facilitate many of the Village's central planning and development goals for the downtown. This includes increasing the vitality and streetscape of the Village's downtown by introducing a new mix of civic, residential and commercial uses on Pleasantville Road.

Of most significance, the Village would gain a new police station and justice court facility on the southern portion of the Property. The Project would also include building a public plaza along Pleasantville Road to serve as a downtown "public square" for the community to hold gatherings and other seasonal events. Patrons can also use the plaza to sit and enjoy coffee, food and the like purchased at downtown eateries and shops. A walking trail system could also be accessed from the plaza, taking advantage of the large wooded area at the rear of the Property.

In addition, Briarhouse's mixed-use development would replace an empty property formerly used for municipal parking with a residential complex of approximately 86 apartments (including 9 affordable housing units) and over 10,000 s.f. of ground floor high-end retail space.

In order to commence this review process, enclosed please find copies of the following materials:

- Petition for Zoning Text and Map Amendments, dated October 10, 2025, with:
 - Exhibit A – Proposed SPR Zoning Text Amendment;
 - Exhibit B – Proposed Zoning Map Amendment placing the Property within the SPR;
 - Exhibit C – Concept Site Plans of the Project;
- Survey of Property, prepared by TC Merritts Land Surveyors, last revised June 26, 2025;
- Civil Drawings, prepared by Tectonic Engineering; and
- Short Environmental Assessment Form, dated October 10, 2025, prepared by AKRF, Inc.

The Briarhouse Team is looking forward to appearing before your Board to start the review of what we believe will be a transformative public/private partnership in the Village. We ask that this matter be placed on the October 21st agenda so that your Board can accept the enclosed Petition for review, refer the Petition and Project plans to the Village Planning Board and County for GML review, as well as declare its intent to serve as Lead Agency in a coordinated SEQRA review of the SPR zoning and all other aspects of the Project.

We also ask that the Village Board and LDC schedule a subsequent joint meeting for the Briarhouse Team to present in detail the Concept Development Plan and overall vision of the redevelopment as the Project design has advanced to date. We anticipate being able to review initial Project renderings to the Village Board and LDC at that time.

In the meantime, please do not hesitate to contact us if you require any additional information.

Respectfully Submitted,

ZARIN & STEINMETZ

By: 

David J. Cooper, Esq.
Kate (Roberts) Feinman, Esq.

Encls.

cc:

Joshua Ringel, Village Manager
Sarah Yackel, AICP
Joshua Subin, Esq.,
Justin Miller, Esq.
Briarhouse, LLC