

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

Briarcliff Manor, NY
September 6, 2017

BFJ Planning

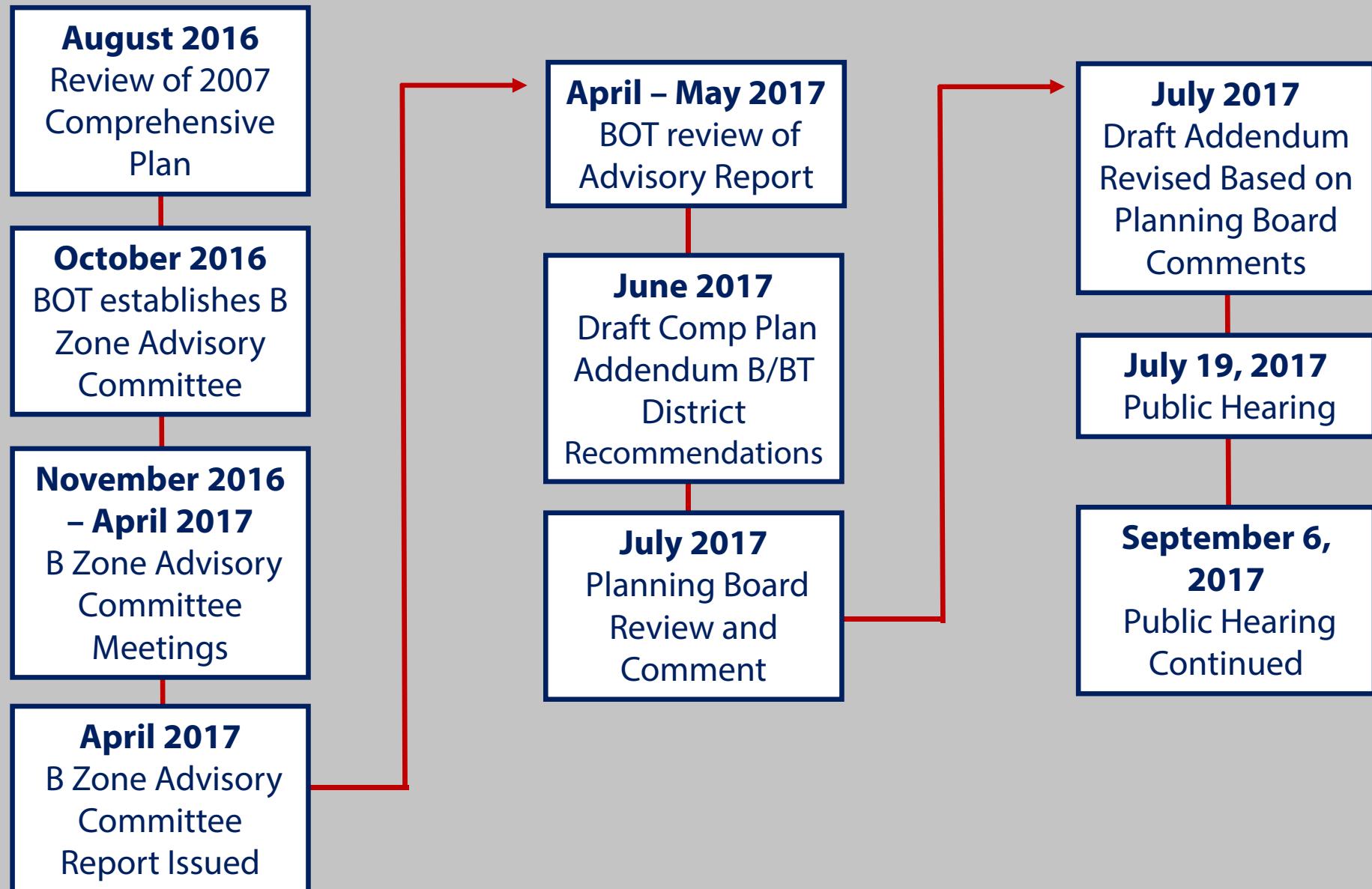
COMPREHENSIVE PLAN ADDENDUM – CURRENT STATUS

- 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 Suburban style, single tenant office buildings in a campus like setting are outdated for many reasons.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

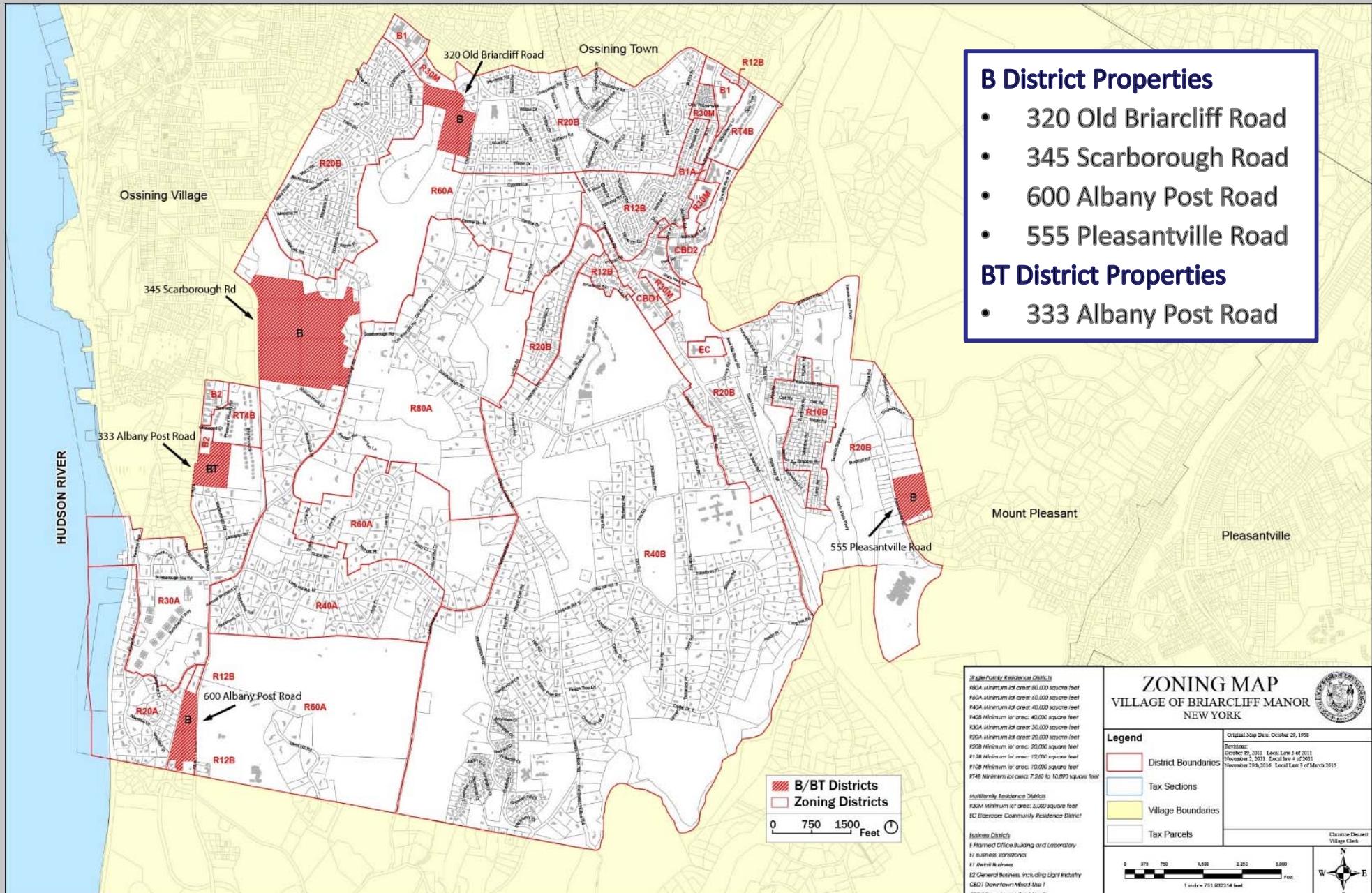


COMPREHENSIVE PLAN ADDENDUM PROCESS

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.

EXISTING CONDITIONS - VILLAGE B/BT DISTRICT SITES



EXISTING CONDITIONS - 2007 COMPREHENSIVE PLAN



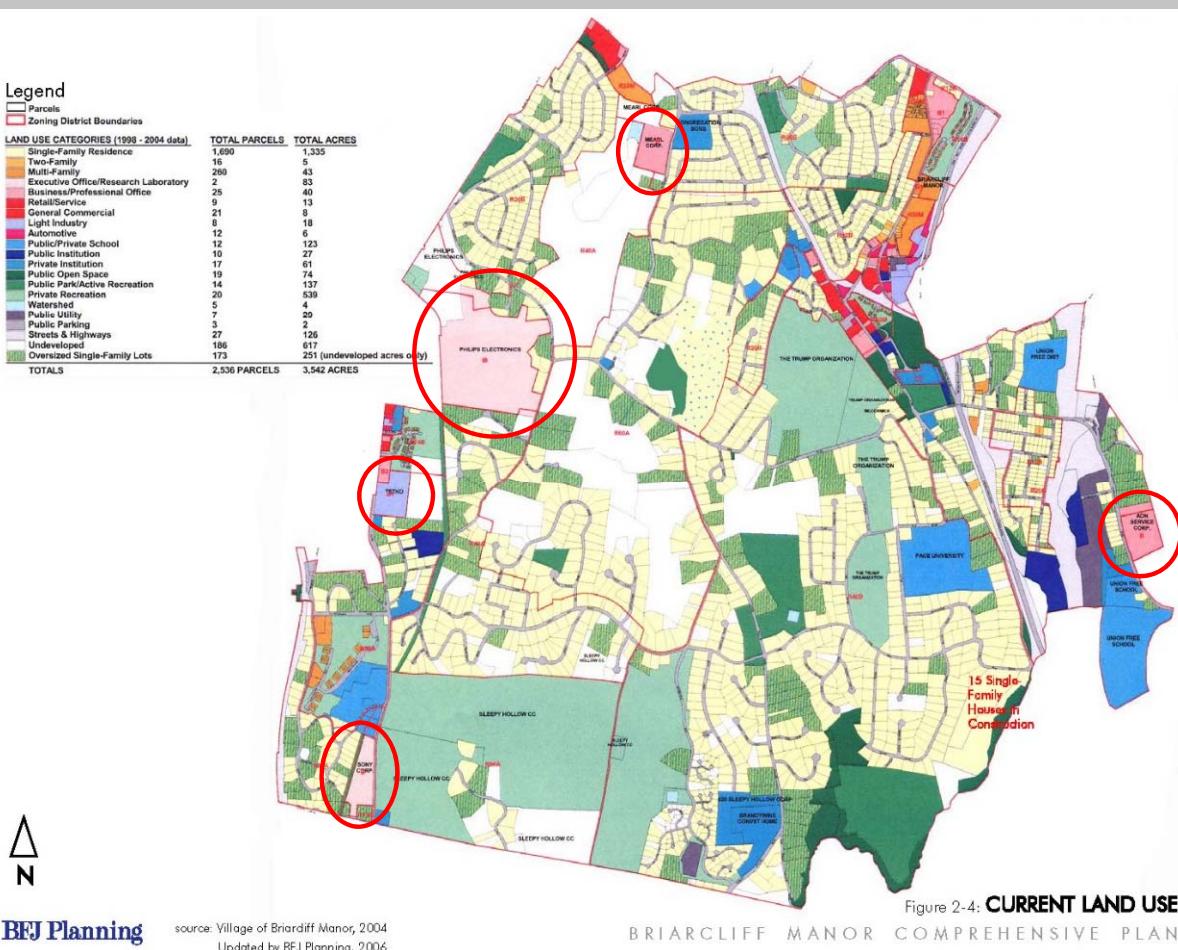
Business District Goals:

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

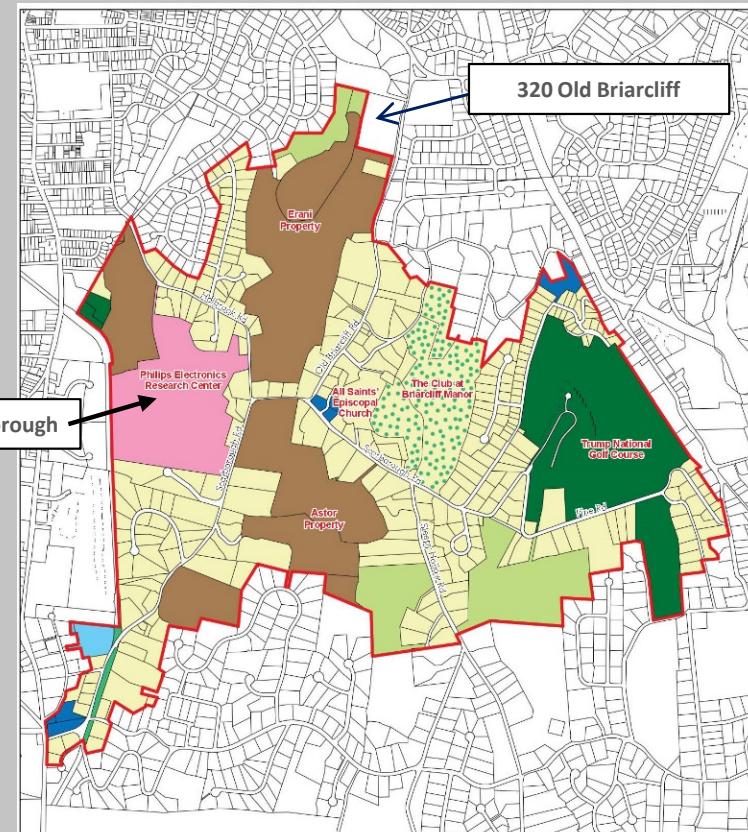
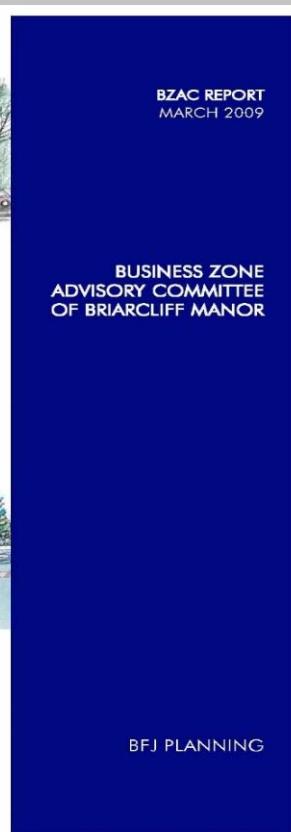
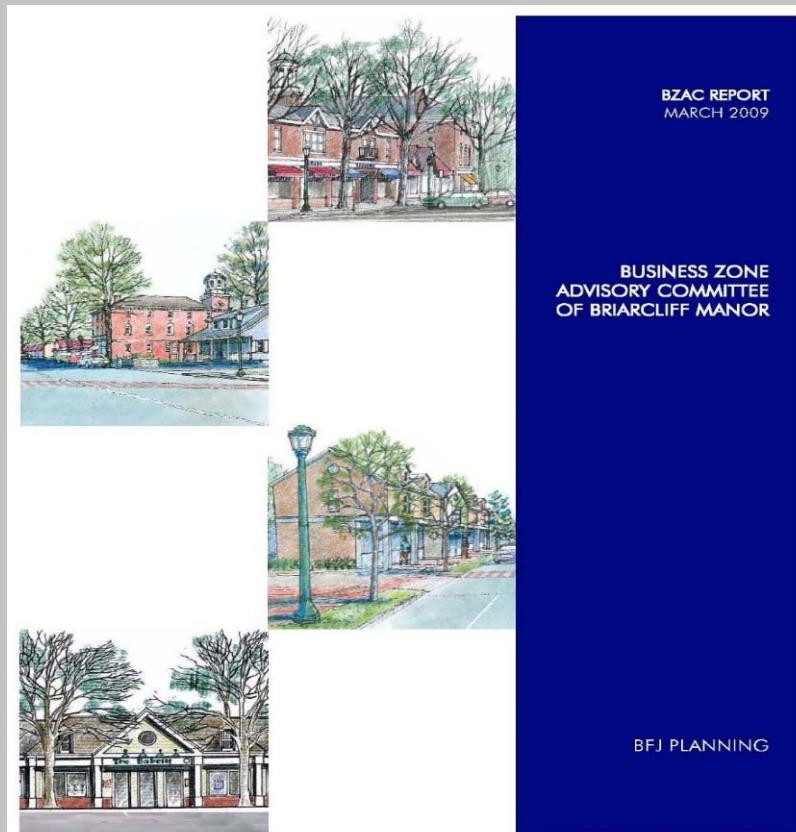


▪ Specific Recommendations for B

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)

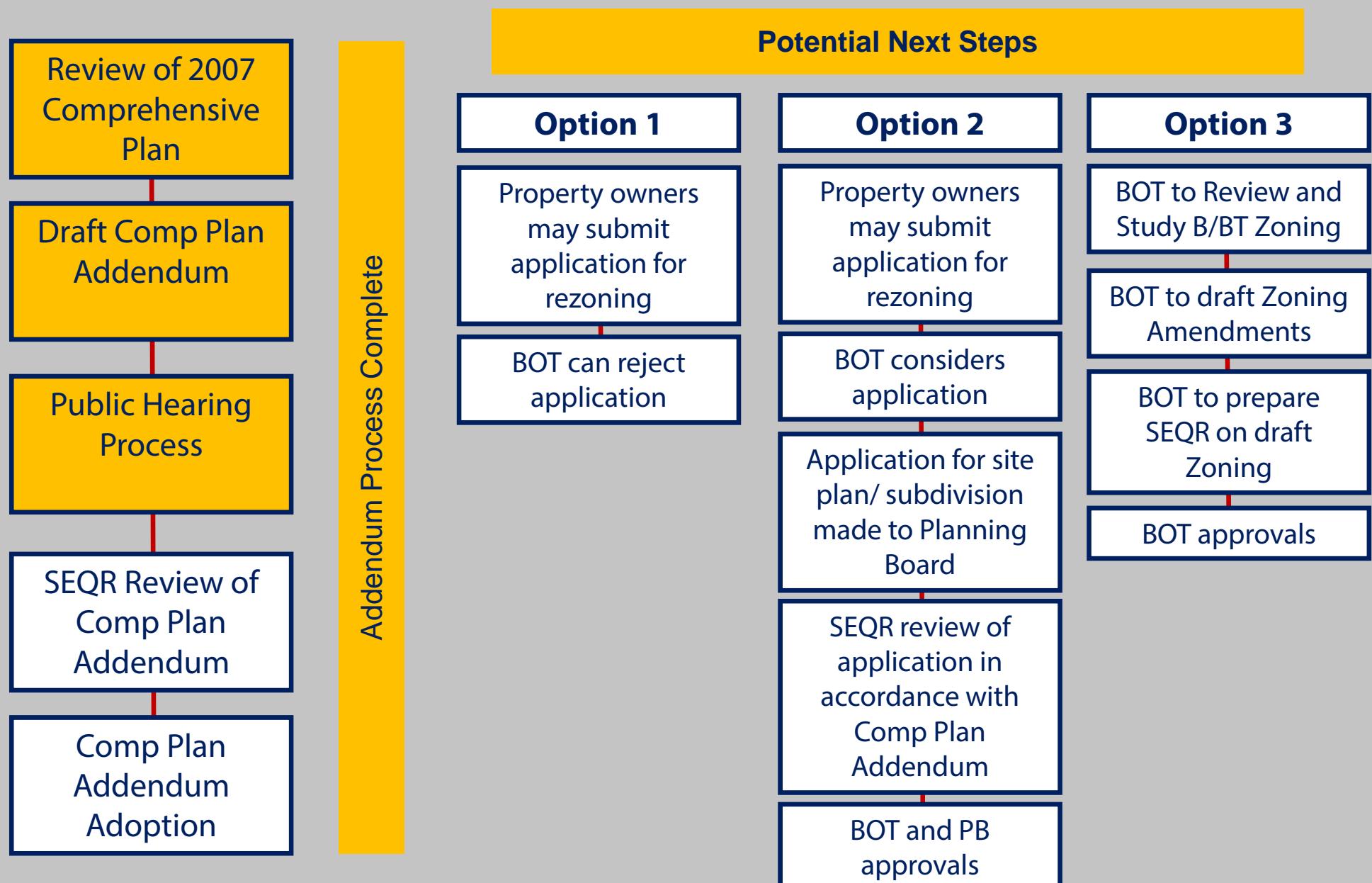
2017 COMPREHENSIVE PLAN ADDENDUM

- **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