

Robert P. Astorino
County Executive

County Planning Board

July 24, 2017

Philip Zegarelli, Village Manager
Village of Briarcliff Manor
1111 Pleasantville Road
Briarcliff Manor, New York 10510

Subject: Referral File No. BMR 17-002 – Comprehensive Plan Amendment

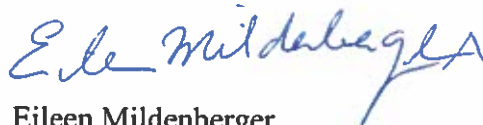
Dear Mr. Zegarelli:

The Westchester County Planning Board has received a proposed amendment to the Briarcliff Manor Comprehensive Plan. The amendments include new recommendations with respect to the B/BT District and the various office park properties which have been vacant for a number of years. The proposed changes to the goals and recommendations of the comprehensive plan seek to diversify the development potential for these properties by providing flexibility of use, bulk and density and allowing for appropriate and sustainable redevelopment and/or reuse of B/BT zoned properties.

We have reviewed the proposed amendments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we find them to be generally consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995. We commend the Village for taking steps towards addressing the long term trend of suburban office park vacancies through more flexible development policies.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Eileen Miltenberger
Acting Commissioner

EM/KE