

VILLAGE OF BRIARCLIFF MANOR BOARD OF TRUSTEES
VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY,
STATE OF NEW YORK

----- X	
In the Application of	:
	:
BRIARHOUSE, LLC	:
	:
For an Amendment to the Zoning Regulations and Map of	:
the Village of Briarcliff Manor.	:
----- X	

**PETITION FOR
ZONING TEXT AND
MAP AMENDMENT**

Petitioner **BRIARHOUSE, LLC** (“**Petitioner**”), by its attorneys, ZARIN & STEINMETZ LLP, 81 Main Street, Suite 415, White Plains, New York 10601, as and for its Petition requesting an Amendment to the Village of Briarcliff Manor Zoning Regulations (the “**Zoning Amendment**,” a copy of which is annexed hereto as **Exhibit “A”**) and Zoning Map (a copy of which is annexed as **Exhibit “B”** hereto), respectfully alleges as follows:

I. INTRODUCTION

1. The Petitioner is a limited liability company organized under the laws of the State of New York, with offices at 441 Lexington Avenue, Suite 1202, New York, NY, and submits this Petition pursuant to Section 220-5 of the Village Zoning Code.

2. The Petitioner is the selected redeveloper of property owned by the Village on Pleasantville Road that was the subject of a Request for Expression of Interest, released January 26, 2024, seeking a mix of public and private uses (“**RFEI**”). In accordance with a Land Development Agreement with License and Exclusive Option (“**LDA**”) between Petitioner, the Village and the Village Local Development Corporation (“**LDC**”), dated June 6, 2025, Petitioner is seeking to redevelop the following parcels currently owned by the Village to achieve the vision and planning goals summarized in the RFEI: 1050 Pleasantville Road (Tax Parcel No.: 98.10-1-51) and 1030 Pleasantville Road (Tax Parcel No.: 98.14-1-29) (1030 and 1050 Pleasantville Road collectively, the “**Property**”).

3. The Property is located in the heart of the Village's downtown business district, across the street from Village Hall. As set forth in the RFEI and LDA, the Village is seeking to redevelop this gateway property with certain municipal uses (*e.g.*, police and justice court facilities), public amenities (*e.g.*, central plaza and trails) and private residential/commercial uses. The Village and LDC have, as land owner/development rights vendor, authorized Petitioner to submit applications and pursue approvals to bring these uses to the Property. In order to accomplish this vision, portions of the Property must be rezoned from its current split CB1/R20B zoning, to a new proposed Strategic Property Redevelopment Floating Zone ("**SPR**") reflecting the sum and substance of the draft Zoning Amendment annexed hereto as **Exhibit A**.

4. With the SPR Floating Zone in place on the Property, Petitioner would be able to facilitate the Village's desire for a new police station and justice court facility on a portion of 1030 Pleasantville Road ("**Justice Center**"). Petitioner would also be able to bring a new mixed-use development to the Village on the remaining portion of the Property, consisting of approximately 86 residential units and over 10,000 s.f. of multi-tenanted commercial space ("**Briarhouse**", and collectively with the Justice Center, the "**Project**"). The Project would also include a public plaza along Pleasantville Road and public trail system at the rear of the Property, which would activate this portion of the Village with multi-seasonal attractions to bring residents and patrons to shop and enjoy the downtown commercial center.

5. The enhanced vitality this public/private partnership would bring to this portion of the Village's downtown is shown in the Conceptual Development Plan annexed hereto as **Exhibit "C."** The Project would replace an existing parking lot with critical new municipal space, as well as high-end commercial and multifamily units, with ample parking to support these new uses. The Plaza at the center of the Property would activate the southern end of Pleasantville Road, serving as a "Village-green" amenity. Commercial space along Pleasantville Road would wrap around into

the Plaza where there is room for outdoor seating. In addition, a trailhead to public walking trails would be accessible from an elevated platform at the rear of the Plaza. Petitioner believes the Project's combination of uses and amenities will create a dynamic downtown hub for residents and patrons of businesses in Briarcliff Manor.

6. In order to achieve this exciting redevelopment, Petitioner is requesting that the Village Board take several legislative and administrative steps. This includes adopting the Zoning Amendment and rezoning the Property to the SPR. Petitioner is also seeking subdivision approval to divide the Property into a parcel accommodating the Briarhouse development, and other parcel(s) accommodating the Justice Center and public amenities associated with the Project. In addition, under the SPR, the Village Board has jurisdiction to issue Concept Plan, Site Plan, Steep Slope, Tree Permit and Wetland Permit approvals for the Briarhouse portion of the Project, after referral to the Planning Board. As set forth below, Petitioner is submitting herewith the materials necessary to commence each aspect of this entitlement review process.

7. Petitioner respectfully submits that adopting the Zoning Amendment, including the Property within the SPR, and permitting the Project to proceed would foster many of the Village's critical economic and development goals as set forth in various planning documents. This includes the call in the 2007 Comprehensive Plan (and 2017 Addendum) for creating a vibrant, pedestrian-friendly Central Business District with a "sense of place" through flexible zoning and allowing a mix of uses. It also includes facilitating the Village's desire to transform the Property with a mixed-use development as a catalyst for the continued revitalization of downtown Briarcliff Manor, as identified in the RFEI.

8. Accordingly, for the reasons set forth below Petitioner respectfully requests that the Village Board accept this Zoning Petition, and commence the requisite environmental, planning and legislative review procedures to implement the Zoning Text Amendment annexed hereto as

Exhibit “A,” rezone Property into the newly created SPR per **Exhibit “B”**, and subsequently issue the approvals necessary to accommodate the Project.

II. PROPOSED ZONING AMENDMENT

9. Submitted with this Petition as **Exhibit “A”** is a draft of the SPR for the Village Board’s consideration. The intent of the SPR is to enable redevelopment of certain underutilized municipal properties through flexible use and design regulations. The purpose is to allow the Village (and, where appropriate, the LDC) to partner with a private party to redevelop Village property with a mix of uses that will result in one or more benefits to the community. These benefits include enhancing civic or open space, creating affordable housing, and other valuable assets to the community.

10. The SPR includes criteria to limit its applicability only to those properties in the Village that the Village Board and LDC deem appropriate for such redevelopment. This includes limiting applicability to properties within, or adjacent to, the CB District with frontage on Pleasantville Road, North State Road, Route 9A, Woodside Avenue or Old Saw Mill River Road.

11. In addition, any potential property to be included in the SPR must have a “sponsor” – e.g., a developer working in partnership with the Village or LDC. This allows the Village and LDC to ensure the zone is only applied to properties that present the best potential to reach the Village’s downtown improvement goals and for the Village and LDC to maintain a certain level of control over the proposed project.

12. The SPR provides for a two-level review process. Applicants must first present a proposed Concept Plan and project narrative to the Village Board for consideration. The Concept Plan identifies the contemplated mix of uses and civic/public amenities, as well as the general location of buildings and utilities for subject property. It also identifies proposed housing type and density, commercial square footage, number of parking spaces, neighboring uses, and other

information the Village Board may require to evaluate whether the development meets the Village's downtown revitalization goals.

13. Specifically, the Village Board must weigh whether the proposed project can be undertaken in a manner that will be in harmony with the appropriate and orderly development of the Village, and must take into account whether the project will hinder or discourage development on adjacent properties. In addition, the Village Board must determine if the project is consistent with the Village's Comprehensive Plan and is otherwise in the public interest.

14. Prior to taking action on the Concept Plan under these criteria, the Village Board must also refer the matter to the Planning Board for consideration and a report. A public hearing on the Concept Plan must also be held before the Village Board before a vote is taken. Only then could the Village Board approve a zoning map amendment including a property into the SPR, and approve the Concept Plan.

15. Step two of the process involves the Village Board undertaking the necessary discretionary approvals to permit any private development portions of the Concept Plan. This includes, for example, subdivision and site plan approval. It would also cover steep slopes, tree removal and wetland permits, where required.

16. Again, before the Village Board could issue any of these discretionary approvals, it must refer the application(s) to the Planning Board for another report. Where required, a public hearing before the Village Board must also be held.

III. BENEFITS OF THE PROPOSED ZONING AMENDMENT

17. Petitioner respectfully submits that adopting the Zoning Amendment will foster many critical planning goals of the Village as set forth in the Comprehensive Plan. This includes the Village's plan to "create a cohesive identity for commercial areas and enhance the streetscape experience" in the Central Business District. *See* 2007 Comprehensive Plan, at 86 (Business

Districts, Objective #1 – Improve CBD Character). Introducing the SPR and approving the Project will transform a surface parking lot that adds very little to the downtown character into a distinct center of municipal, commercial, residential and recreational activity. The proposed mix of uses would certainly “[i]ncrease the vitality of the CBD” as envisioned in the Village’s Plan. *Id.*

18. The Project would also bring much needed new housing to the area, consistent with Village’s recognition that introducing “higher density housing in areas with well developed existing infrastructure and access to public transportation and shopping” is a proven strategy for diversifying housing stock to accommodate the Village’s demographic demands. *Id.*, at 85 (Housing, Objective #2). Indeed, the Property presents a prime opportunity to introduce apartment-style multifamily units in the CBD for downsizers or “start up families” to live. *Id.*

19. The public trail system proposed as part of the Project would also enhance recreational opportunities for residents, consistent with the call in Section 3.2.2 of the Village Plan for expanding trails and other passive-recreation facilities in the Village. *Id.*, at 84 (Open Space and Recreation, Objective #1). Similarly, the Justice Center would facilitate the Village’s desire to address the space needs of its Police and Administrative departments. *Id.*, at 88 (Infrastructure and Services, Objective #2).

20. Adopting the SPR and applying it to the Property would also further the vision articulated in the RFEI to transform the Property as a key factor in the “continued revitalization of downtown Briarcliff.” RFEI, at 1. It would allow the Village to relocate its police and justice court operations from Village Hall to a consolidated building designed specifically for these operations. *Id.* It would also promote a “pedestrian-friendly mixed-use environment” at the southern gateway to the Village’s downtown. *Id.*, at 8.

IV. SEQRA

21. Of course, prior to taking any of the actions described above, the Village must comply with the New York State Environmental Quality Review Act (“**SEQRA**”). The “Action” to be evaluated here includes enacting the Zoning Amendment creating the SPR, rezoning the Property into the SPR, construction of the Justice Center and other public amenities associated with the Project, as well as all administrative permits/approvals necessary to facilitate the Briarhouse portion of the Project.

22. We respectfully submit the Village Board is the appropriate agency to serve as the Lead Agency in a coordinated SEQRA review of each aspect of the Action. We ask, therefore, that your Board declare its intent to serve as the Lead Agency for the Action, and vote to circulate a notice of such intent when this matter is first placed on your agenda.

23. To facilitate this request, provided herewith is a Short Environmental Assessment Form as required by 6 N.Y.C.R.R. § 617.6(a)(3). We anticipate submitting additional environmental assessments to include as Part III of the EAF as the review process continues. We believe that when these assessments are completed, the record will demonstrate that the Action as a whole would not result in any significant adverse environmental impacts, and a negative declaration will be warranted.

V. REQUESTED RELIEF

24. Based on the foregoing, and the record to be compiled in the ensuing review, Petitioner respectfully requests that the Village Board of Trustees:

- (i) Accept this Petition and refer this matter to the Village Planning Board for a report and recommendation on the Zoning Amendment, proposed rezoning of the Property into the SPR and the approval of the SPR Concept Plan; and
- (ii) Refer this Petition and its supporting materials to the Westchester County Planning Board pursuant to N.Y. Gen. Mun. Law § 239-m; and


- (iii) Schedule, notice and conduct a public hearing on the Petition and SPR Concept Plan at the earliest possible date; and
- (iv) Resolve to adopt the Zoning Amendment annexed hereto as Exhibit “A;” and
- (v) Rezone the Property into the SPR in accordance with the zoning map amendment reflected in Exhibit “B.”

WHEREFORE, it is respectfully requested the instant matter be placed on the October 21, 2025 agenda of the Village Board of Trustees, and that the relief sought herein be, in all respects, granted.

Dated: October 10, 2025
White Plains, New York

Respectfully Submitted,

ZARIN & STEINMETZ LLP


By: 

David J. Cooper
Kate (Roberts) Feinman
Attorneys for Petitioner
81 Main Street, Suite 415
White Plains, New York 10601
(914) 682-7800


VERIFICATION

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER) s.s.:

Patrick Normoyle hereby deposes and says that he/she is an authorized representative of the Petitioner, and says that he has reviewed the foregoing Petition and authorizes Zarin & Steinmetz to submit the foregoing Petition to the Village of Briarcliff Manor Village Board of Trustees on Petitioner's behalf.


Patrick Normoyle

Sworn to before me this
16 day of October 2025


Notary Public

DAVID J. COOPER
Notary Public, State of New York
No. 02CO6337893
Qualified in Westchester County
Commission Expires February 29, 2028

EXHIBIT A

§ 220-22. Strategic Property Redevelopment Floating Zone

A. Statement of intent and objectives.

It is the intent of the Strategic Property Redevelopment (SPR) Floating Zone to enable the redevelopment of underutilized municipal properties by providing flexible land use and design regulations. Such flexibility may be provided for projects owned by or in partnership with the Village, or projects that provide clear public benefit, including, but not limited to, (i) the creation of a mixed use, residential, or commercial development that generates enhanced value for the Village and its residents; (ii) providing additional affordable housing; (iii) creating or enhancing civic or other publicly accessible open space; (iv) promoting uses that provide significant benefit to the environment; or (v) other public benefits as deemed appropriate by the Village. This chapter provides criteria for the development of such properties.

B. Definitions.

SPR Concept Plan

A proposal for a development under the SPR Floating Zone prepared in a manner prescribed by local regulation showing the layout of the proposed project including, but not limited to, maps, plans, or drawings relating to proposed land uses, approximate location and dimensions of buildings, all proposed facilities (i.e., approximate square footage by use, number of units, etc.), architectural features, lot size(s), setbacks, height limits, buffers, screening, open space areas, locations of lighting, signage, and landscaping, approximate number and location of parking and loading spaces, site circulation, protection of natural resources, public or private amenities, adjacent land uses and physical features, and such other elements as may be required by local regulation.

Sponsor

A developer working under the direction of, or in partnership with, the Village of Briarcliff Manor or the Briarcliff Manor Local Development Corporation.

C. Development standards and general requirements for SPR.

1. Properties with a Sponsor designated by the Village Board within, or adjacent to, the central business district, with frontage on Pleasantville Road, North State Road, Route 9A, Woodside Avenue, or Old Saw Mill River Road, shall be eligible to apply for the SPR Floating Zoning.
2. Bulk and dimensional standards for SPRs.
 - (a) Permitted uses as identified in the Site's immediately prior zoning district shall be applicable to the SPR Floating Zone. The Board of Trustees, as part of the adoption of the SPR Floating Zone, may allow for other uses as defined in the Concept Plan.

- (b) The minimum lot size, dimensions, coverage, minimum open space and setback requirements shall comply with the Concept Plan approved for the Site.
- (c) The requirements of Chapter 220-15 Protection of steep slopes, Chapter 202 Trees and Chapter 218 Wetlands may be varied or waived for developments within the SPR, if deemed necessary by the Village Board of Trustees, to enable such development to better meet the public benefit objectives of the SPR. Any request to vary or waive the underlying standards shall be identified on the Concept Plan and appropriate mitigation identified.
- (d) Off-street parking. Parking and loading requirements shall be determined by the Board of Trustees and shall be identified on the Concept Plan.
- (e) Within the SPR, the maximum AMI for AFFH units may be increased up to 100% at the discretion of the Board of Trustees and shall be identified on the final Site Plan.

D. Procedures.

1. Applications for inclusion of an eligible property into the SPR Floating Zone shall require a proposed amendment to the Village's Zoning Map and shall be reviewed pursuant to the same procedures and standards for amendments to the Zoning Map, as found in § 220-5 Modifications to Zoning of the Village Code. The Board of Trustees may, in its sole discretion, authorize or reject the rezoning.
2. The application for an SPR Floating Zone shall be submitted to the Board of Trustees and shall consist of a Concept Plan, that includes narrative text, drawings and/or illustrations describing the proposed SPR Floating Zone development project. Drawings shall be submitted approximately to scale but need not be to the precision of a finished engineering drawing or a final site plan. The application shall include the following:
 - (a) A written description of the SPR Floating Zone development project, a description of the manner in which such proposal meets the purposes of the Village's Comprehensive Plan and a description of the manner in which the public interest would be served by the proposed SPR, including a description of the benefits to the Village as a whole or the Central Business District in particular.
 - (b) An SPR Concept Plan showing the various proposed land uses and their spatial arrangement, including the proposed general location of buildings, parking areas, public, community and/or recreational facilities, utility and maintenance facilities and open space. The SPR Concept Plan shall also show the relationship of the proposed project uses to existing and proposed land uses adjacent to the site, particularly those on the adjacent and nearby Village-owned and county-owned parcels.
 - (c) An indication of the approximate square footage of building(s) and the approximate number of dwelling units (if applicable) of each housing type and size.

- (d) An indication of the appropriate number of parking and loading spaces in relationship to their intended use, accompanied by a description of any alternative means of parking to be utilized, such as below-building parking or parking incorporated into one or more floors of the building.
 - (e) Details of any proposed disturbance to steep slopes as defined in Chapter 220-15 Protection of steep slopes and any requested waiver of those regulations per Chapter 220-22C.1.C, above.
 - (f) An indication of the need for phasing of construction of the project.
 - (g) The configuration of any interior road system and connection/access to the adjoining Village road systems.
 - (h) The general configuration of pedestrian circulation systems, including the general location of any public access and the connection of such pedestrian passageways to adjoining properties.
 - (i) Descriptions, sketches and elevations, if available during the Concept Plan review and approval process, showing the general architectural treatment and design scheme contemplated for the entire development and specifically for any public spaces or major elements of the site plan.
 - (j) Incentives offered and bulk increases sought.
 - (k) Such additional information as the Board of Trustees may deem necessary in order to properly evaluate the application.
3. Consideration for inclusion of an eligible property into the SPR Floating Zone and concurrent adoption of the Concept Plan shall be by the Board of Trustees. Each such possible rezoning and proposed Concept Plan shall be referred to the Planning Board and, in its referral, the Board of Trustees may specify questions and issues for the Planning Board to address in its report. As a discretionary act, the Board of Trustees shall be under no obligation to take up or continue an application to the SPR Floating Zone. One or more joint meetings of the Planning Board and Board of Trustees may be held to discuss the referral. The report provided by the Planning Board shall be delivered within 62 days of the referral by the Board of Trustees, unless such time is extended at the sole discretion of the Board of Trustees. A public hearing, held by the Board of Trustees, for the rezoning shall be held within 62 days of receipt of a complete application and shall require the same notice required by law for zoning amendments. Within 62 days of the close of the public hearing, the Board of Trustees shall decide whether to approve, approve with modifications or disapprove the rezoning. The time at which the Board must arrive at its decision may be extended at the request of the Sponsor, or as necessary for the Board to complete all necessary environmental review requirements pursuant to the State Environmental Quality Review Act (SEQRA). A copy of the Board's decision shall be filed in the office of the Village Clerk within five business days after such decision is rendered, and a copy thereof mailed to the Sponsor (if not the Village).
4. Site Plan, Subdivision, Steep Slope, Tree Permit, Wetlands Permit.

- (a) The Board of Trustees shall be the approval agency for any site plan, subdivision, steep slopes, tree permit, or wetland permit application in the SPR Floating Zone. Unless otherwise modified herein, the Board of Trustees shall utilize the review and approval procedures in the relevant Code sections as if those sections listed the Board of Trustees as approval agency.
- (b) Applications for site plan, subdivision, steep slopes, tree permit, or wetland permits shall be referred to the Planning Board and, in its referral, the Board of Trustees may specify questions and issues for the Planning Board to address in its report. One or more joint meetings of the Planning Board and Board of Trustees may be held to discuss the referral. The report provided by the Planning Board shall be delivered within 62 days of the referral by the Board of Trustees, unless such time is extended at the sole discretion of the Board of Trustees.
- (c) Applications for site plan and subdivision for properties in the SPR Floating Zone shall be in material conformance with the Concept Plan. Material changes to an approved Concept Plan shall be considered an amendment to the Village's Zoning and shall be subject to all requirements of a Zoning Amendment.

E. Concept Plan approval.

Any application to map a property in the SPR Floating Zone will require the adoption of a Concept Plan by the Board of Trustees at the time that the property is rezoned. Approval of a Concept Plan shall require the Board to find the following conditions and standards have been met:

1. The proposed SPR will be in harmony with the appropriate and orderly development of the Village.
2. The proposed SPR will not hinder or discourage the appropriate development and use of adjacent lands.
3. The proposed SPR is consistent with the policies and purposes of the Village's Comprehensive Plan.
4. The proposed SPR is otherwise in the public interest.

Consistent with § 220-22 D 1, inclusion into the SPR Floating Zone shall require a discretionary act in the application of the incentive zoning to a particular site. That discretion, to the broadest extent permitted by law, shall vest with the Board of Trustee.

F. Development incentives.

1. Purposes. It is recognized that the SPR encompasses a unique resource within the Village of Briarcliff Manor, containing both a significant opportunity for achievement of public amenities and a major potential for redevelopment. To provide an incentive which will further encourage the most appropriate use and development of the Village's various land holdings in a manner designed to achieve adopted planning objectives and to further the policies and purposes of the Village's Comprehensive Plan, the Village may allow, only by application to the Board of Trustees and following

a public hearing held on notice duly given in the same manner as required by law for zoning amendments, an increased building bulk (e.g., lot coverage and/or building height), relief from required setbacks, nonresidential uses on the upper floors of mixed-use buildings, and relief from parking and loading requirements.

2. The incentive features and the general guidelines for the Board of Trustees consideration and action are described as follows:

(a) The specific public benefit feature for which an incentive bulk increase is being sought must be closely associated with the impact of the development and, to the extent possible, adjacent to or near the project site. Further, the Board of Trustees shall make the decision on whether to accept any particular incentive feature being proposed and shall have the authority to impose any and all conditions on the acceptance of the incentive feature as deemed appropriate and in the best interest of the Village. The specific public benefit features for which incentive bulk increases or waivers from development standards may be granted include the provision of funds, services or goods toward the following objectives:

(i) The creation of mixed use residential and commercial development that generates enhanced value for the Village and its residents, consistent with the Comprehensive Plan.

(ii) Provision of affordable housing as defined by Chapter 220-10 Affordable housing, and as modified in this Section.

(iii) Streetscape/landscape improvements in the form of streetlighting, plantings, sidewalk improvements, benches and other similar streetscape/landscape amenities for the Village's downtown commercial/residential areas or enhanced vehicular or pedestrian access or rights-of-way through the property.

(iv) Public open space or civic space.

(v) Promoting uses that provide significant benefit to the environment, including use of alternate energy sources, improvements to drainage, recapture of rainwater, creation of pollinator pathways, and the like.

(vi) Any other public benefit as determined by the Board of Trustees.

3. In determining the specific amount of building bulk incentive increase or waivers from development standards that may be granted, if any, the Village Board of Trustees, in each case, shall take into consideration the following:

(a) The maximum dimensional and/or building height increase of the Site's prior zoning, the zoning and built environment of adjoining parcels and the characteristics of the natural environment of the Site and its surroundings.

- (b) Consideration shall be given to the number, extent and combination of incentive features to be provided.
- (c) The need for such incentive features in the Village at the time of the application.
- (d) The degree of compatibility of such incentive features with the neighborhood in which they are located, taking into consideration the potential effects of noise, traffic, fumes, vibrations or other such characteristics on surrounding streets and properties, the visual impact of the resultant building bulk increase and/or incentive feature applied for, and the impact of the proposed development upon access to light, air and vistas known to be important to the Village.
- (e) The nature and scope of the public benefit features being provided by the Sponsor, which shall be qualitatively compared to the nature and scope of the incentive features.
- (f) In addition to the foregoing guidelines, the Board of Trustees may take into account other considerations bearing upon the purposes and objectives of any building bulk increase or waivers from development standards being sought.

G. Conditions of granting.

It shall be a condition of every granting of a SPR Floating Zone, whether stated or not, that if an application for site plan approval certified as complete is not presented to the Board of Trustees within 12 months of the date of approval of the SPR Floating Zone the zoning of said parcel shall revert back to the zoning of said parcel prior to its change to a SPR Floating Zone.

EXHIBIT B

**A LOCAL LAW AMENDING
CHAPTER 220 ZONING
SECTION 220-3 OF THE CODE
OF THE VILLAGE OF
BRIARCLIFF MANOR**

SECTION 1.

Section 220-3(B) of the Village Zoning Ordinance, entitled “Map”, is hereby amended by the addition of the following (*new language added appears in italics*):

- A. The Zoning Map of the Village of Briarcliff Manor, dated August 9, 2024), is hereby amended to change the designation of the property identified on the Town of Ossining Tax Map as Section 98.10, Block 1, Lot 51 (1050 Pleasantville Road) from the CB1 District to the Floating Zone.*
- B. The Zoning Map of the Village of Briarcliff Manor, dated August 9, 2024, is hereby amended to change the designation of the property identified on Town of Ossining Tax Map as Section 98.14, Block 1, Lot 29 (1030 Pleasantville Road) from the R20B District to the Strategic Property Redevelopment (SPR) Floating Zone.*

SECTION 2. Severability:

The provisions of this local law are intended to be severable. If any provision of this Local Law is found by a Court of competent jurisdiction to be unconstitutional or otherwise invalid, such findings shall not be deemed to invalidate the local law as a whole, nor any other section or provision thereof, other than that which is found to be unconstitutional or otherwise invalid.

SECTION 3. Effective Date:

This Local Law shall take effect immediately upon filing with the Secretary of State.

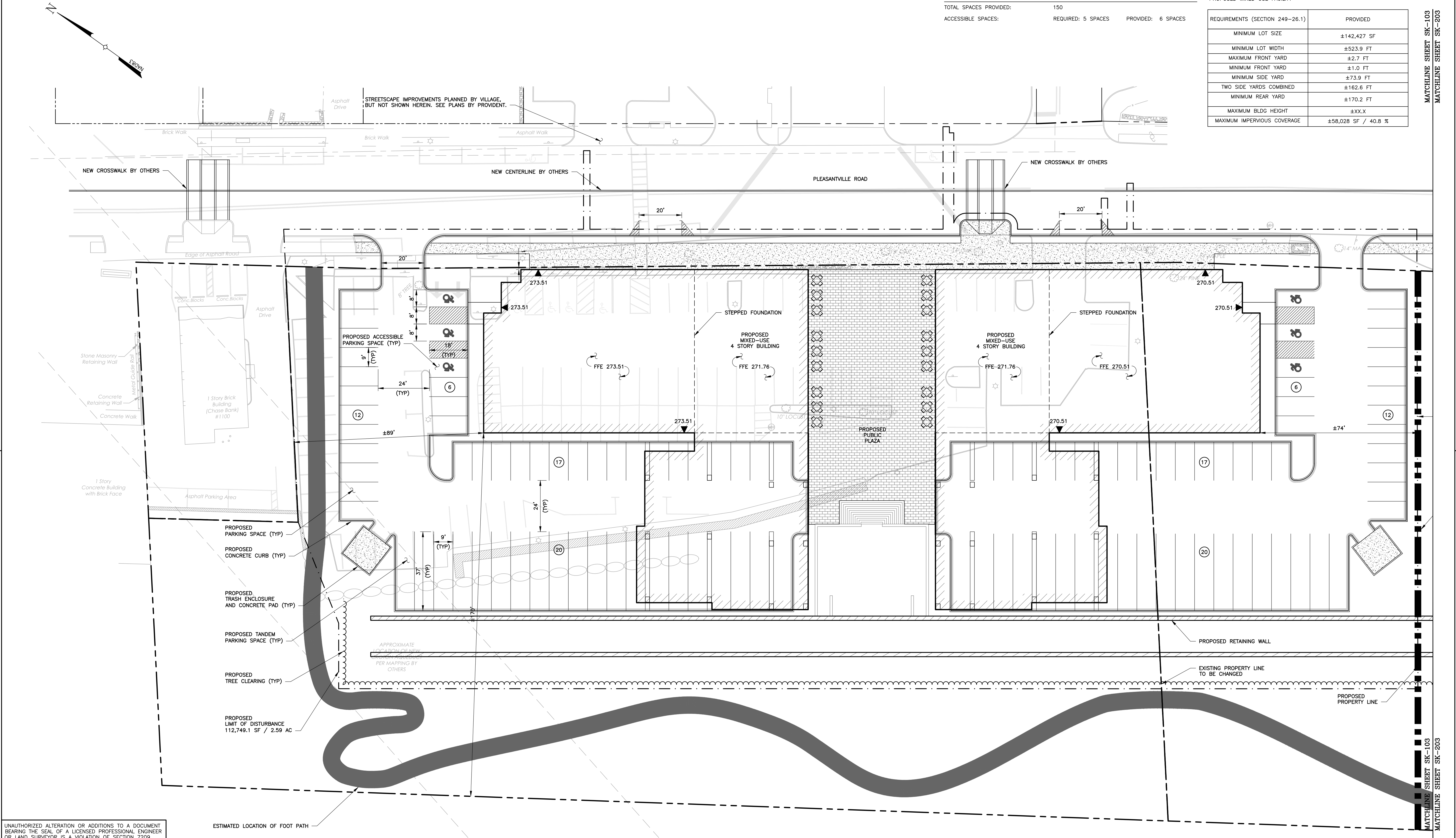
EXHIBIT C

PARKING TABLE

SINGLE SPACES PROVIDED:	70
DOUBLE TANDEM SPACES PROVIDED:	40 (80 SINGLE)
TOTAL SPACES PROVIDED:	150
ACCESSIBLE SPACES:	REQUIRED: 5 SPACES PROVIDED: 6 SPACES

BULK TABLE

VILLAGE OF BRIARCLIFF MANOR – ZONING DISTRICT CB1 (SECTION 220) PROPOSED MIXED USE FACILITY	
REQUIREMENTS (SECTION 249–26.1)	PROVIDED
MINIMUM LOT SIZE	±142,427 SF
MINIMUM LOT WIDTH	±523.9 FT
MAXIMUM FRONT YARD	±2.7 FT
MINIMUM FRONT YARD	±1.0 FT
MINIMUM SIDE YARD	±73.9 FT
TWO SIDE YARDS COMBINED	±162.6 FT
MINIMUM REAR YARD	±170.2 FT
MAXIMUM BLDG HEIGHT	±XX.X
MAXIMUM IMPERVIOUS COVERAGE	±58,028 SF / 40.8 %



UNAUTHORIZED ALTERATION OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

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0 1 2 3
ORIGINAL SIZE IN INCHES

Rev	Date	Revision	Approved	DRAWING CONTROL			
				Designed by: JEV	Drawn by: JMR	Checked by: LUG	
				Purpose:	Released by:	Date:	
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				<input type="radio"/> For Approval			
				<input type="radio"/> For Bid			
				<input type="radio"/> For Construction			

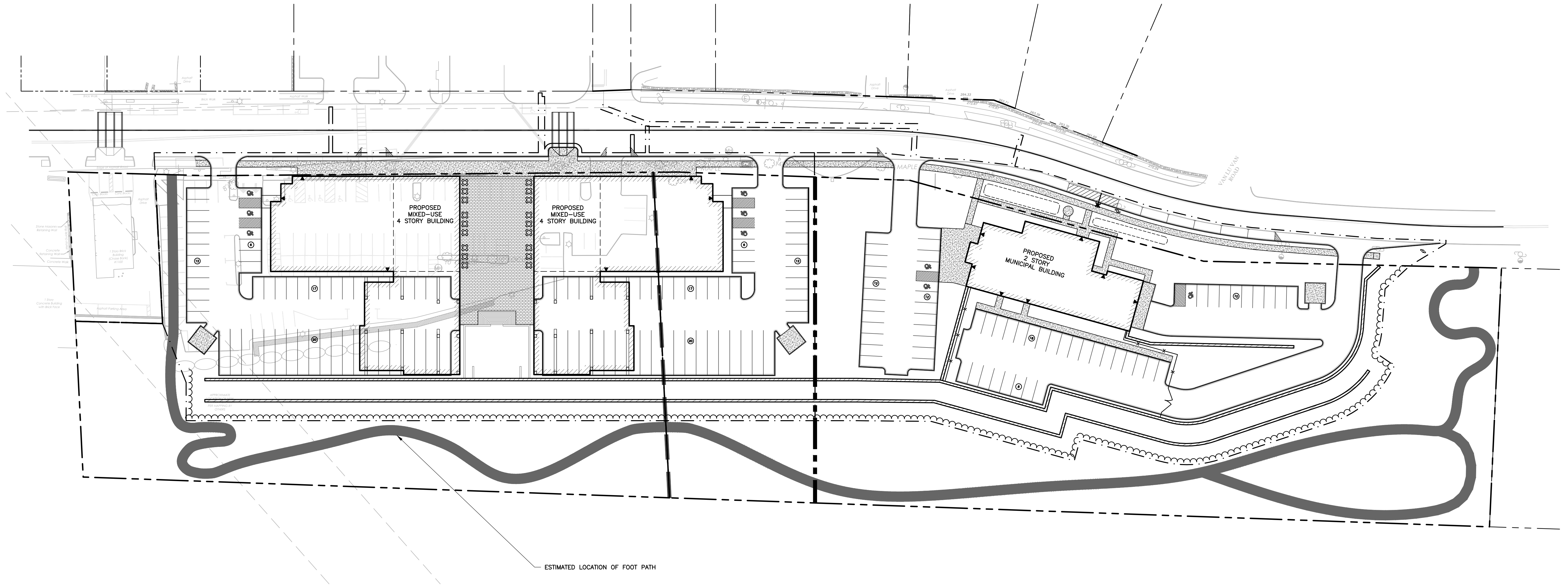
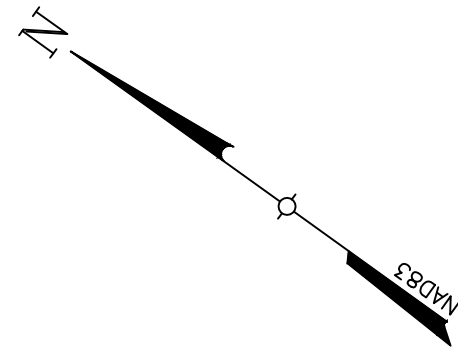
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ADVANCED CONCEPT SITE PLAN

PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

Date 10/10/2025	Work Order 13133.01	Drawing No. SK-103	Rev 0
Scale 1" = 20'			

MATCHLINE SHEET SK-103
MATCHLINE SHEET SK-203



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Rev	Date	Revision	Approved	DRAWING CONTROL			
				Designed by: JEV	Drawn by: JMR	Checked by: LJG	
				Purpose	Released by	Date	
				<input type="radio"/> For Comment			
				<input type="radio"/> For Approval			
				<input type="radio"/> For Bid			
				<input type="radio"/> For Construction			

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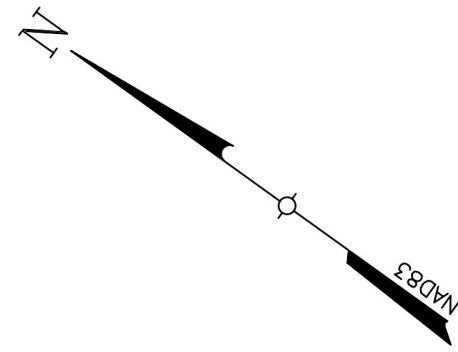
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ADVANCED CONCEPT OVERALL SITE PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 10/10/2025	Work Order 13133.01	Drawing No. SK-106	Rev 0
Scale 1" = 40'			



				Rev	Date	Revision	Approved	DRAWING CONTROL							
								Designed by:	Drawn by:	Checked by:					
								Purpose	Released by	Date					
								For Comment							
								For Approval							
								For Bid							
								For Construction							
												Date	Work Order	Drawing No.	Rev
												Scale			