



VILLAGE OF BRIARCLIFF MANOR PLANNING BOARD

To: Mayor Lori A. Sullivan and the Village Board of Trustees

From: Village Planning Board

Date: July 12, 2017

Subject: Village of Briarcliff Manor Comprehensive Plan Addendum B/BT District
Recommendations - Recommendation to the Village Board of Trustees

At the July 11, 2017 Planning Board Meeting, the Planning Board reviewed the Public Hearing Draft of the Comprehensive Plan Addendum relating to recommendations for the B/BT Districts. Steven Vescio, Chair of the Comprehensive Plan B Zone Advisory Committee and Sabine Werner, Committee Member, provided the Planning Board with an overview of the Committee's process and recommendations report submitted to the Board of Trustees (BOT). We understand that the Committee's report informed the BOT's draft Comprehensive Plan Addendum. At the meeting, the Planning Board issued a general recommendation of support for the proposed Village of Briarcliff Manor Comprehensive Plan Addendum and made the following suggested text edits to the public hearing draft, as follows (text changes shown in red):

- Addendum Page 1, Section 2.6.4 - 555 Pleasantville Road, while still in use as a multi-tenant office complex, is underutilized with approximately 40% a portion of the existing office space vacant.
- Addendum Page 1, Section 3.4, Goal 4 - Provide an appropriate level of flexibility of use, bulk, and density to allow for appropriate and sustainable redevelopment and/or reuse of the Village's B/BT zoned properties.

- Addendum Page 4, Section 3.4 - Through the amendments to the B/BT District, the Village seeks to ensure that new developments within the B/BT District are in keeping with the character of the surrounding neighborhood, will not place an undue burden on municipal resources and infrastructure, and will protect natural resources such as steep slopes, wetlands, significant trees, and public views. In addition, construction related impacts of future development projects should also be considered as part of the approvals process. If a particular development project is found to place an undue burden on Village resources, natural resources, or other environmental impact areas, including construction impacts, measures to mitigate or eliminate the impact should be pursued during the regulatory approvals process. Redevelopment of the B/BT District properties should provide opportunities for the preservation of onsite open space and the provision of additional recreational amenities to the benefit of Village residents, where feasible. Where the provision of onsite recreational amenities are infeasible, the Village should consider the creation of a recreation fee for multi-family units to ensure that no impacts to recreation occur as a result of future residential development projects. Finally, in order to preserve onsite open space, clustering of single-family and townhome developments should be required and the lot coverage of commercial or offices uses should be appropriate-limited.
- Addendum Page 4, Action item #2 - Recognize the current and anticipated office market conditions and accordingly, amend the B/BT District requirements zoning regulations to allow for a greater variety of uses and an appropriate level of flexibility with regards to area, bulk and dimensional standards based on site-specific conditions, such as location, access, and environmental features.
- Addendum Page 5, Table 3-1, Action Item B - Recognize the current and anticipated office market conditions and accordingly, amend the B/BT District requirements zoning regulations to allow for a greater variety of uses and an appropriate level of flexibility with regards to area, bulk and dimensional standards based on site-specific conditions, such as location, access, and environmental features.
- Addendum Page 5, Appendix A - The Village has historically had five commercial office developments located in the B and BT Districts; however, all but two are currently vacant. Recognizing a more than decade long decline in the demand for office space in a traditional campus like setting, the Village began, in 2017 2016, a process to review its existing B Planned Office Building and Laboratory and BT Business Transitional zones.

- Addendum Page 6, Appendix A - The Committee focused its recommendations on enabling the B/BT zoned properties to be fully utilized and/or redeveloped with the highest and best use balanced with potential short- and long-term impacts on Village residents, including but not limited to neighborhood character, Village infrastructure, recreational resources, and the natural environment.

If you have any questions please do not hesitate to contact Sarah K. Yackel, Village Consulting Planner at (212) 353-7375 or Daniel Pozin, Village Counsel at 914-385-1062.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Nolan".

Edward Nolan, Chairman

Cc: Philip Zegarelli, Village Manager
David Turiano, Village Engineer/Building Inspector
Christine Dennett, Village Clerk
Sarah K. Yackel, Village Planner
Clinton Smith, Village Counsel
Dan Pozin, Village Counsel