

November 18, 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 November 25th meeting agenda to continue the review of this unique opportunity to revitalize a key gateway to the Village’s downtown.

Since our initial meeting with your Board, the Briarhouse Team has prepared various assessments and plans to supplement the Zoning Petition and EAF submitted last month. This includes expanded sections of the EAF covering assessments of natural resources, stormwater management, community resources and character, fiscal benefits and traffic impacts. Briarhouse has also prepared an SPR Concept Plan narrative, along with various architectural and engineering plans for the Project.

Specifically, enclosed please find the following materials:

- Expanded EAF, dated November 14, 2025;
- SPR Concept Plan Narrative, dated November 14, 2025;
- Preliminary SPR Concept Plan, prepared by IQ Landscape Architects, dated November 14, 2025;

- Preliminary Engineering Plan Set, dated November 12, 2025, prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. (“Tectonic”):
 - SK-101 Existing Conditions
 - SK-102 Existing Conditions Steep Slope Map
 - SK-103 Advanced Concept Site Plan
 - SK-104 Advanced Concept Grading and Drainage Plan
 - SK-105 Advanced Concept Utility Plan
 - SK-106 Existing Conditions Plan
 - SK-107 Advanced Concept Overall Site Plan
 - SK-108 Steep Slope – Proposed Conditions
 - SK-109 Proposed Plot Plan
 - SK-201 Existing Conditions Plan
 - SK-202 Existing Steep Slope Map
 - SK-203 Advanced Concept Site Plan
 - SK-204 Advanced Concept Grading and Drainage Plan
 - SK-205 Advanced Concept Utility Plan;
- Preliminary Briarhouse Architectural Plans, prepared by LeTo Architecture and Design, dated November 11, 2025;
- Preliminary Justice Center Floor Plans, prepared by H2M, dated September 25, 2025; and
- Briarhouse Renderings, prepared by Lifang Technology Co., Ltd.

With the submission of the enclosed materials, we believe your Board is in position to commence the substantive SEQRA review of the Project and Zoning Petition by declaring itself Lead Agency. In addition, we submit that referring the enclosed materials to the Village Planning Board and other required agencies for reports and recommendations is now appropriate. We ask that this matter be placed on the November 25th agenda so that your Board may take these actions.

The Briarhouse Team looks forward to meeting with you on November 25th to commence the substantive review of this exciting public/private partnership. 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