

Comprehensive Plan – B/BT District Addendum

Public Hearing



320 Old Briarcliff Road



600 Albany Post Road



345 Scarborough Road



555 Pleasantville Road



333 Albany Post Road

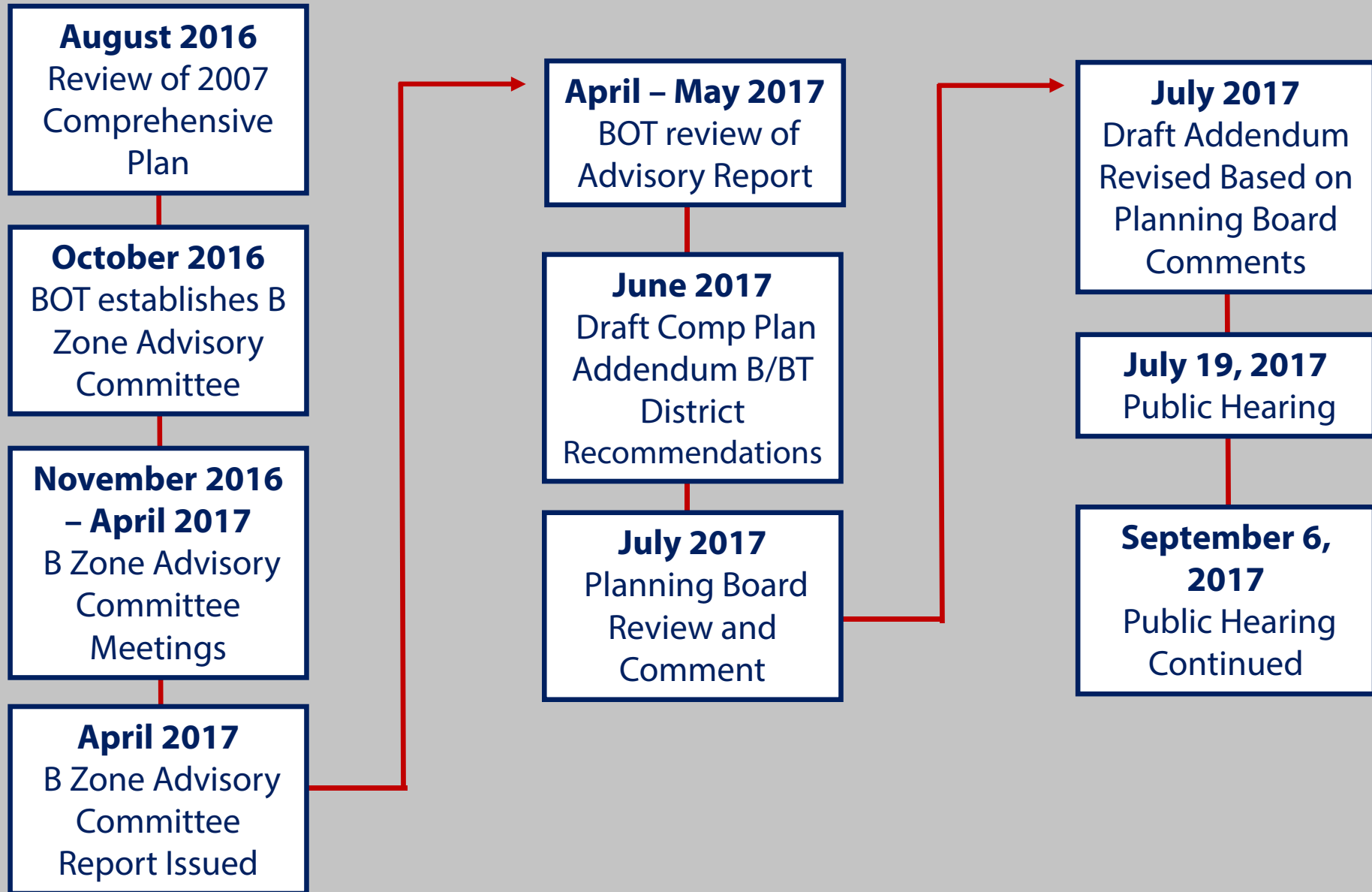
COMPREHENSIVE PLAN ADDENDUM – CURRENT STATUS

- What is a Comprehensive Plan?
 - Outlines where a community has been, where it is now, and where it plans to go.
 - Sets forth **goals and recommended actions** to ensure a community grows in an orderly, considered fashion, and that its needs are met.
 - Once adopted any new land use regulation or amendment (e.g. a rezoning) must be in accordance with the comprehensive plan (NYS Village Law §7-722).
- The Addendum process **does not** establish zoning changes or new development.
- It provides only a **framework** for approaching future reuse of the properties if and when they are redeveloped.
- Zoning changes require a **separate review process** that can only happen after the Comp Plan is reviewed and modified if adopted.

COMPREHENSIVE PLAN ADDENDUM – PURPOSE

- Village Comprehensive Plan last updated in 2007.
- There have been major changes in the Westchester County office market since 2007. Suburban style, single tenant office buildings in a campus like setting are outdated for many reasons.
- The Village's Business/Office properties have been vacant or underperforming for many years and subject to deterioration/vandalism/tax assessment challenges.
- Through the current addendum process, the Village sought to recognize that market conditions for office uses have changed and reuse of the B/BT District properties under the current VBM regulations is cost prohibitive and unlikely.

COMPREHENSIVE PLAN ADDENDUM TIMELINE



COMPREHENSIVE PLAN ADDENDUM PROCESS

Process:

- Review of 2007 Comp Plan by BOT.
- BOT determines need to study B/BT District Properties.
- BOT establishes Comp Plan B Zone Advisory Committee.
- Review existing conditions and zoning alternatives with Advisory Committee.
- Advisory Committee issues recommendations to the BOT.
- BOT prepares addendum to 2007 Comp Plan with recommendations for B/BT District properties.
- Village BOT is holding Public Hearings on the draft Comprehensive Plan Addendum.
- Prepare required SEQR documentation (Full EAF) on Comp Plan Addendum.
- Once SEQR is complete BOT can adopt Addendum.

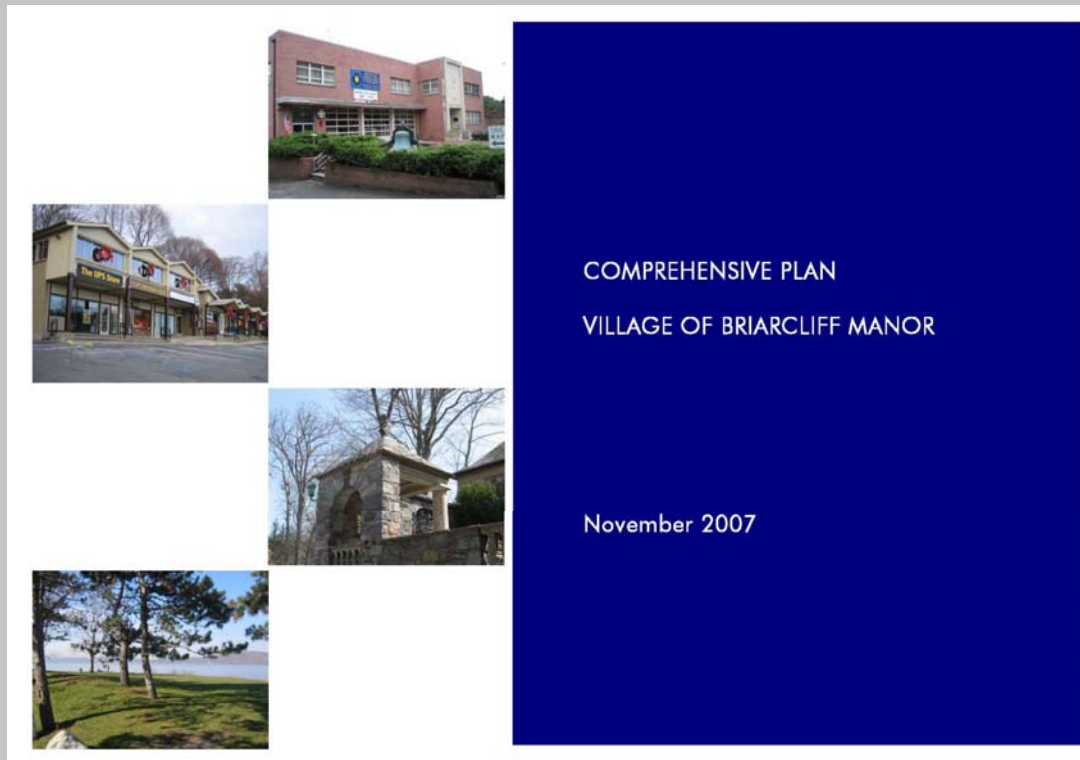
B District Properties

- 320 Old Briarcliff Road
- 345 Scarborough Road
- 600 Albany Post Road
- 555 Pleasantville Road

BT District Properties

- 333 Albany Post Road

EXISTING CONDITIONS - 2007 COMPREHENSIVE PLAN



COMPREHENSIVE PLAN VILLAGE OF BRIARCLIFF MANOR

November 2007

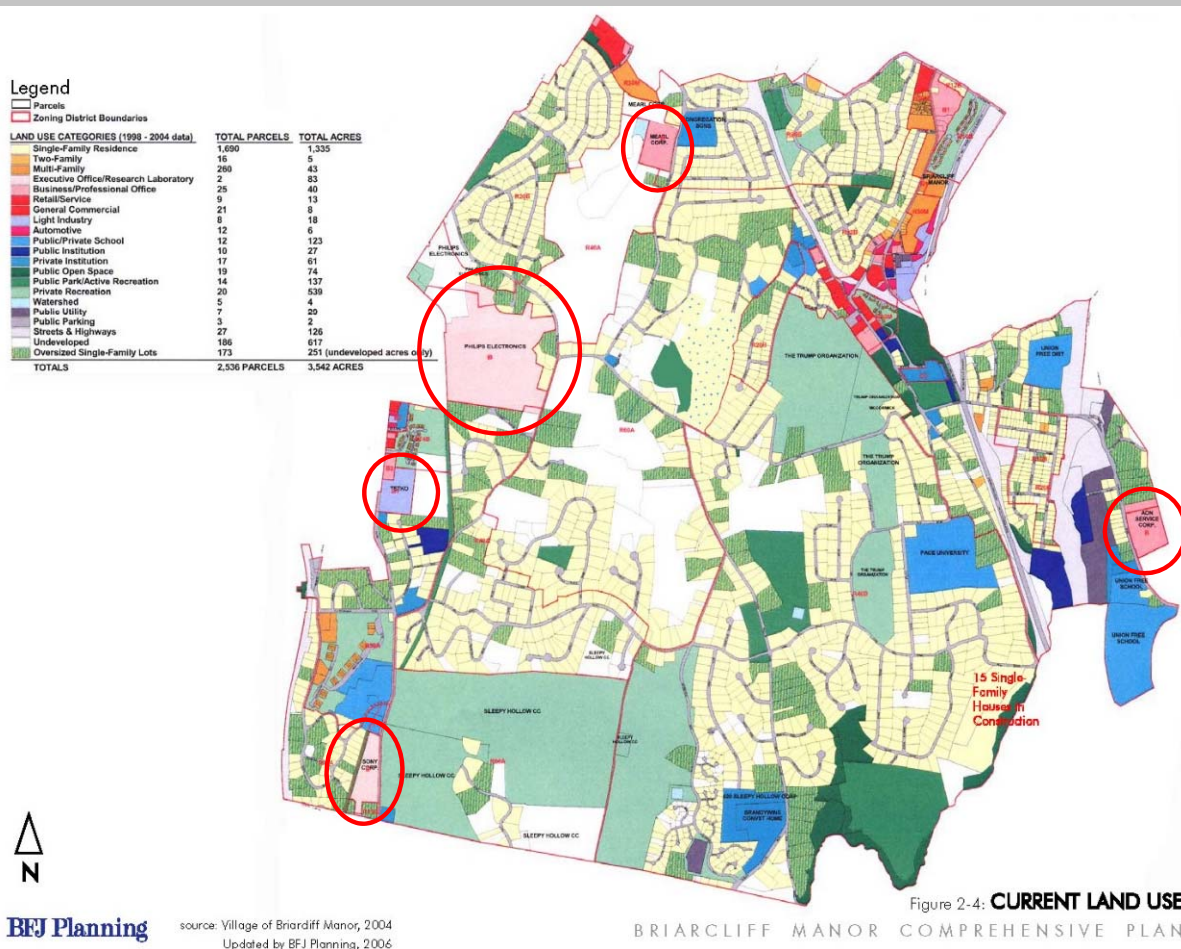
Business District Goals:

1. Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural and cultural amenities.
2. Create business districts that are pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality.
3. Increase the commercial tax base.

Business District Objective #2: Strengthen the commercial tax base.

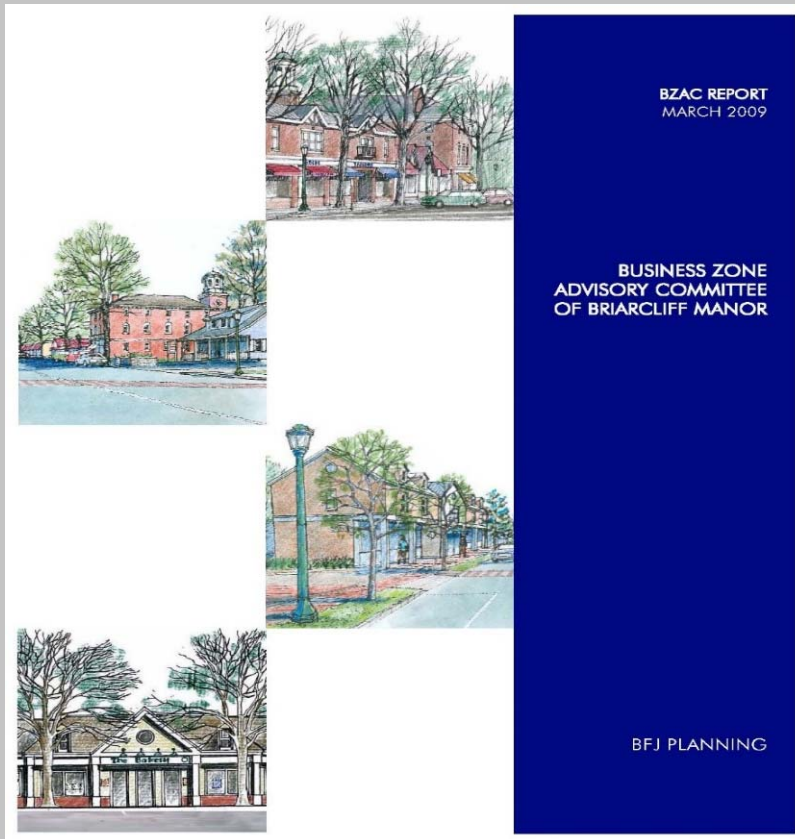
A	In addition to the above (recommendations for CBD), encourage businesses and offices in campus settings.	Trustees & Planning Bd.	On-going
B	Review and update B District requirements including lot coverage, building height, setbacks, and landscape buffers.	Trustees & Planning Bd.	Short-Term
C	Enhance the potential and appearance of the area zoned B-2 that fronts Route 9.	Trustees & Planning Bd.	Short-term

EXISTING CONDITIONS - 2007 COMPREHENSIVE PLAN

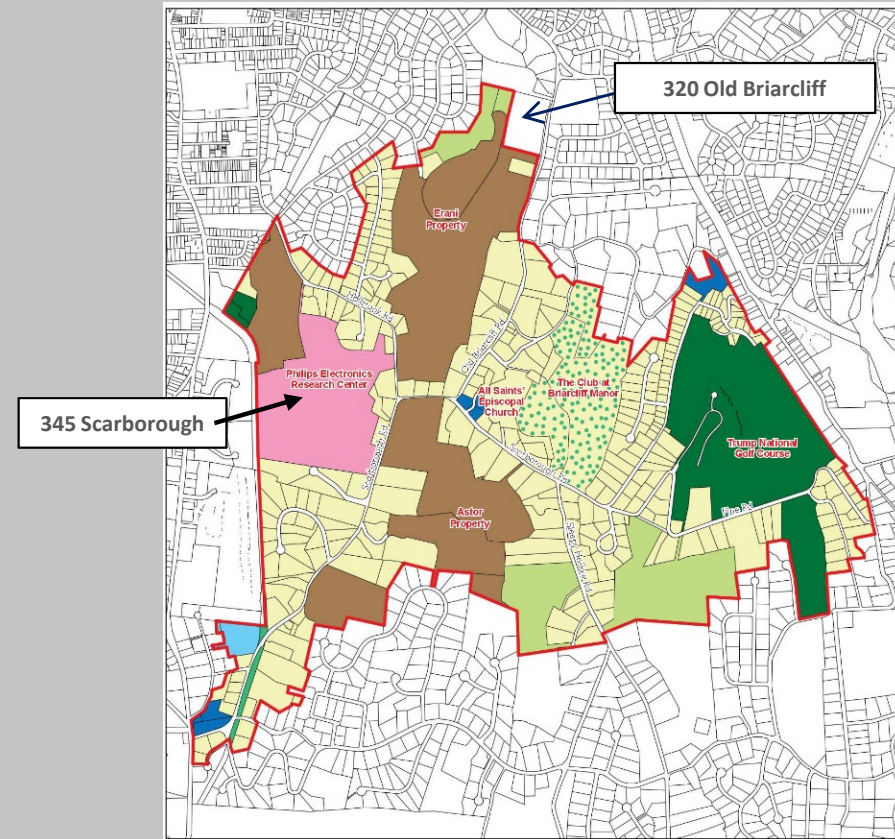


- Specific Recommendations for B District:
 - B Districts should remain as zoned with addition of commercial design controls aimed at new construction and major renovations.
 - Businesses are important contributor to the Village's Municipal tax base.
 - If properties are redeveloped the Village should examine traffic implications on nearby intersections, particularly for 320 Old Briarcliff Road.

EXISTING CONDITIONS – BZAC REPORT & SCARBOROUGH CORRIDOR STUDY



- BOT created BZAC to “analyze business character, zoning, design, and parking and circulation.”
- Looked at all Village Business Zones.
- Recommendations:
 - Increase commercial tax base relative to residential tax base for all business and commercial districts.



- 345 Scarborough is located in Scarborough Corridor and 320 Old Briarcliff is located just north.
- Goals of 2001 Study:
 - Reduce the number of potential units in the corridor by a range of 27-31 percent;
 - Reduce anticipated traffic impacts by 20-25 percent;
 - Result in fewer impacts on environmentally sensitive lands, such as steep slopes; and
 - Result in less impervious surfaces because of fewer houses.

EXISTING B/BT DISTRICT ZONING REGULATIONS

■ Principal Permitted Uses:

1. Office building or buildings in one ownership or tenancy, or owned or tenanted by separate subsidiaries of the same corporation.
2. Research laboratory.
3. Multiple tenant office use under § 220-6L subject to special permit use approval.
4. Wireless telecommunication services facility, subject to special permit approval by the Planning Board.

■ Accessory Uses:

- Dwelling spaces for caretakers or other resident employees.
- Resident guest facilities.

■ Bulk Requirements:

- Minimum Size of Lot – 400,000 SF (9.18 acres)
- Maximum Percent of Lot to be Occupied – 10%
- Building area - The sum of the combined total gross floor areas of all floors in principal and accessory buildings shall not exceed 40% of the lot area.
- Height limit – 60 feet (height limit may be increased up to 75 feet)

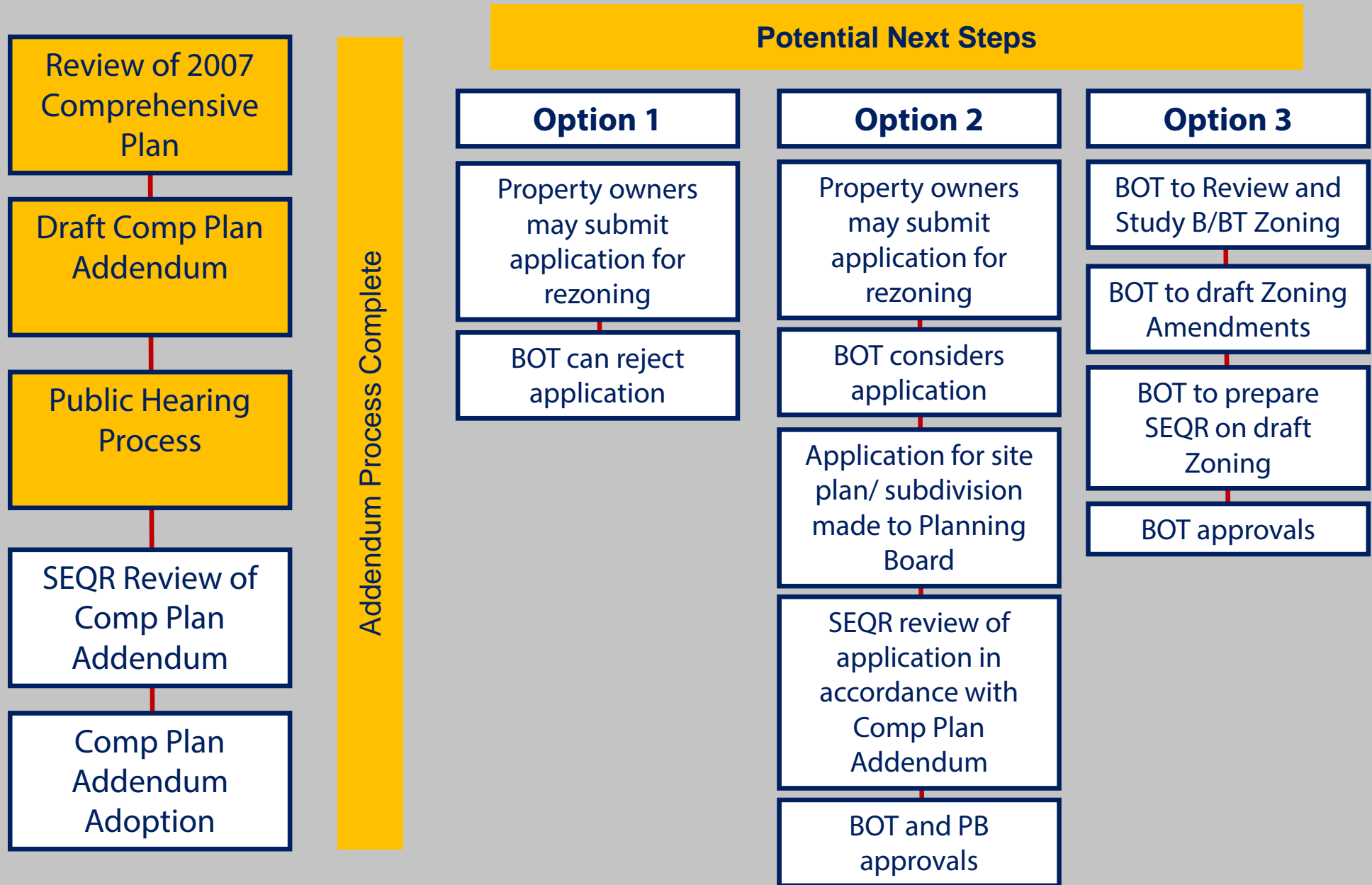
2017 COMPREHENSIVE PLAN ADDENDUM

- **New Goal added:** Provide flexibility of use, bulk, and density to allow for **appropriate and sustainable redevelopment** and/or reuse of the Villages B/BT zoned properties.
- Given **unique nature** of each of the five B/BT District sites, reuse should be specifically tailored to the specific conditions and location of each site.
- Given Village's limited commercial tax base, redevelopment for commercial use of an **appropriate type and scale** in suitable locations is encouraged.
- Provides **environmental protections** for reuse of the B/BT District sites.

2017 COMPREHENSIVE PLAN ADDENDUM

- Ensure that new developments within the B/BT District:
 - are **consistent with the character** of the surrounding neighborhood;
 - will not place an **undue burden** on municipal resources and infrastructure, including fire protection, police protection, public schools, water and sewer, DPW, etc.;
 - limit and/or **mitigate** potential impacts to traffic and public transit (Scarborough Metro-North Train Station);
 - **protect** natural resources such as steep slopes, wetlands, significant trees, and public views;
 - **preserve** of onsite open space; and
 - provide additional **recreational amenities** to the benefit of Village residents.

COMPREHENSIVE PLAN ADDENDUM PROCESS/NEXT STEPS



PUBLIC COMMENTS