

To: Mayor Steven A. Vescio and the Village Board of Trustees

From: Sarah K. Yackel, AICP, Principal

Subject: 235 Elm Road – Application for Special Permit

Date: March 27, 2022

As requested we have reviewed the revised Special Permit Application submitted by Yeshivath Viznitz Dkhal Torath Chaim (the “Applicant” or “Yeshivah”) the lessee of the property located at 235 Elm Road (SBL: 98.19-2-11) (the “Property” or “Project Site”). The 37.16-acre Project Site is located within an R40B single-family residential district and previously housed Pace University which operated on the site under a special permit pursuant to Village Code Chapter 220-6.J.(2) as an institution of higher learning operated for profit. The Applicant is proposing to renovate certain existing buildings (i.e. Dining Hall Building, Tead House, Valley Dorm, and the Dow Hall Southern Wing) for use as a private religious education institution for approximately 250 male students with a 10-year projected increase in students up to approximately 350. In addition, certain site improvements are proposed (i.e. repairing and re-striping existing parking lots, removing and installing new signage, identifying ADA parking and installing gates to control site access). The Applicant has submitted an application for a special permit from the Village Board of Trustees pursuant to Village Code Chapter 220-6.J.(1) places of worship, including parish houses and religious school buildings. The BOT will refer the special permit application to the Planning Board for review and recommendation. The Applicant will also apply to the Planning Board for Site Plan approval.

Review Comments:

We have reviewed the supplemental materials dated April 22, 2022, submitted in response to our comments dated March 19, 2022 and find the Applicant's response clarifying the age range of the students body (17+) satisfactory. However, we note that the Municipal Services Study, page 2 still states that "The proposed Briarcliff Manor campus student enrollment is expected to be made up predominantly of students from its elementary, middle, and high school levels." The language of this study should be revised to clearly indicate that all students attending the program will be college-aged (17+). Further, the Applicant has addressed our comments regarding the potential for faculty, staff and their families to reside on-site and we understand that any such accommodations will be of a temporary nature thereby limiting impacts on municipal services and educational resources. We are therefore satisfied with the completeness of all application materials and are comfortable with the application progressing to the next level of review.

As the Board of Trustees moves forward with its review, we ask that you consider conditioning the special permit on: 1) the requirement that students be of college-age (17+); and 2) that all faculty accommodations be of a temporary nature (no permanent residents allowed) to ensure that there are no unintended impacts to Briarcliff educational or municipal services.

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Cc: Joshua Ringel, Village Manager
Joshua Subin, Village Counsel
David Turiano, Village Engineer