

# Comprehensive Plan Addendum – B/BT District Recommendations

Public Hearing



320 Old Briarcliff Road

600 Albany Post Road

345 Scarborough Road

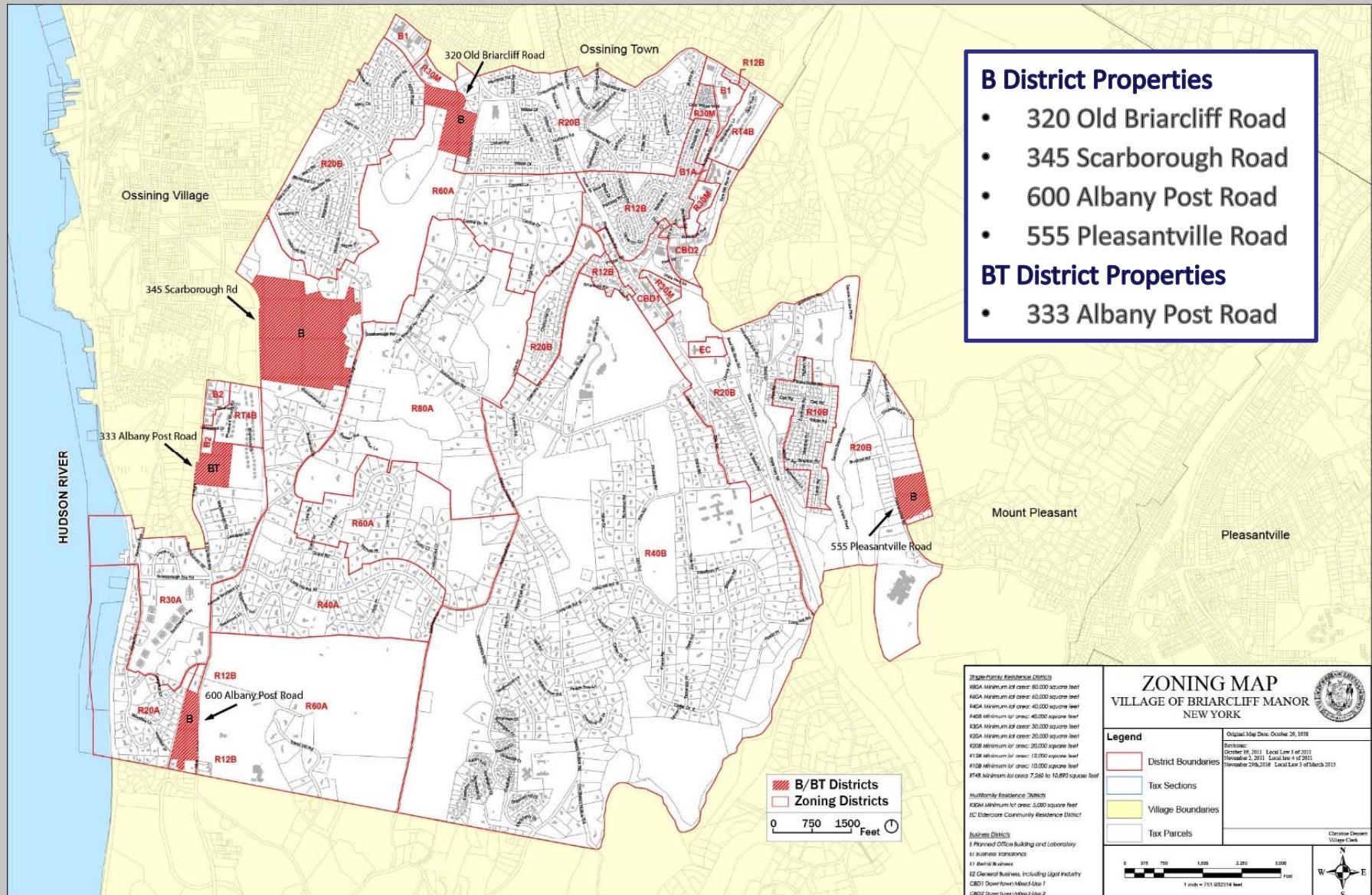
555 Pleasantville Road

333 Albany Post Road

**BFJ Planning**

Briarcliff Manor, NY  
July 19, 2017

# VILLAGE B/BT DISTRICT SITES



# 2007 COMPREHENSIVE PLAN



## COMPREHENSIVE PLAN VILLAGE OF BRIARCLIFF MANOR

November 2007

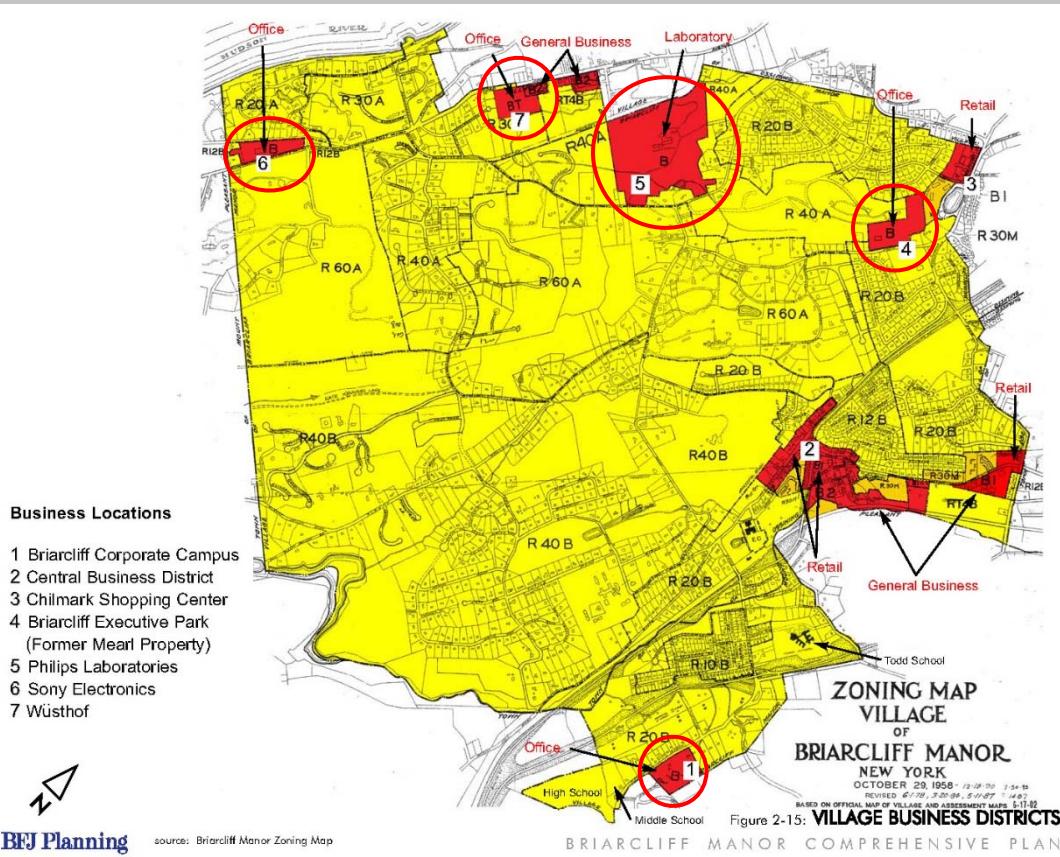
### Business District Goals:

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

# 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.
  - When 320 Old Briarcliff Road is redeveloped - the Village should examine traffic implications on nearby intersections.

# EXISTING B 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)

# COMPREHENSIVE PLAN ADDENDUM PROCESS

## Process:

- Review existing conditions and zoning alternatives with Comprehensive Plan B Zone Advisory Committee
- Discuss potential impacts of various zoning alternatives
- Prepare addendum to 2007 Comprehensive Plan with recommendations for B/BT District properties
- Village BOT Public Hearing on draft Comprehensive Plan Addendum
- Prepare required SEQR documentation (Full EAF) on Comprehensive Plan Addendum
- Once SEQR is complete BOT to adopt addendum – zoning changes to follow

# 2017 COMPREHENSIVE PLAN ADDENDUM

- **Purpose:** The Village seeks to recognize that market conditions for offices uses have changed and reuse of the B/BT District properties under the current regulations is prohibitive and unlikely.
- **Proposed 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.
  - 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;
    - 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;
    - provide opportunities for the preservation of onsite open space; and
    - provide additional recreational amenities to the benefit of Village residents.

# PUBLIC COMMENTS