

COMPREHENSIVE PLAN
VILLAGE OF BRIARCLIFF MANOR

November 2007



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1.0 INTRODUCTION

1.1 Purpose and Function of the 2007 Comprehensive Plan

Comprehensive plans are commonly described as cookbooks, toolboxes and blueprints, all providing guidance and strategies for a community's future. As defined in New York State Planning and Zoning Law, a village comprehensive plan is a means to guide "the immediate and long-range protection, enhancement, growth and development of the Village." The comprehensive planning process involves a variety of research and assessment tasks: review of past plans and objectives, analysis of historical trends and current conditions, identification of issues of concern and formulation of recommendations for problem areas and opportunities. The recommendations presented in the plan are framed by an overall vision for the community for the next 20 years and beyond. In addition, the plan enables the Village to influence decisions by state agencies (such as the New York State Department of Transportation) and strengthen its ability to attract State dollars for projects that support the plan.

This Comprehensive Plan updates and reaffirms the Village of Briarcliff Manor's previous plan which dates back to 1988. The purpose of this plan is to adjust the existing plan and to respond to new development issues and concerns that have arisen within the Village since 1988.

Although this plan sets forth recommendations for the future of Briarcliff Manor, it is not in itself a law or regulation. Recommendations are implemented through zoning laws and other land use regulation tools, which must be in accordance with an adopted plan and the Village's Capital and Operating Budgets.

1.2 Planning Process

Preparation of the new Comprehensive Plan began with the creation of an advisory Comprehensive Plan Committee, assembled by the Board of Trustees. The committee oversaw and assisted in the crafting of the updated plan. The committee was also charged with overseeing the planning consultants.

The planning process began in October 2005. The plan incorporates ideas and recommendations of Village officials, the Comprehensive Plan Committee and residents. Believing that resident participation would be critical in ensuring that the Plan represents the needs and interests of the entire Village, the first phase of the process was devoted entirely to resident participation. The Board of Trustees conducted five neighborhood meetings targeted to the various Village neighborhoods. Each meeting began with a brief presentation by Mayor Vesio regarding current projects, followed by a discussion of neighborhood "likes" and "dislikes." The Comprehensive Plan Committee developed and circulated a written survey to all households. Six hundred and thirteen (613) surveys were returned for a fairly high response rate of 24 percent. Survey questions encompassed a variety of issues including Village services, Village appearance, quality of life and the future of the Village.

The initial public input defined the guiding vision and identified issues for the plan to focus on. During the plan-writing phase, the Comprehensive Plan Committee and the planning consultants met on a monthly basis to discuss the plan chapters. Residents were invited to a planning workshop, a committee public hearing, and three public information meetings to review and provide feedback on the draft plan. The planning process concluded with four public hearings conducted by the Board of Trustees.

1.3 Guiding Goals of the Comprehensive Plan

The research and public participation phases defined the scope and nature of issues to be addressed in the Comprehensive Plan. Although numerous viewpoints and objectives were expressed, the vision for the future of Briarcliff Manor shared by most participants emphasized:

- Preserve open space throughout the Village
- Manage future growth along the Scarborough Road Corridor and promote development that would maintain the corridor's existing character
- Strengthen the Central Business District (CBD) including linking both sides of the CBD separated by Route 9A and encouraging appropriate redevelopment

Plan recommendations to achieve these goals are discussed in more detail in Section 3.0.

1.4 Format of the Comprehensive Plan

This plan is organized into two major sections. Section 2.0 provides a description of existing conditions:

- Regional and Historic Context
- Land Uses, Zoning and Community Character
- Village Population
- Natural Environment
- Transportation
- Business Areas
- Community Facilities, Parks and Recreation.

Section 3.0 is the Village Plan. The plan stems from the findings in Existing Conditions Section 2.0. It is in this section that the vision for the Village is described. To support the vision, specific objectives and actions are described which should be undertaken to implement the plan.

2.0 EXISTING CONDITIONS

This chapter describes Briarcliff Manor's planning history and physical characteristics. This is necessary background for the land use recommendations in the Village Plan.

2.1 REGIONAL AND HISTORIC CONTEXT

2.1.1 Regional Location

Briarcliff Manor is located in the west central portion of Westchester County. Incorporated in 1902, the 5.75-square-mile Village is situated largely within the Town of Ossining, with its eastern portion in the Town of Mount Pleasant. Surrounding and nearby municipalities are the Town of Mt. Pleasant to the south and the Village of Pleasantville to the east, and the Town and Village of Ossining to the north. The Village is well situated along regional rail and road networks, offering convenient access throughout the New York metropolitan region. Less than thirty miles north of Manhattan and fifteen minutes northwest of White Plains, Briarcliff Manor is easily accessible via Routes 9, 9A, 100 and the Taconic State Parkway. Metro-North railroad makes regular stops at the Village's Scarborough train station, connecting the Village to New York City. The Hudson River is part of Briarcliff's western boundary, contributing to the scenic natural character of the Village (see Figure 2-1). Briarcliff Manor's vistas and dramatic topography, and a well-defined Village center create a charming, small-town character.

2.1.2 Early Briarcliff Manor History¹

Known as the Village Between Two Rivers, Briarcliff Manor can trace its early beginnings to the Dutch businessman Frederick Philipse. Through a series of land purchases from the 1660s to the 1680s, Philipse extended his Manor of Philipsburg north from Manhattan to include all

the "hunting lands" between Spuyten Duyvil and the Croton River. The manor was owned and governed in succession by Philipse and his heirs. In 1685, Philip Philipse, Frederick's oldest son, purchased the last tract of land within the manor from the Sint Sinck Indians. This land was Scarborough, east of the present Scarborough railroad station, which later became the Town of Ossining. In 1779, the manor was confiscated and put up for sale by the State because Colonel Frederick Philipse had been a Loyalist during the Revolutionary War. Farmers were able to buy the land they once had worked as tenants of the manor.

In 1813, the Village of Sing Sing was incorporated. The State legislature created a new township in 1845 from the northern part of the Town of Mount Pleasant. This new town was called Ossining, a variation of Sing Sing. Local officials changed the name of the Village from Sing Sing to Ossining in 1901 to avoid possible confusion between village-made goods and products made at Sing Sing prison.



Village Gateway at Law Park,
with Memorial Plaque to Walter
Law



Brick Wall along Former
Speyer Estate

¹ Source: Chaeffer, Mary. *The Changing Landscape: a History of Briarcliff Manor-Scarborough, West Kennebunk Maine*: Phoenix Publishing, 1990; "Briarcliff Manor: Rich in History and Sense of Community," *North County News*, 2004; "If You're Thinking of Living in Briarcliff Manor, Sweeping Vistas and Subdivided Estates," *The New York Times*, 1994.

EXISTING CONDITIONS

Regional and Historic Context

To the east of the Village of Ossining lay an area called Whitson's Corners, which was settled during the 19th century. In 1890, Walter Law, an English businessman, moved to Whitson's Corners from Yonkers. Walter Law initially purchased 236 acres of farmland and added to his holdings in rapid succession. By 1900, he owned more than 5,000 acres on which he began "Briarcliff Farms." Employing virtually everyone in the local area, Briarcliff Farms supplied much of the metropolitan region with high-quality milk, bottled water and American Beauty Roses (also known as Briarcliff Roses and which were shipped daily to New York City). With roughly 300 employees on 5,000 acres, Walter Law's estate was said to be a city within itself, including houses for his employees, roads, the Congregational Church, the Briarcliff Lodge (a vacation resort) and the Briarcliff Manor Light and Power Company. The employee population made the area eligible to be incorporated as a Village. In 1902, Law applied to the state for and got a Village charter for Briarcliff Manor – the name made popular by industrialist Andrew Carnegie, who called Walter Law the "Laird of Briarcliff Manor." A historic map of Briarcliff Manor in 1936 is shown in Figure 2-2.

2.1.3 Previous Planning Projects

Briarcliff Manor's planning has reflected the long-standing goal of preserving and enhancing the single-family residential characteristics of the Village. Planning and zoning began in the 1920s with the preparation of the Village's first land use plan and the Board of Trustees' adoption of the 1928 Building Zone Ordinance. The Building Zone Ordinance was the precursor to the Village's first Zoning Code, which was adopted in 1953. In 1958 the Village prepared its first Master Plan and made subsequent amendments to the Zoning Code to reflect the goals and policies of the plan. The 1958 Master Plan remained in effect until its first update in 1988. The 1988 Plan reaffirmed the goals and policies in the 1958 Master Plan, while suggesting additional strategies to further the stated goals. The plans focus both on accommodating growth and managing its progression,

to retain the Village's scale and character. The principal goals and recommendations of these plans are described below.

1958 Plan. The 1958 Master Plan concentrated on the maintenance and preservation of the single-family residential character of the Village and made recommendations regarding commercial, industrial and recreational land uses, streets, and public facilities and utilities, all in an effort to improve the Village's quality of residential life and its tax base. The plan recommended a broadening of types and sizes of single-family residential lots, creating a pattern of gradually decreasing residential density. Density ranged from one-quarter and one-half acre lots (four dwellings and two dwelling per acre) in existing built-up centers near the northerly, easterly and westerly edges of the Village to the largest lots sizes (60,000 square feet or more) in the central, hilly and more inaccessible southerly portions of the Village. This pattern is termed "centers and open space" in the Plan. It remains to this day the prevailing development pattern.



Briarcliff Congregational Church



Former Law Family House



Local 137 Building

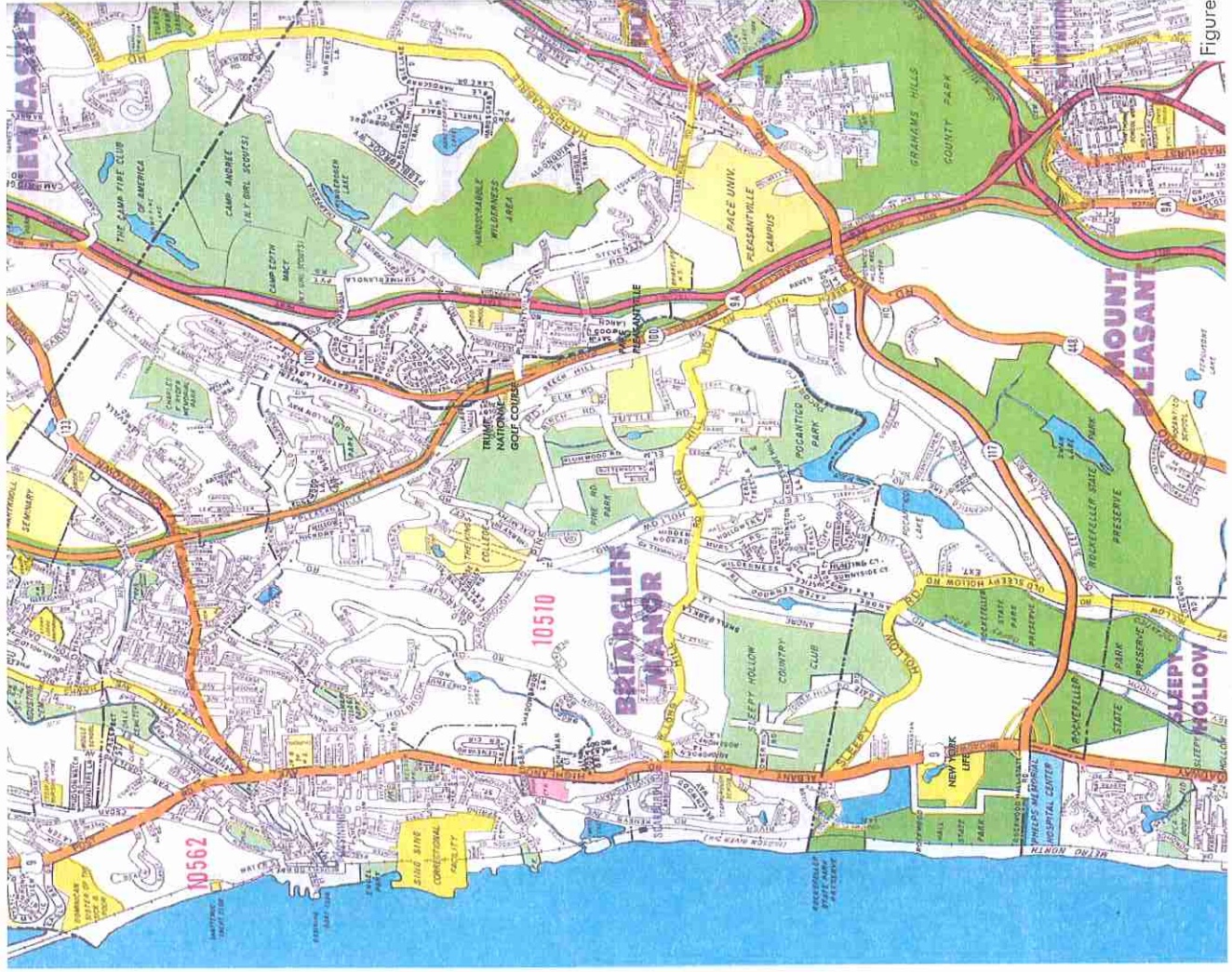


Figure 2-1: REGIONAL LOCATION
BRIARCLIFF MANOR COMPREHENSIVE PLAN

Source: Hogsram Map Company, Upper Westchester County

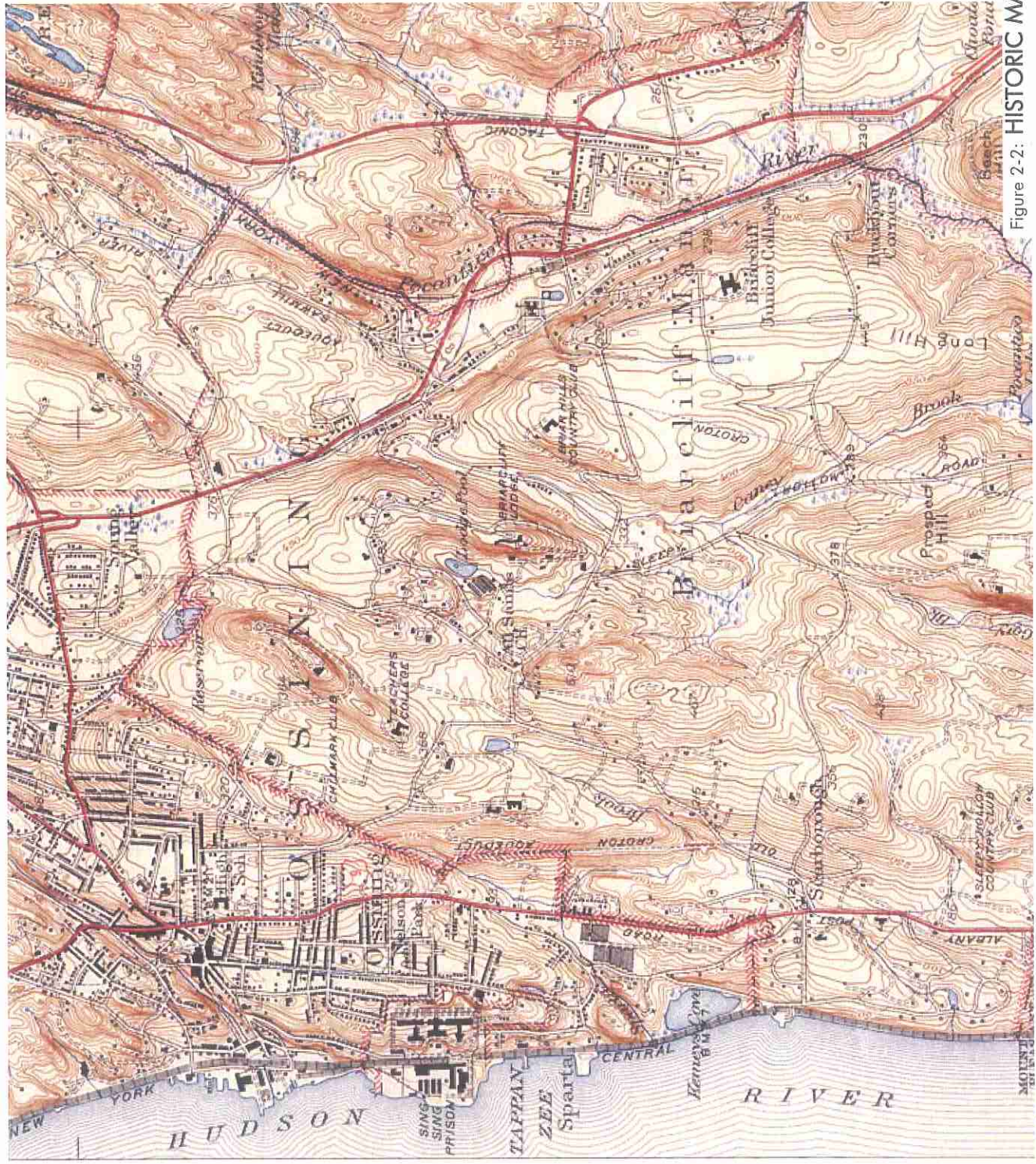


Figure 2-2: HISTORIC MAP, 1936

BRIARCLIFF MANOR COMPREHENSIVE PLAN

Source: Maptech

BEJ Planning



1988 Plan. The Village's desire to incorporate affordable housing goals and policies into the plan spurred the preparation of the 1988 update. In all other areas, the 1988 Plan reaffirmed the goals and policies of the 1958 Plan. Specific recommendations responded to issues resulting from the significant period of growth which had occurred in the Village during the three decades following the publication of the first plan. The major policies and recommendations in the 1988 Plan are:

- **Reaffirmation of Basic Goals in 1958 Master Plan.** The 1988 Plan recommended overarching policies to emphasize a strengthened, multi-functional Village center; the provision of multi-family housing in specified areas in accordance with the 1958 "centers and open space" concept; and the strengthening of open space preservation and natural resource conservation.
- **Residential Development.** Echoing the basic principle of the 1958 Plan, the 1988 Plan recommended that the Village continue to encourage high-quality single-family homes in the center of the Village (the R-60 and R-40 zones) to support the "open residential" living environment. However, the plan also acknowledged that reasonable amounts of relatively higher-density, affordable or moderate cost housing should be encouraged in specified areas of the Village. The criteria for appropriate areas were access to shops, services, municipal infrastructure, public transportation, and parking. The Village acted on this recommendation by creating the RT4B residential townhouse zoning district in two locations: (1) between North State Road and Route 100 and (2) on the east side of Route 9 opposite the Arcadian Shopping Center.
- **Commercial.** The 1988 Plan supported the 1958 recommendation that zoning for retail and personal service business be limited to that amount needed to support the local convenience needs of the Village. The plan recommended that a portion of commercially-designated land could be used for residential purposes as the location was appropriate for the moderately dense pattern of residential

development envisioned for the RT4B townhouse development discussed above. Although the 1988 Plan recommended a reduction in the Village's overall commercial acreage, it did recognize that it was appropriate to encourage reasonable amounts of high-quality, low-intensity office and research campuses to support the tax base.

Timeline: Planning in Briarcliff Manor	
Date	Action
1902	Village incorporated
1920+	First Land Use Plan prepared
1928	Building Zone Ordinance adopted (precursor to Zoning Code)
1929	First Planning Board appointed
1953	First Comprehensive Zoning Ordinance enacted
1956-8	First Master Plan prepared
1958	Major Zoning Amendments adopted
1959	Village Recreation Study completed
1968	First Subdivision Regulations adopted
1970	Village Business Area Study completed
1976	Village Wetlands Protection Law enacted
1977	Village Environmental Quality Review Law enacted
1977	Environmental Mapping completed
1978	Existing Land Use Analysis prepared
1980	Large Parcels Study completed
1984	Steep Slopes Protection Law enacted
1985-7	Miscellaneous Amendments of Zoning Ordinance adopted
1985-7	Miscellaneous Environmental Protection Laws enacted
1988	Updated Village Master Plan

1996	Adoption of Area Site Plan for the West Side of Pleasantville Road
1997	Feasibility study for active recreation opportunities
1997	Adoption of Area Site Plan for the East Side of Pleasantville Road
1999	Interim zoning amendments adopted
2000	Central Business District Study completed
2001	Area-Wide Traffic Analysis completed
2001	Scarborough Road Corridor Study completed
2001	Land Trust Study completed
2002	Briarcliff Manor Central Business District Blight Study completed
2002	Large Parcel Study completed
2003	Comprehensive zoning revisions adopted
2006	Hazard Mitigation Plan completed
2006	Trail Study completed
2006	Scarborough Station Feasibility Study completed
2007	Bulk law zoning amendments adopted

- **Open Space and Conservation of Natural Resources.**

Whereas the 1958 Master Plan did not emphasize open space preservation or the protection of natural resources, by 1988 this had become critical. The 1988 Master Plan reaffirmed the importance of maintaining the open residential character of the Village, as more and more land in the Village continued to be developed. The plan stressed open space preservation, particularly in those locations that would benefit all residents. The 1988 Plan stated open space preservation could be achieved through adoption of the goals and policies of the 1980 Briarcliff Manor Large Parcels Study. The two broad open space goals of that study were to (1) actively preserve open space, and (2) maintain environmental quality by channeling development to suitable areas and away from sensitive and environmentally fragile areas.

These were identified as streams, wetlands, steep slopes, forests and ridgelines.

- **Traffic, Public Transportation and Parking.** The 1988 Plan discussed traffic congestion on primary routes, secondary roads, and local roads in the Village. The Plan also covered public transportation: commuter train service at the Metro-North Scarborough station, bus service, and vanpools. The Plan's major recommendation was for the Village to prepare a Road and Parking Adequacy Study and Improvements Plan.

- **Recreational Resources.** The 1988 Plan recommended a review of existing park lands to determine the most appropriate use of the Village's recreational resources.

- **Infrastructure.** The 1988 Plan recommended on-going review, planning, and updating of the water, sewer, storm drainage and road systems.

- **Schools.** While the school districts are not under the control of the Village, the 1988 Plan recommended that the Village cooperate with the school districts in matters of mutual concern, e.g. population growth estimates, land use compatibility, and adaptive reuse of aging facilities.

2.1.4 Relevant Regional Policies

A community's growth and development patterns are shaped most directly by land use and planning decisions made by its local government. However, many local concerns, such as air and water quality, traffic conditions, and economic growth have impacts that reach beyond municipal boundaries. These can be most effectively addressed when the regional context is taken into consideration. This broader outlook for growth and development is focused on plans issued by State and County governments and sometimes inter-municipal agreements. For Briarcliff Manor, two plans are relevant to local decisions:

- Westchester County's Patterns for Westchester
- Hudson River Valley Greenway Program

Westchester County Patterns. In 1996, Westchester County adopted *Patterns for Westchester: the Land and the People* ("Patterns"). *Patterns* serves as a policy document designed to guide sustainable development that "balances economic and environmental concerns and serves the needs of a changing population." *Patterns* offers a broad vision and context for local-level planning initiatives. It supports looking at both local and cross-border issues and encourages inter-municipal communication and cooperation, to strengthen individual municipalities and the County overall.



*Stream Running Under
Scarborough Road*



*Hillside Leading Down to
Hudson River*

Since final land use authority rests with municipalities, *Patterns* serves as a guide and not a mandate for local planning efforts. However, the county does have two sources of influence: 1) when considering distributing grants or funding assistance for local planning efforts, the county can look at whether these local efforts conform to the vision set forth in *Patterns* and 2) under Article 239-m of the State's General Municipal Law, the county's planning department has mandatory review over certain proposed planning and zoning actions that occur within 500 feet of a municipal boundary and state and county facilities.

These actions include the adoption of a comprehensive plan, and the issuance of site plan approval, special permit, or variance for property within 500 feet of a municipal boundary, county or state park or recreation area, county or state roadway, county-owned stream or drainage channel, or county or state-owned land on which a public building or institution is situated. If the county does not approve the proposed action, it can require that the referring local board approve the action by a majority plus one vote of all board members. Westchester County has exercised its right under Article 239-m in disapproving local comprehensive plans and zoning ordinances.

Patterns categorizes the County's municipalities, transportation network and natural environment as centers, corridors and open space respectively. The Village of Briarcliff Manor is categorized in *Patterns* as a local center, with a well-defined downtown business district that includes small-scale offices, retail stores, a library, and public buildings. The county's other local centers have a mix of single- and multi-family residential and are proximate to regional rail and road networks. Typically local centers also have "over the store" residential uses, which Briarcliff Manor does not have at present. For Briarcliff Manor, and all Westchester municipalities, *Patterns* recommends facilitating access to public transit options such as bus and train routes to decrease traffic congestion.

The recommendations set forth in *Patterns* for Briarcliff Manor support the Village's efforts to preserve its existing patterns of development and open space (see Figure 2-3, *Patterns* for Westchester Recommended Density). In keeping with Briarcliff Manor's layout, in which housing density decreases towards the central and southern portion of the Village, (away from Routes 9 and 9A), *Patterns* recommends a mix of medium density suburban development (2-7 units per acre and 3-13 units per acre) in the western part of the Village along the Hudson and Route 9, the north part of the Village, and the northeast to eastern part of the Village, near Route 9A; *Patterns* recommends the remainder of the Village be medium density suburban development with only 1-3 units per acre.

EXISTING CONDITIONS

Regional and Historic Context

Briarcliff Manor's existing development density is less intense than that recommended in Patterns. This lower density not only contributes to the Village's open space character, but it also helps limit traffic congestion brought on by further development. As discussed in this section and in more detail later in the Plan, preserving this open space character and maintaining the existing pattern of development are important goals for Briarcliff Manor.

Hudson River Valley Greenway Program. The Hudson River Valley Greenway Act of 1991 created regional connections and cooperation within New York's 10-county, 3 million acre Hudson River Valley. The directives cover working with local governments in the establishment of a Hudson River Trail System east and west of the Hudson, developing a single tourism destination strategy, and working with the agricultural community to promote and protect the industry of agriculture in the Hudson River Valley. New York State's Hudson River Greenway Community Council enters into agreements with municipalities to encourage planning reforms according to the Governor's Quality Communities Task Force Report. The Council encourages all Westchester municipalities to sign such agreements. In exchange, the Council offers planning assistance to member municipalities.

Westchester County is developing Greenprint, the Westchester County Greenway Compact Plan. This will include a regional economic development strategy for the Historic River Towns of Westchester (HRTW) and which will promote the historic, cultural and natural resources of the region. As one of the first Greenprint Compact members, Briarcliff Manor is part of a consortium of 13 municipalities on the east side of the Hudson River that have adopted the Greenway Program. Greenprint will be directly linked to the Hudson River Valley Greenway planning compact through three objectives: to develop the Greenway trail system, participate in the regional tourism strategy, and coordinate planning among local governments. Communities that participate in the Greenway Program will receive funding advantage for state agency grants and coordination of state agency actions with Greenway plans.



Hudson River, by the Train Station

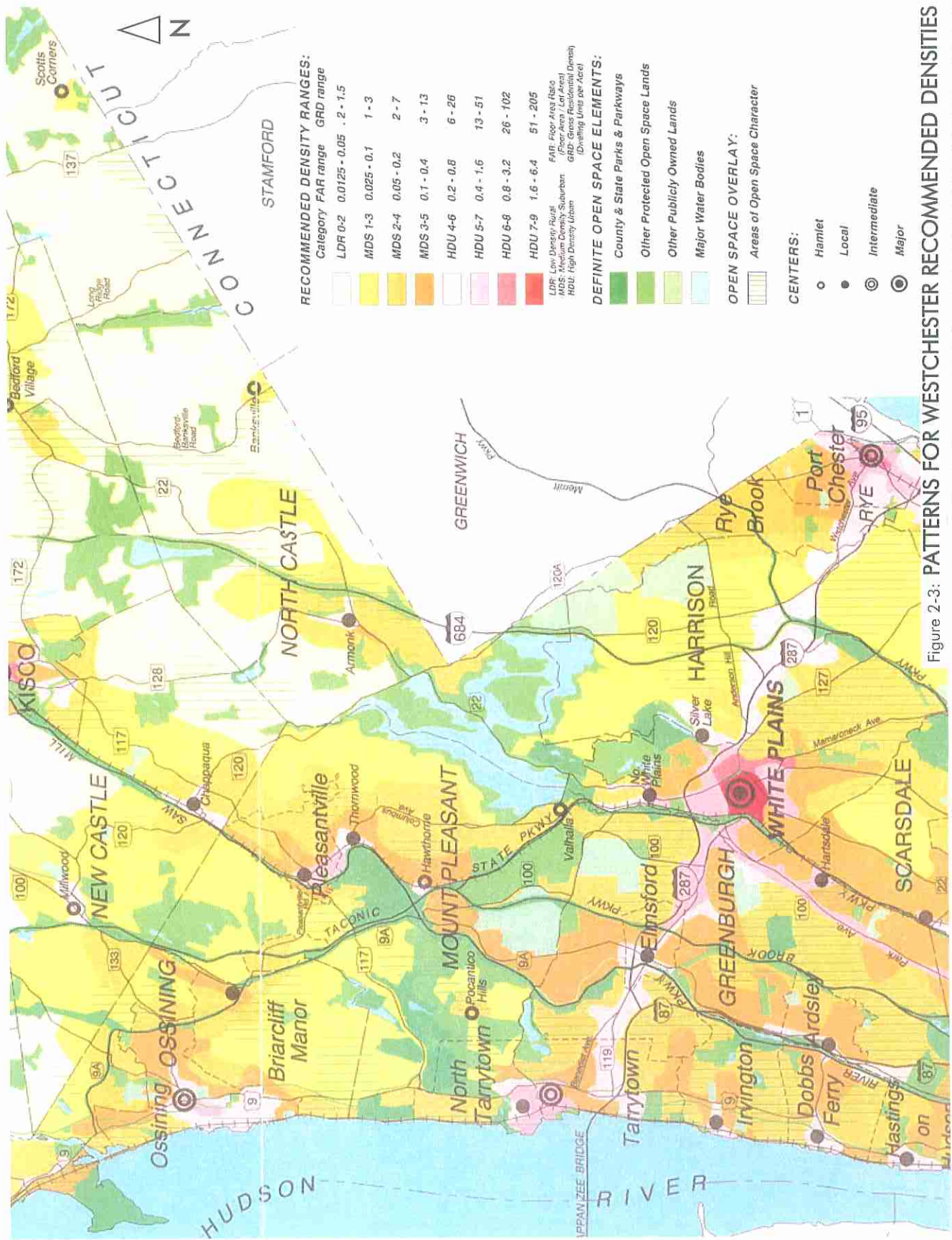


Figure 2-3: PATTERNS FOR WESTCHESTER RECOMMENDED DENSITIES

Source: Westchester County Planning Board, 1996

2.2 LAND USES, ZONING, AND COMMUNITY CHARACTER

The built environment – the type, location and intensity of existing and future land uses - defines the character of a residential village, with areas developed for business, recreation and other uses. A municipality's zoning and subdivision regulations are the major regulatory tools regulating land uses and influencing future development patterns and practices. Changes to these regulations can be far-reaching and so should be based on analysis and a vision. Examining areas helps residents visualize desirable and undesirable aspects of land use patterns. The analysis provides a foundation for planning policies and objectives guiding future development of vacant, as well as underdeveloped parcels.

2.2.1 Existing Pattern of Land Use

Briarcliff Manor has a total area of 5.75 square miles or 3,680 acres. Approximately eight acres are covered by water, leaving 3,672 acres of actual land area. The established mix of land uses and pattern of development reflects the Village's on-going planning policy to maintain the "traditional open residential (semi-rural) character." Much of the land was once held in large estates. Today, most of the large properties have been subdivided into smaller residential lots. A majority of housing units are detached single-family homes (85% according to the 2000 U.S. Census) and the remaining housing units are in multi-family structures. Housing density is lowest in the center of the Village, and highest in the eastern, northern and western portions of the Village, which are easily accessible to commercial areas and major transportation routes.

The significant amount of public and semi-public uses contributes to the Village's semi-rural quality. Two large golf courses (Trump and Sleepy Hollow) comprise more than ten percent of Village land. Public

parks and Village-owned open space constitute roughly 6 percent of the land.



Traditional House, Single Family near Downtown



The Atria and Village Pool

Commercial uses are located in the western, northern and eastern edges of the Village along Route 9 (Albany Post Road), Route 9A, Chappaqua Road, North State Road and Pleasantville Road. Office and laboratory uses are located in larger campus settings along Scarborough, Old Briarcliff and Pleasantville Roads.



All Saints Episcopal Church

Table 2-1 compares land use changes over a nearly 30-year period, between 1977 and 2004. The data are based on the Existing Land Use Analysis performed in the late 1970s and a detailed 2004 field survey. (See Figure 2-4). (Between 1977 and 2004, not all categories can be compared since data from one year were not always available for the other year; these are noted as N/A.) The land use map shows 21 land use categories within the Village's 14 zoning districts, including land which is currently vacant. Development in the Village which occurred between 2004 and 2006 is also indicated on the map.

As shown, overall land use has remained fairly consistent, with the exception of a notable 17% increase in total residential development. Single-family units increased 16% while multi-family units increased 126 percent.

This significant increase in multi-family units reflects one of the goals of the 1988 Master Plan: to provide adequate and reasonable amounts and types of affordable or moderate cost housing. The 1988 Master Plan recognized that it would be appropriate to convert a portion of commercially-zoned land to residential land. Not only would the residential rezoning enable the Village to achieve its housing goal, but it would also reduce the potential for traffic growth and congestion associated with future commercial uses. Two parcels were identified as suitable locations for the moderate-density residential development due to their locations along arterial and collector roads and proximity to major shopping areas. Subsequently, the Village established the RT4B zoning district and two owner-occupied townhouse developments were built on the two parcels: Scarborough Glen in the western part of the Village on Route 9 (Albany Post Road), opposite the Arcadian Shopping Center, and Wyndcrest in the northeastern part of the Village on North State Road.

Table 2-1: Change in Land Use, 1977 and 2004
(all numbers are in acres)

	1977	2004	% Change
Residential			
Single-Family	1,149	1,335	16%
Two-Family	7	5	-28%
Multi-Family	19	43	126%
Home Occupation	5	N/A	N/A
Total	1,180 acres	1,383 acres	17%
Commercial			
Executive Office/Research Lab	124	83	-33%
Business/Professional Office	11	40	263%
Retail/Service	13	13	0%
General Commercial	5	8	60%
Light Industry	4	18	350%
Automotive	6	6	0%
Horticulture	8	N/A	N/A
Total	163 acres	168 acres	3%
Public/Semi Public			
Public/Private School	44	123	180%
Public Institution	35	27	-23%
Private Institution	173	61	-65%
Public Open Space	196	74	-62%
Public Park/Active Recreation	10	137	1,270%
Private Recreation	395	539	36%
Watershed	23	4	-83%
Highway ROW	61	N/A	N/A
Public Utility	69	29	-58%
Public Parking	N/A	2	N/A
Total	1,006 acres	996 acres	-1%
Other Uses			
Water Bodies	8	N/A	N/A
Undeveloped	1,170	617	-47%
Streets and Highways	165	126	-24%
Oversized Single-Family Lots	N/A	251 (undeveloped acres only)	

Note: See Section 2.2.1 for discussion on development, the leading cause of change in land uses from the 1977 survey to the 2004/06 survey.

2.2.2 Residential Development Potential

Half the land in Briarcliff Manor that is undeveloped or underdeveloped (e.g., can be subdivided) is located in large parcels within the Scarborough Corridor. The 2004 land use survey showed that there were 617 undeveloped acres in the Village overall, 17% of the total acreage. Within the Scarborough Corridor, four owners control 317 acres: 57 acres on the site of the former Briarcliff Lodge owned by Barrington, 65 acres in the Brooke Astor Trust, the 97-acre Erani property, and the 98-acre Philips Lab campus, which is comprised of four separate parcels. The remaining half occupies smaller parcels scattered throughout the Village. Much of the 617 acres has environmentally sensitive land – such as wetlands and steep slopes. Future significant development will likely occur on the Scarborough Corridor properties. A more remote possibility is development on large privately owned underdeveloped tracts, such as Sleepy Hollow Country Club.

2.2.3 Land Use by Zoning Districts

Land uses conform by and large to the Village's Zoning Map (See Figure 2-5). Below is a description of the land uses within each zoning district.

Single-Family Residence Districts:

R60A District. This district is the second largest zoning district. It extends from the southwest part of the Village (including Sleepy Hollow Country Club) to the central part of the Village north of the Ridgecrest Road R40 district. It is characterized by homes situated on 1.38 acres or more. Homes are set back from the street, typically surrounded by trees and other natural features. A significant amount of land is used by private recreational and institutional uses. The Sleepy Hollow Country Club occupies 240 acres within this district. Barrington Ventures owns 57 acres on the former site of the Briarcliff Lodge.

There is a considerable amount of vacant land in this district, including 65 acres on Scarborough Road, as part of the Brooke Astor Estate.



Typical Houses in the R60 District, Law Road

R40A District. This district is located in the western part of the Village, adjacent to the R60 District along Long Hill Road West, Scarborough Road and Old Briarcliff Road. It is characterized by a mix of older and more modern homes on .92-acre lots or larger. Some houses in the Scarborough neighborhood along Long Hill Road West are situated on steep slopes, with views of the Hudson River. Much of the land in the district is underdeveloped or vacant, including a portion of the Philips Lab property and the 97-acre wooded Erani property along Old Briarcliff Road.



R40A District: Holly Place



R40A District: Erani Property

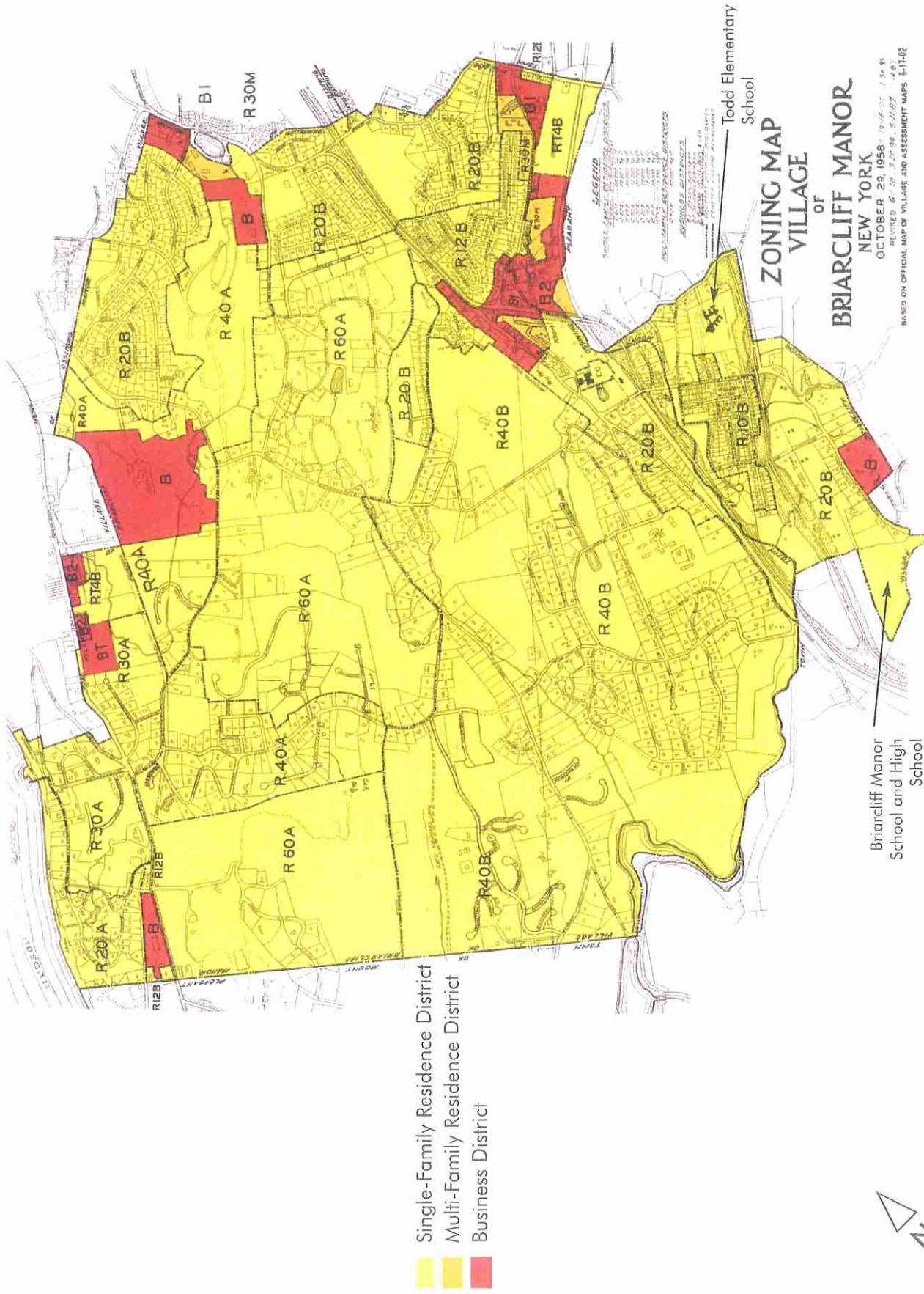


Figure 2-5: ZONING MAP AND GENERALIZED LAND USES
 BRIARCLIFF MANOR COMPREHENSIVE PLAN

source: Briarcliff Manor Zoning Map

EXISTING CONDITIONS

Land Uses, Zoning, and Community Character

R40B District. This is the largest zoning district, located in the eastern and central part of the Village, and on the Village's southern border. This district varies from the R40A district only in terms of floor space requirements. It is characterized by a mix of older and modern housing types on lots .92 acre or larger. New homes are typically larger than older ones. The perceived scale of the larger homes varies depending on the topography of the lots. Other uses in the district include Pace University, Pocantico and Pine Road Parks and the Trump Golf Course.



Dow Hall at Pace University

Typical Houses in the R40B District, Frame Road and Hirst Road (top)

R30A District. This district is located in the westerly part of the Village on the east and west side of Route 9 (Albany Post Road). It is characterized by homes on .69-acre lots. West of Route 9 is a combination of detached and attached single-family homes. Attached units are surrounded by large areas of open space. Detached homes are located west of Route 9. Institutional uses include the Clearview School, the Carvel Center for the Arts and the Scarborough Presbyterian Church. A few parcels of vacant land are located between the Business Transitional District and the Old Croton Aqueduct.



Clustered Development, Beechwood Way

R20A District. This is a small residential district located in the southwestern portion of the Village along the Hudson River. It is characterized by homes on .46-acre lots within a well-established neighborhood. Some of the lots in this district are underdeveloped and could provide an opportunity for future growth.



R20A District: River Road

R20B District. This district is located in the western, northern, central and eastern parts of the Village. (This district varies from the R20A district only in terms of floor space requirements.) In general, neighborhoods in this district are fully developed with ranch and raised ranch (split level) homes in standard subdivisions. There are few vacant or undeveloped parcels in the R20 districts. ConEdison owns vacant land east of the Taconic State Parkway, occupied by high tension electrical wires. Other uses in this district are neighborhood parks, Todd Elementary School on Ingham Road and the Briarcliff Middle and High Schools on Pleasantville Road.



Macy Road



Briarbridge Manor:
Conservation Residential
Development



Ranch and Raised Ranch Houses, Schrade Road

R10B District. This district, known as the Tree Streets neighborhood, is located off Pleasantville Road, between the Taconic State Parkway and Route 9A. It is characterized by raised ranch homes and traditional houses on .23-acre lots. The district has no development potential.



R10B: The Tree Streets Neighborhood

EXISTING CONDITIONS
Land Uses, Zoning, and Community Character

Residential Townhouses RT4B District. This district is characterized by townhouses on one quarter acre lots or more. The district was created to provide more varied housing stock including some relatively moderate cost housing within the Village - particularly for municipal employees and current Village residents. There are two RT4B districts in the Village. The first, located on Chappaqua Road along the Village's northeastern border with the Town of Mount Pleasant, is occupied by the Wyndcrest townhouse development. Each unit has a landscaped front yard, one-car garage and a paved driveway large enough to store one additional vehicle. The second RT4B district is located in the western portion of the Village, east of Route 9 (Albany Post Road) and across from the Arcadian Shopping Center. Occupying the district is Scarborough Glen, a 136 unit townhouse development comprised of attached units with garages and private driveways and apartments with some upper floor entrances and common parking areas.



Wyndcrest



Scarborough Glen

Multifamily Residence District:

R30M District. This district is located in small areas in the northern part of the Village including Orchard Road opposite the Chilmark shopping center and on the west side of North State Road. It is characterized in large part by garden apartments, although a few older multifamily attached units are located on North State Road. There are

no development opportunities in the established multifamily district. Briarcliff Manor has several senior housing developments, not necessarily located in R30M Districts, such as Atria, Elant at Brandywine (aka Brandywine Senior Complexes), and North Hill.



R30M District: Briar Hill
Apartments



R30M District: Multifamily
buildings, North State Road



The Atria



Elant at Brandywine

Business Districts:

B1 Retail Business District. This district is located in the northern and northeastern part of the Village. The Chilmark shopping center is located on Pleasantville Road adjacent to the Village of Ossining. The shopping center's mix of retail businesses is aimed at a local

neighborhood (not regional) market and has a Chase bank and Food Emporium grocery store. South on Pleasantville Road is the central business district (CBD) with primarily one-story retail and service businesses in both free-standing and attached buildings. The boundaries of the CBD extend east of Pleasantville Road across Route 9A along North State Road to Woodside Avenue. Along both sides of North State Road are strip malls with a mix of retail businesses. The B1 district along North State Road near Ossining has office and medical buildings and a senior housing center.



*Chilmark Shopping Center,
Pleasantville Road*



*Office Building, North State
Road*

B2 General Business District. This district is located in the western and northeastern part of the Village. Along Route 9 (Albany Post Road), opposite the Arcadian Shopping Center is a mix of office and retail uses such as medical and dental offices, an animal hospital, and a restaurant. The area adjacent to Route 100 is largely occupied by service or light industrial businesses including automotive and carling businesses, bus storage, offices in both larger plazas and converted houses and the Town of Ossining's Department of Public Works building.



*Woodside Avenue: Light Industrial and General
Commercial/Office Land Uses*



Central Business District, Pleasantville Road

B Planned Office Building and Laboratory District. This district is located in four scattered areas of the Village. The Sony Corporation occupies a large building on a relatively narrow lot on Route 9 (Albany Post Road). The Philips Laboratories and offices occupy four parcels totaling 98 acres on Scarborough Road (the northwestern part of the site is residentially zoned). Much of the site is undeveloped, with large lawns and scattered trees. In 1999, the Village approved a 70,000 square foot expansion of Philips' office and laboratory buildings; however, the project is currently on hold. While Philips Laboratories does not currently have plans to develop unused portions of its land within the residential district, development opportunities may exist (maximum of 28-34 residential units, according to the Scarborough

EXISTING CONDITIONS

Land Uses, Zoning, and Community Character

Road Study Build Out Analysis). Set back from Old Briarcliff Road is the Briarcliff Executive Park. Once owned by the Mearl Corporation, the building is currently vacant. Briarcliff Corporate Campus, which has multiple office buildings and a central man-made lake with a fountain, is located on Pleasantville Road in the eastern-most part of the Village.



Philips Laboratory (located in B and R40A District)



Briarcliff Executive Park (formerly Mearl), Old Briarcliff Road



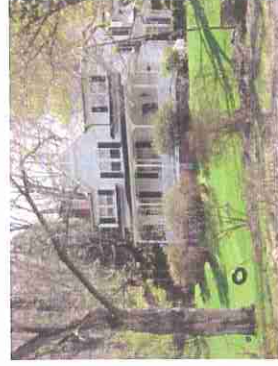
Briarcliff Corporate Campus, Pleasantville Road

BT Business Transitional District. This district is located in only one area along Route 9. It is occupied by one multi-tenant building (Wüsthof-Trident) which is not visible from the street.

2.2.4 Current Land Use Concerns

Retaining the Semi-Rural Residential Character:

Much of the Village is built out: most land is subdivided and built upon according to its zoning. Most of the remaining land in the Village is located along the two and a half mile long Scarborough Road corridor, which includes Pine, Dalmeny, Holbrook and Old Briarcliff Roads. As Briarcliff Manor's major east-west thoroughfare, the character of the corridor is a strong reflection of the Village's treasured character. Recent development proposals along the corridor have been approved including residential development at the Trump National golf course and the on-hold expansion of the Philips Laboratory facility. These projects raised awareness of the potential for substantial development on the remaining parcels in the corridor and the potential negative impact on the Village's visual character, natural resources, traffic, community services, and taxes.



Estate in Scarborough Neighborhood



Former Farmhouses, Old Briarcliff Road

Three large vacant parcels of 20 acres or more remain along the Scarborough Road Corridor. Erani (97 acres), Brooke Astor's Holly Hill (65 acres) and the former site of the Briarcliff Lodge (57 acres). The Erani property lies between Old Briarcliff Road and Holbrook Road behind a row of three single-family homes. Much of its southern portion can be seen from Scarborough and Old Briarcliff Roads, contributing to the area's open forested character. The Astor estate is located south of Scarborough Road, spanning the general area between its intersections with Sleepy Hollow and Holbrook Roads. The estate is for the most part set back from the road behind single-family homes, providing a forested backdrop that slopes up from the existing residences. The former site of the Briarcliff Lodge is located north of Scarborough Road and east of Old Briarcliff Road. The site is vacant; only a gatehouse remains.



Lake in Scarborough Road Area

Unless these properties are acquired to create dedicated open space, they are likely at some point to be the subject of residential subdivision applications. Development could have a major impact on the character of the Village, especially if conventional subdivisions are built. Survey respondents expressed 72% support for conservation subdivisions, as a mechanism to

maintain Briarcliff Manor's semi-rural character. With a conventional layout, there is no open space set aside and no buffering of the perimeter to keep the new development from being visible. On the other hand, a conservation subdivision enables the Village to allow private development to go forward in a way that directly preserves open space. Using the existing Section 220-7 of the Village code, areas having meaningful scenic, ecological, environmental and/or recreational characteristics can be protected using the conservation subdivision mechanism. Without increasing the density beyond that which is allowed by zoning, new development on existing large estates

could be detached, semidetached and/or attached houses, located on lots smaller than those typically allowed and thus preserving portions of the parcels.



Old Stone Wall

Concern for the development of Scarborough Road led the Board of Trustees to commission the Scarborough Road Study in 2001. The findings and recommendations of the study, which focus on growth management tools including land conservation, roadway improvements, zoning and

regulatory improvements, design guidelines, recreation plan and stormwater management are incorporated into this plan and described more fully in the vision chapter.

Preserving Viewsheds and Steep Slopes:

Viewshed and steep slope protection are particular concerns in the southern and western parts of the Village. Many of the houses on the western end of the Village are situated on lots with steep slopes. Intense development on lots with steep slopes can result in problems with storm water runoff and soil erosion. Some residents feel that views to the river are being obstructed by new construction and the planting of evergreen trees. Due to Briarcliff Manor's



Hudson River View from Long Hill and Ridgecrest Road

topography, some houses appear in scale with nearby houses from the

EXISTING CONDITIONS
Land Uses, Zoning, and Community Character

front of the property, but significantly larger and thus out of scale from the back.

Ensuring an Appropriate Scale for Residential Development:

The 2006 Resident Survey found that 86% of residents favored retaining the semi-rural character described in both the 1958 and 1988 Master Plans. However, many residents also expressed concern about the recent increase in large homes which may be out of scale with their lot sizes and surrounding neighborhoods.



A Traditional Small House on Pine Road Becomes a Tear-down.



New House on Long Hill Road

2.3 VILLAGE POPULATION

This section examines Briarcliff Manor's demographic trends and characteristics. It presents information relating to population, race and ethnicity, household information, income, educational attainment, labor force participation and place of work. The primary source of information is the 2000 U.S. Census of the U.S. Census Bureau. Supplementing the Census is information provided by Westchester County and the Village of Briarcliff Manor. The purpose of this examination is to describe the social framework for the Comprehensive Plan – that is, the defining traits of Briarcliff Manor as a population.

2.3.1 Population Growth

According to the 2000 Census, 7,696 people reside in Briarcliff Manor, with 91% living in the Town of Ossining part. Between 1990 and 2000 the Village's population increased just under nine percent, 626 persons. Briarcliff Manor and several neighboring municipalities saw much faster growth than Westchester County as a whole.

Briarcliff Manor experienced relatively sharp population growth between 1950 and 1970. The population continued to increase, but more slowly until 1980 (reaching 7,115 persons), when it declined slightly over a 10-year period to 7,070 persons in 1990, after which growth resumed. As shown in Table 2-2, Briarcliff Manor's population has increased at a faster pace than Westchester County since 1950, except for the period from 1980 to 1990, when the village experienced a population decline due to school age population demographics while the County had slight population growth. As shown in Table 2-3, Briarcliff Manor's population density (persons per square mile) also increased from 1990 to 2000, but it remains less dense than most surrounding municipalities and Westchester County as a whole.

Since 2000, the population in Briarcliff Manor has grown modestly. According to the Census Bureau, the village's population is estimated to have increased from 7,696 people in 2000 to 7,900 people in 2004, representing 2.7% growth. The increase of roughly 200 residents is largely attributed to Scarborough Glen, a condominium complex developed during that period. Around 90% of Briarcliff Manor's residents lived in households (meaning family and non-family households) in 2000. The average household size is 2.84 persons. The number of households is estimated to have risen to 2,504 in 2004, from 2,435 in 2000, a 2.8% increase.



*Houses under Construction
in R40B District*



*Children's Recreation in
Chilmark Park*

Table 2-2: Population Change 1950-2000, Briarcliff Manor Area Communities and Westchester County

Place	1950	1960	1970	1980	1990	1990-2000	
						No.	%
Mount Pleasant	26,022	34,955	36,350	39,298	40,590	2,631	6.5%
Briarcliff Manor-part	407	535	629	795	604	82	13.6%
Sleepy Hollow	8,740	8,818	8,334	7,994	8,152	1,060	13%
Pleasantville	4,861	5,877	7,110	6,749	6,592	580	8.8%
Ossining (Town)	20,137	26,199	31,619	30,680	34,124	2,410	7.1%
Unincorporated part	1,952	2,967	4,068	4,164	5,076	438	8.6%
Briarcliff Manor-part	2,087	4,570	5,892	6,320	6,466	544	8.4%
Ossining (Village)	16,098	18,662	21,659	20,196	22,582	1,428	6.3%
Briarcliff Manor - total	2,494	5,105	6,521	7,115	7,070	626	8.9%
Croton on Hudson	4,837	6,812	7,523	6,889	7,018	588	8.4%
New Castle	8,802	14,388	14,642	15,425	16,648	843	5.1%
Tarrytown	8,851	11,109	11,115	10,648	10,739	351	3.3%
Westchester County	625,816	808,891	894,104	866,599	874,866	48,593	5.6%

Source: U.S. Census Bureau

Table 2-3: Change in Population by Density 1990-2000, Briarcliff Manor Area Communities and Westchester County

Municipality	Square Miles	1990 Census	2000 Census	Population Change	1990 Density People/sq mi	2000 Density People/sq mi
Westchester County	432.8	874,866	923,459	5.6%	2,021	2,134
Briarcliff Manor	5.75	7,070	7,696	8.9%	1,192	1,299
Ossining (Village)	3.2	22,582	24,010	6.3%	7,013	7,465
Ossining (Town)	11.7	34,124	36,534	7.1%	2,917	3,123
Croton-on-Hudson	4.8	7,018	7,606	8.4%	1,477	1,602
Pleasantville	1.8	6,592	7,172	8.8%	3,622	3,943
Sleepy Hollow	2.3	8,152	9,212	13%	3,591	4,055
Tarrytown	3.0	10,739	11,090	3.3%	3,604	3,725

Source: U.S. Census Bureau

2.3.2 Race and Ethnicity

Briarcliff Manor's racial composition has not changed significantly since 1990 (See Table 2-4). The Village remains predominantly non-Hispanic white, although the percentage has decreased slightly since 1990 (91% from 92%). The Asian/Hawaiian/Pacific Islander population increased somewhat as a percentage of the total population. The American Indian population, as a portion of the entire population, remained nearly constant, while the black population decreased slightly from 1990, both as a whole and as a percentage of the total population. The numbers of people identifying themselves as other rose somewhat, and for the first time, people were able to indicate more than one race on the census form. Hispanic persons can be of any race, and thus, the Hispanic count overlaps with persons counted in racial categories. The number of persons identifying themselves as Hispanic increased between the decennials from 217 to 241 (11.1%), but remained constant as a percentage of the entire population.

Table 2-4: Briarcliff Manor Population by Race and Ethnicity, 1990-2000

Race (Non-Hispanic)	1990	%	2000	%
White	6,528	92.3	6,983	90.7
Black	145	2.1	133	1.7
American Indian	2	0.0	4	0.1
Asian/Hawaiian/ Pacific Islander	343	4.9	422	5.4
Other	52	0.7	73	0.9
Two or More Races	-	-	81	1.1
Total	7,070	100	7,696	100
Ethnicity				
Hispanic	217	3.1	241	3.1

Source: U.S. Census Bureau, 2000

2.3.3 Age Distribution

Briarcliff Manor's age distribution generally follows regional trends, with the exception of the 20 to 34 age group, which is below the percentage for Westchester County and surrounding communities (see Table 2-5). Briarcliff Manor's median age of 39.5 years is among the highest in the region. The Village experienced a shift in age distribution between 1990 and 2000. Briarcliff Manor, the County and the region all experienced the echo boom, an increase in the school-aged population driven by the large postwar baby boom generation (1946-1964). The echo boom represents those children born in the 1980s through the 1990s, with 2001 considered the end of the echo boom. The portion of the population under 18 increased from 1990 to 2000, with the most notable growth in the 5 to 9 age group. However, as elsewhere, Briarcliff Manor's number of school-aged children has peaked and will trend downward for another 10 years. The Village also had an increase in the number of retirees (65 and over), to 15% of the total population from 11% in 1990. The retiree population itself is skewing older; 53.5% of all retirees were 75 and older in 2000, compared with 46.5% in 1990. This shift in age has implications for senior housing, given that people 75 and over are more likely to require assisted living than younger retirees.



Playground in the Downtown



*Former Kings College,
Potential Senior Housing*

Table 2-5: Population by Age, 2000, Briarcliff Manor Area Communities and Westchester County

	Total Population	Median Age (in years)	Age Categories						
			Under 5 years	5-19 years	20-34 years	35-54 years	55-59 years	60-64 years	65 years and over
Municipality									
Westchester County	923,459	37.6	64,242	186,113	170,429	287,031	48,310	38,370	128,964
			7.0%	20.2%	18.5%	31.1%	5.2%	4.2%	14.0%
Briarcliff Manor	7,696	39.5	539	1,782	968	2,525	454	300	1,128
			7.0%	23.2%	12.6%	32.8%	5.9%	3.9%	14.6%
Ossining (Village)	24,010	35.7	1,488	3,923	6,253	7,810	1,088	795	2,653
			6.2%	16.3%	26.0%	32.5%	4.5%	3.3%	11.0%
Ossining (Town) (unincorporated)	5,514	37.4	327	882	698	1,913	348	302	1,044
			5.9%	16.0%	12.7%	34.7%	6.3%	5.5%	18.9%
Croton on Hudson	7,606	40.0	591	1,474	997	2,785	437	290	1,032
			7.8%	19.4%	13.1%	36.6%	5.7%	3.8%	13.6%
Pleasantville	7,172	37.9	500	1,662	1,053	2,388	347	267	955
			7.0%	23.2%	14.7%	33.3%	4.8%	3.7%	13.3%
Sleepy Hollow	9,212	33.6	721	1,827	2,323	2,715	349	306	971
			7.8%	19.8%	25.2%	29.5%	3.8%	3.3%	10.5%
Tarrytown	11,090	37.0	732	1,752	2,640	3,358	535	481	1,592
			6.6%	15.8%	23.8%	30.3%	4.8%	4.3%	14.4%

Source: U.S. Census Bureau, 2000

2.3.4 Households and Families

The census definition of household is all persons occupying a housing unit, regardless of relation. Families are a household and/or one or more persons living in the same housing unit who are related to the householder by blood, marriage or adoption. A householder is the person in whose name the home is owned, being bought or rented. If there is no such person present, any household member 15 years and over can serve as the householder for the purposes of the Census.

In 2000, Briarcliff Manor had 2,435 households, an 18% increase from 1990 (See Table 2-6). During this time, both the average household size and the average family size increased, from 2.78 to 2.84 and from 3.10 to 3.16, respectively. Both these figures are above the U.S. average and contrast with the national trend of declining family and household sizes. Of the total population of 7,696 persons, 6,913 people, or about 90% of all residents, were in households.

Families continue to be the dominant household type in Briarcliff Manor, making up 82% of all households in 2000. This percentage is a slight increase from 1990, when about 81% of all households were families. This increase contrasts with regional and national trends, in which declining rates of marriage and higher divorce rates have contributed to a rise in non-family households. In Briarcliff Manor, nearly all families (92%) were married-couple families in 2000. Approximately 55% of married-couple families had children, and almost all of those children were under the age of 18.

In Briarcliff Manor, 145 families, or seven percent of all families, were headed by single women in 2000, well below the national level of about 18 percent. Nationally, families headed by single women are more likely to be below the poverty level; approximately 27% of U.S. families with single female householders lived in poverty in 1999 (2000 Census), versus nine percent of all families. However, in Briarcliff Manor, no families headed by single women were below the poverty

level in 1999, while 0.8% of all families in the Village (around 16 families) lived in poverty: \$17,603 or less for a four-person family.

Table 2-6: Households and Families, 1990-2000

	Briarcliff Manor		Westchester County		New York	
	1990	2000	1990	2000	1990	2000
Total Households	2,062	2,435	320,030	337,142	6,639,322	7,056,860
Families As Percent of Total	1,670	1,996	92,203	101,941	4,489,312	4,639,387
Households	81%	82%	71%	70%	67.6%	65.7%
Non-Family Households As Percent of Total	392	439	92,203	101,941	2,150,010	2,417,473
Households	19%	18%	29%	30%	32.4%	34.3%
Average Household Size	2.78	2.84	2.64	2.67	2.63	2.61
Average Family Size	3.10	3.16	3.16	3.21	3.22	3.22

Source: U.S. Census Bureau

Note: Households include all persons occupying a housing unit, regardless of relation. Families include a householder and/or one or more persons living in the same housing unit who are related to the householder by blood, marriage or adoption.

Both the percentage of Briarcliff Manor households including persons aged 65 and older and the proportion of householders aged 65 and over were higher than the national levels in 2000. About 27% of all Village households in 2000 included individuals 65 and older compared with the national level of about 23 percent. Approximately 24% of Briarcliff Manor heads-of-household were 65 and over, versus 21% for the nation as a whole. Of householders who lived alone, 57% were 65 and older in 2000, versus the national level of 36 percent.

EXISTING CONDITIONS

Village Population

Briarcliff Manor householders who are aged 65 and over are significantly more likely to be renters than Village householders in general; about 22% of householders 65 and over rented in 2000, compared with about 12% of all householders. In fact, Briarcliff Manor retiree-aged residents made up approximately 41% of all renters.

2.3.5 Income Distribution

Median household income is reported for the year preceding the census date. Thus, in 1999, the median household income of Briarcliff Manor residents was \$133,272, representing an increase of 34% from the 1989 (1990 Census) median of \$99,477. The median 1999 family income was \$157,607, up 43% from \$109,903 in 1989.

Family income is generally higher than household income, due to dual incomes and the typically more stable situation of families than households. Briarcliff Manor's 1999 median household and family income levels were well above both the County's (\$63,582 and \$79,881, respectively) and the state's (\$43,393 and \$51,691, respectively).

Nearly 83% of households in Briarcliff Manor have incomes of \$50,000 or greater, compared with 60% in the County and 44% in the state. Approximately 10% of the Village's households have incomes below \$25,000, versus about 20% in the County and about 30% in the state (See Table 2-7, below). Of the households with incomes below \$25,000, the majority (85%) are led by householders aged 65 and over.

Table 2-7: Household Income Distribution, Selected Areas, 1999

Area	Under \$10,000	\$10,000 -14,999	\$15,000 -24,999	\$25,000 -34,999	\$35,000 -49,999	\$50,000 -74,999	\$75,000 -99,999	\$100,000 or more
Briarcliff Manor	89 3.7%	56 2.3%	97 4.0%	72 3.0%	92 3.8%	267 11.0%	241 9.9%	1,511 62.3%
Westchester County	24,492 7.3%	14,518 4.3%	27,654 8.2%	28,000 8.3%	39,970 11.8%	56,607 16.8%	41,497 12.3%	104,748 31.1%
New York	809,507 11.5%	453,320 6.4%	822,611 11.7%	807,043 11.4%	1,047,001 14.8%	1,297,712 18.4%	746,384 10.6%	1,077,017 15.3%

Source: U.S. Census 2000 Summary File 3

The Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition. If a family's total income is less than the threshold, then the family, and every individual in it, is considered poor. In 2000, the thresholds were set at \$8,794 for a single person and \$17,603 for a family of four.

In 1999 (2000 Census), approximately 172 residents, or 2.5% of the Briarcliff Manor population, lived in poverty, well below the national average of twelve percent. This figure, which comprises all members of the household, represents a decrease from 1989 (1990 Census), when 213 Briarcliff Manor residents, or about four percent of the population, lived in poverty. About 66 households, or three percent of all households, lived in poverty in 1999. Village residents aged 65 and older were more likely to live in poverty; about seven percent of these residents were below the poverty line.

2.3.6 Housing Units

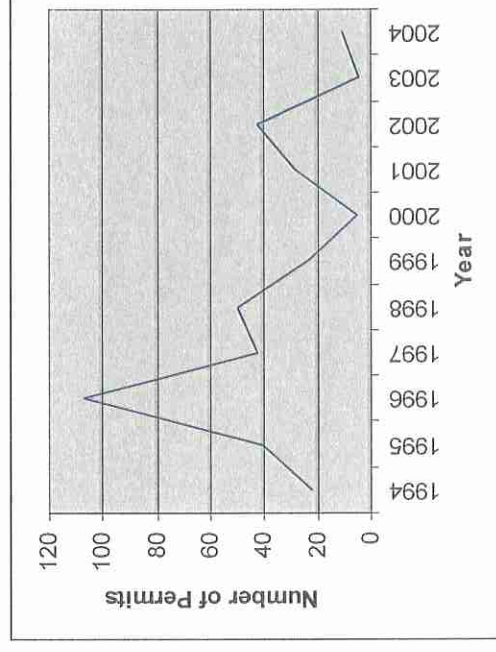
Between 1990 and 2000, the number of housing units in Briarcliff Manor increased approximately 14%, to 2,501 total housing units from 2,200, and the vacancy rate declined to about three percent from six percent. Most occupied housing units (87%) are owner-occupied, with 13% renter-occupied. However, the Village has several nursing homes and assisted-living facilities, and the tenure in these housing units is less clear and could be either owned or rented.

Briarcliff Manor's nursing home and assisted living facilities could explain, in part, its prevalence of retiree-aged residents. The largest of these facilities is Atria Briarcliff Manor, with a capacity of 130 beds, located on Pleasantville Road. The Elant at Brandywine facility, on Sleepy Hollow Road, has a total capacity of 179 beds, consisting of 48 beds in an adult care facility and 131 beds in an assisted-living facility. Although these adult-care facilities likely swell Briarcliff Manor's elderly population, their presence is not the primary reason the Village has a significant retiree-aged population. In 2000, just under one-quarter of

Briarcliff Manor residents aged 65 and older (271 residents) lived in nursing homes or assisted-living facilities.

The Village is among the Westchester County municipalities with the highest growth in housing units from 1990 to 2000. Elmsford and Buchanan experienced 35% and 20% growth, respectively, while Rye Brook and Somers each had 14% growth.

Table 2-8: New Residential Building Permits, 1994-2004



Source: Westchester County Databook, U.S. Census Bureau

Note: New residential building permits include rebuilt homes when the home is totally rebuilt on an existing foundation. If the rebuilt homes are attached to an existing structure (wall, chimney, etc.) they are not included in the count of new residential permits.

As shown in Table 2-8, Briarcliff Manor had a spike in residential growth in 1996 and dips in 2000 and 2003, but excluding these unusual activity levels, the Village issued an average of approximately 32 new residential buildings permits a year from 1994 to 2004, ranging from a high of 50 permits in 1998 to a low of 10 permits in 2004. Nearly all new residential permits were for single-family homes.

The value and cost of homes have risen in the last decade, and Briarcliff Manor remains above the County-wide median cost of homes. The Village's median (self-reported) 1990 value for single-family homes was \$386,000, and the median rent was \$631. By 2000, the median value for single-family homes had increased to \$450,700, and the median rent to \$1,068. By comparison, the median value for single-family homes in Westchester rose to \$325,800 in 2000 from \$283,500 in 1990, and the median rent increased to \$839 from \$543.

Housing is considered affordable when it costs no more than 30% of a household's monthly household income for rent and utilities. Designated affordable housing is housing guaranteed to remain affordable for a set period of time to households who qualify under specific income guidelines.

In Briarcliff Manor, approximately 30% of renters and 27% of homeowners paid 30% or more of their monthly household income toward housing costs in 1999. About 18% of renters paid at least 50% of their monthly household income for rent. Among homeowners with annual household income under \$50,000, the majority paid 35% or more of their 1999 monthly household income for selected monthly owner costs.

Westchester County's Affordable Housing Allocation Plan allocates affordable housing responsibilities to each of the County's 43 municipalities through a formula that gives equal weight to the municipality's land area, employment growth in the previous decade, number of overcrowded units, and the portion of the municipality's

aggregate 1989 household income that exceeds the amount resulting from multiplying the total number of households by 80% of the median income of the County. A fifth factor has been added that covers the availability of public transportation – as measured by the Bee-Line Bus road mileage as a percentage of County-wide mileage. Taking each of these five factors into equal consideration is meant to avoid unfair skewing among municipalities.

According to the Westchester County Planning Department, as of July 2005, Briarcliff Manor had not constructed any of the 67 affordable housing units requested of the Village by the County plan. The County has now requested that an additional 76 units be built through 2015, bringing the total requested to 143 units. Currently, there are no immediate plans or timetable for construction of the requested affordable housing units. However, with the construction of 37 moderate income units at Wyndcrest and Scarborough Glen, the Village has taken steps toward providing more affordable units within the Village.

2.3.7 Employment Characteristics

Of Briarcliff Manor's population 16 years and over, 63% of the population was in the labor force in 2000, and 33% of those employed worked outside the County. According to the 2000 Census, approximately 13% of all workers residing in Briarcliff Manor both live and work in the Village, down from about 18% in 1990. The mean travel time to work for Briarcliff Manor residents was 37.1 minutes in 2000.

The largest business sectors in Briarcliff Manor in terms of employment in 2000 were education, health, and social services, representing approximately 25% of the total employed civilian population, and professional, scientific, management, administrative and waste management services with about 21% of the total employed civilian population. The agriculture, forestry, fishing and hunting, and mining

sectors and the transportation and warehousing and utilities sectors each employed less than 2% of the total employed civilian population. Table 2-9 shows the employment by industry in Briarcliff Manor.

More than two-thirds of Briarcliff Manor's employed residents were in management, professional and related occupations in 2000, according to Census data. Another 22% were in sales and office occupations, with approximately 6% of the total employed civilian population in service occupations. Table 2-10 shows the Village's employment by occupation.

Table 2-9: Employment by Industry, 2000

Industry	Employment	% of Total
Agriculture, Forestry, Fishing & Hunting, Mining	8	0.2
Construction	124	3.7
Manufacturing	206	6.2
Trade	333	9.9
Transportation/Warehousing, Utilities	40	1.2
Information	199	6.0
Finance, Insurance, Real Estate, Rental/Leasing	590	17.7
Professional, Scientific, Mgmt., Admin., Waste Mgmt. Services	716	21.4
Education, Health, Social Services	832	24.9
Arts, Entertainment, Recreation, Accommodation, Food Services	116	3.5
Other Services (including public administration)	176	5.3
Total	3,340	100

Source: U.S. Census, Summary File 3

Table 2-10: Employment by Occupation, 2000

Occupation	Employment	% of Total
Management/Professional Service	2,272	68.0
Sales/Office	184	5.5
Farming/Fishing/Forestry	725	21.7
Construction/Maintenance	8	0.2
Production/Transportation	78	2.3
Total	73	2.2
	3,340	100

Source: U.S. Census, Summary File 3

2.4. NATURAL RESOURCES

Briarcliff Manor's image and character is shaped as much by the high quality of its natural setting as by its built environment. The Village's character is created by large privately owned open space parcels and golf courses, parkland, brooks, streams and the Hudson River and an abundance of trees. The protection of these features is essential to the preservation of Briarcliff Manor's unique community character.

2.4.1 Natural Resource Features

Significant environmental systems and features are steep slopes, floodplains and freshwater wetlands, fragile soils, and other prominent natural features. Each of these features is and should be a unique community resource.

Topography

Briarcliff Manor is generally hilly with moderate to steep slopes. Land rises from an elevation of between 0 and 99 feet above sea level, adjacent to the Hudson River in the Scarborough area, to a maximum of between 500 and 599 feet in two small areas in the northern part of the Village, east and west of Old Briarcliff Road. Land in the central part of the Village is between 400 and 499 feet in elevation. Further east, the terrain is not as steep, with elevations between 200 and 299 feet. The Village's topographical variations are shown in Figure 2-6.

Soils

The physical properties of soil have, to a great extent, determined land use in given areas and have important implications for future development. Consideration of the engineering properties of the soil present on a site should be an integral part of site design. Misinterpreting the characteristics of soil cover or geological

foundations may result in structural failures or higher construction and maintenance costs.

Soils are classified by the Natural Resource Conservation Service into four Hydrologic Soil Groups (HSG) based on the soil's runoff potential. The four Hydrologic Soil Groups are A, B, C and D; A's generally have the smallest runoff potential and D's the greatest. Soils in the Village are shown in Figure 2-7. The characteristics of the Village's predominant soil types by HSG are described below:

Group A is sand, loamy sand or sandy loam types of soils. It has low runoff potential and high infiltration rates even when thoroughly wetted. This group consists chiefly of deep, well to excessively drained sands or gravels and has a high rate of water transmission. Little of the soil in the Village is of this type. Woodbridge loam (WdA) is located in five small scattered areas of the Village: the area around Dalmeny Road, two locations in the Chilmark neighborhood west of Old Briarcliff Road, and vertical bands in the central and east central parts of the Village. The soil is very deep and nearly level, with slopes between 0% and 3%; thus the likelihood of erosion is slight.



Road Descending toward
Hudson River

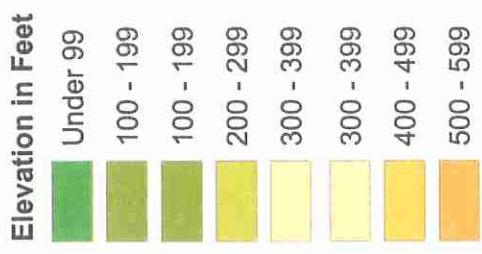
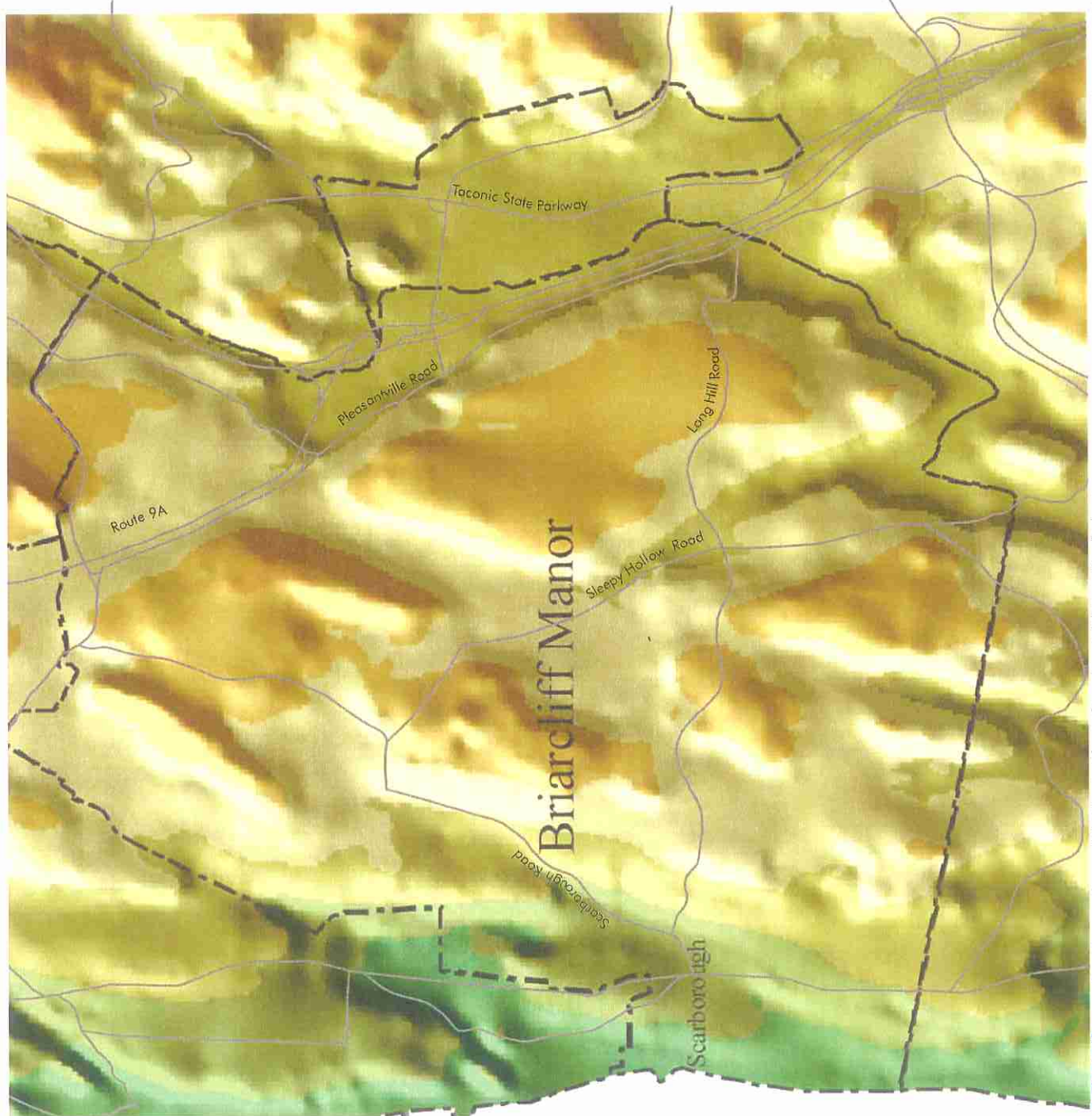
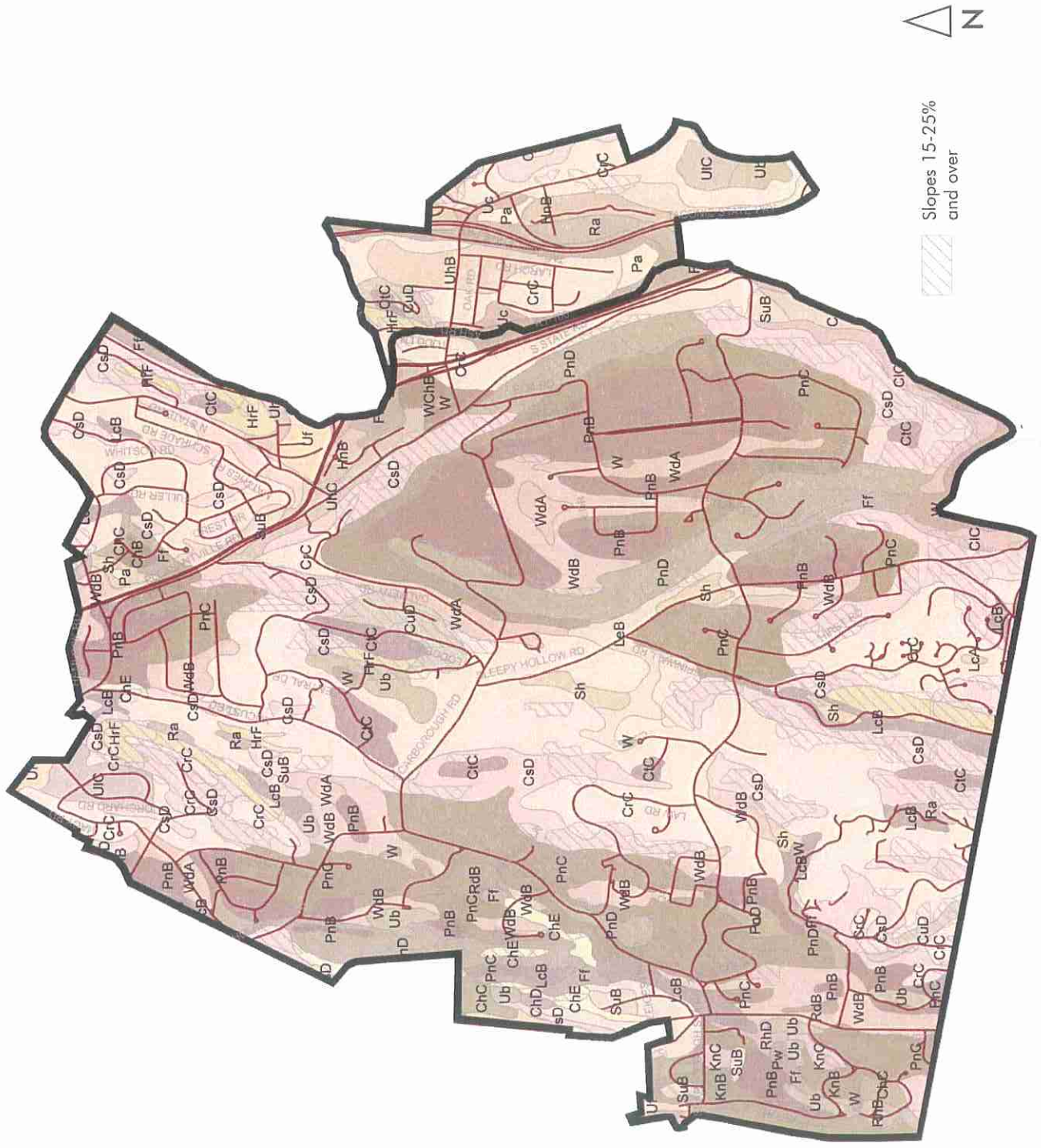


Figure 2-6: TOPOGRAPHY

Source: Westchester County Department of Information Technology



Slopes 15-25%
and over

Source: Natural Resources Conservation Service

BEJ Planning

Figure 2-7: SOILS

BRIARCLIFF MANOR COMPREHENSIVE PLAN

Group B is silt loam or loam. It has a moderate infiltration rate when thoroughly wetted and consists chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. Paxton fine sandy loam (PnB) and Woodbridge loam (WdB) are located in bands down the western and eastern portions of the Village. PnB is found on gently sloping broad ridges and small hills with slopes between 2% and 8% and WdB is on the lower parts of hillsides with slopes between 3% and 8%. The risk of erosion of these soils is slight to moderate.

Group C soils are sandy clay loam. They have low infiltration rates when thoroughly wetted and consist chiefly of soils with a layer that impedes downward movement of water and soils with moderately fine to fine structure. **Most of the soil in the Village is this type.** The Charlton-Chaffield complex (CrC) is located throughout the central and northern parts of the Village on the tops and sides of hills underlain by highly folded bedrock, with slopes between 2% and 15%. Paxton fine sandy loam (PnC) with 8% to 15% slopes is located in bands along the eastern and western parts of the Village on the sides and tops of broad ridges and small hills. The risk of erosion of these soils is slight to moderate.

Group D soils are clay loam, silty clay loam, sandy clay, silty clay or clay. This HSG has the highest runoff potential, as it has very low infiltration rates when thoroughly wetted. It consists chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. Large areas of Chaffield-Charlton complex (CsD; not to be confused with CrC soils) are located throughout the Village on the tops and sides of hills underlain by highly folded bedrock. Swaths of Paxton fine sandy loam (PnD) are located along South State Road, Sleepy Hollow Road and the Old Croton Aqueduct. The slopes are between 15% and 25% (PnD) and 15% and 35% (CsD); thus the runoff rate for these soils is rapid and the risk of erosion is severe.

Drainage

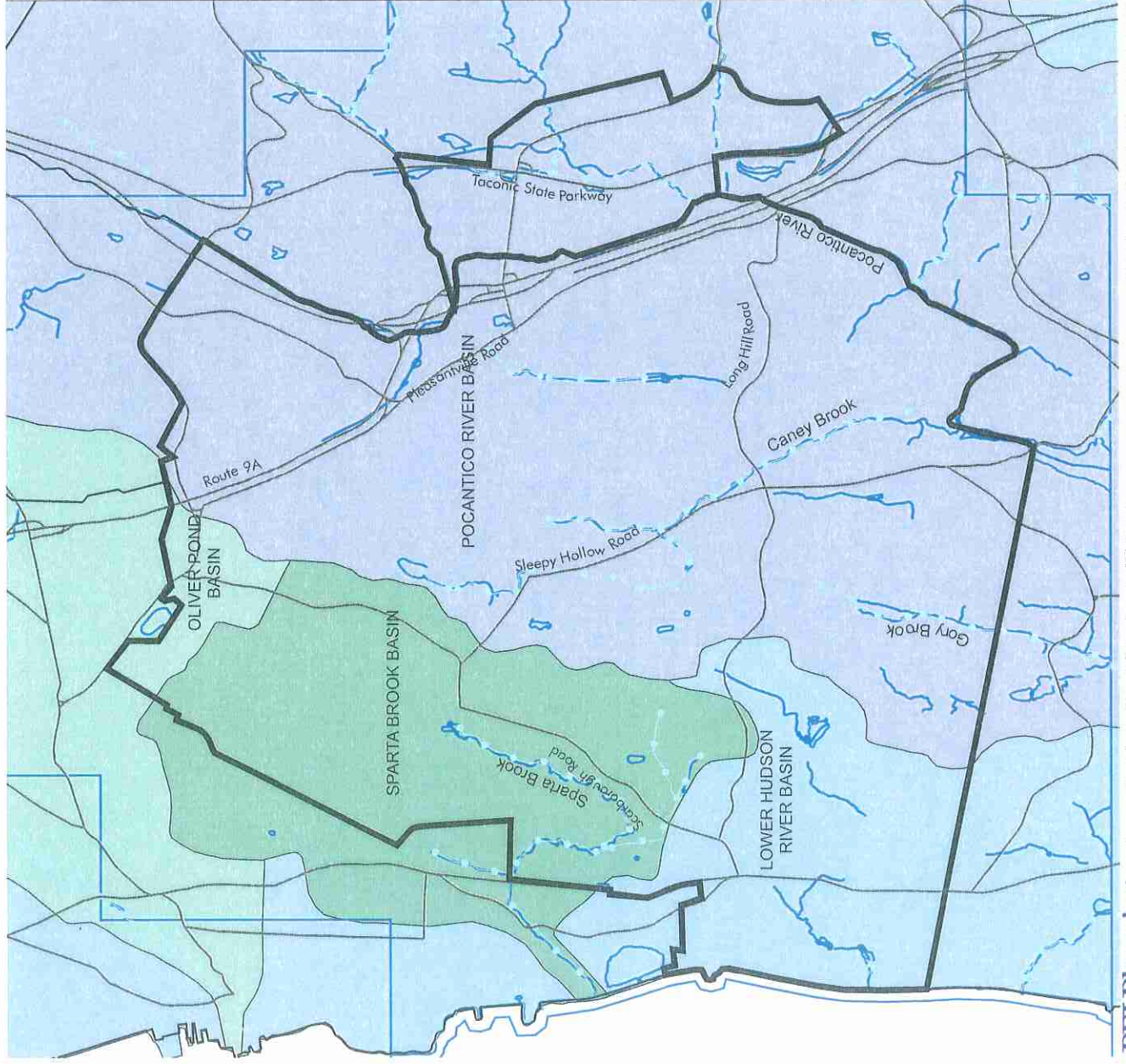
A drainage basin is the land area whose water runoff flows into a particular stream or tributary. One drainage basin is separated from the next by the crests of hills. Briarcliff Manor is located within four basins (See Figure 2-8). Runoff from a particular parcel of land can have an impact on other parcels within the same basin. Most land in the Village lies within the Pocantico River Basin. Major streams in this basin are Gory Brook, which runs parallel to Andre Way, and Caney Brook, which runs east and west of Sleepy Hollow Road. Both drain into the Pocantico River and ultimately into the Hudson River. The southwest part of the Village is within the lower Hudson River Basin, with its major stream draining directly into the river. The western and northern parts of the Village are in the Sparta Brook Basin. Sparta Brook, located west of Old Briarcliff and Scarborough Roads, winds its way across Route 9 and drains into the Hudson River. Some land in the northernmost part of the Village near Pleasantville Road is within the Oliver Pond Basin which extends north into Ossining.



Streams in the Spring and Winter

Wetlands

Briarcliff Manor's wetlands are largely clustered in the eastern part of the Village, adjacent to the Pocantico River and Lake, Route 9A, and the Taconic State Parkway (See Figure 2-9). One significant wetland



Legend

-  Streams
-  Hydrological Features
(Streams, Brooks, Rivers,
Lakes, etc.)
-  Oliver Pond Basin
-  Pocantico River Basin
-  Sparta Brook Basin
-  Lower Hudson River Basin

Figure 2-8: **SURFACE HYDROLOGY**

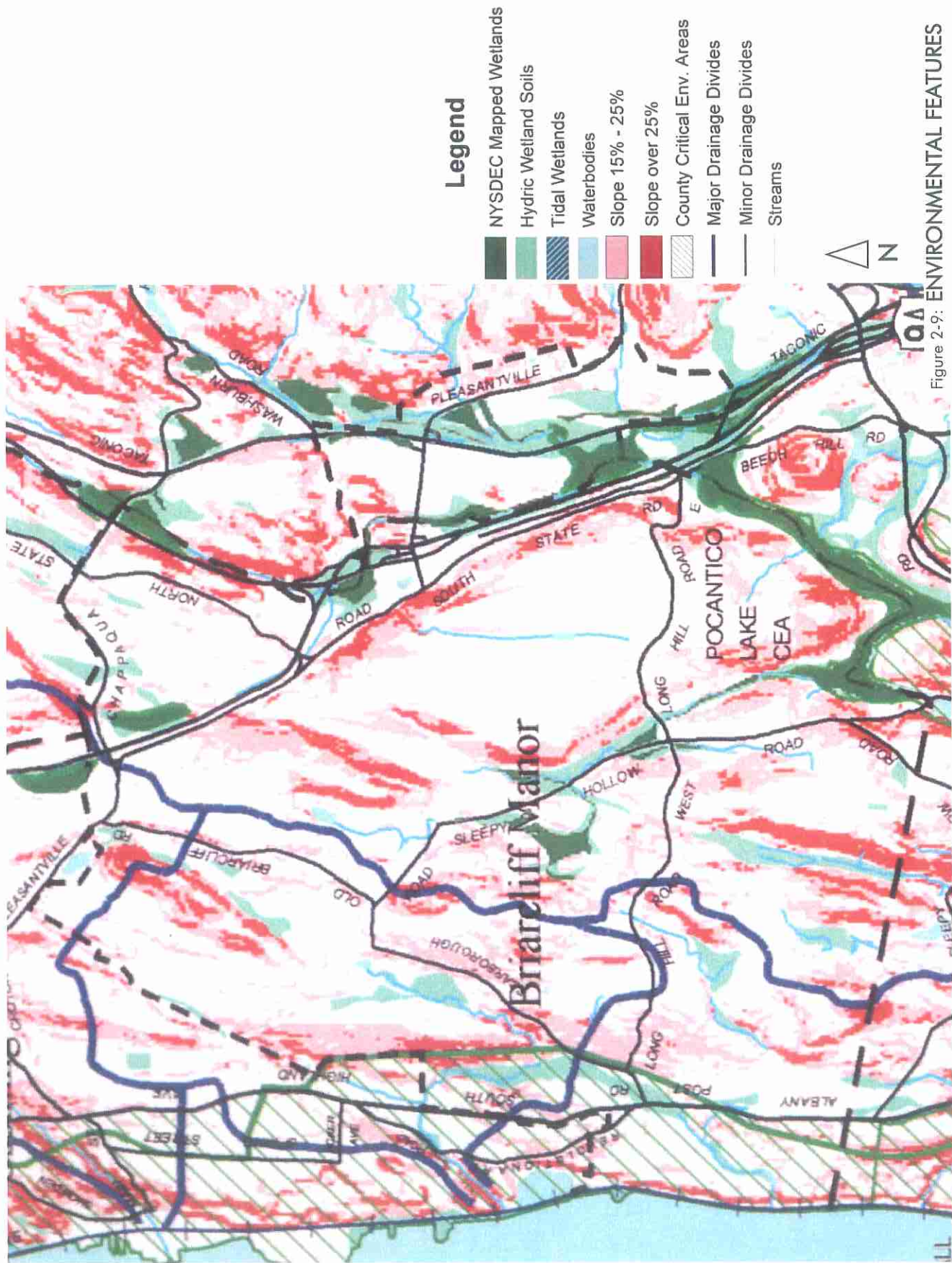


Figure 2-9: ENVIRONMENTAL FEATURES
BRIARCLIFF MANOR COMPREHENSIVE PLAN

Source: Westchester County Department of Planning, 2004

EXISTING CONDITIONS

Natural Environment

system is located in the central part of the Village, extending north from the Pocantico River, along the Caney Brook, to an area west of Sleepy Hollow Road and south of Scarborough Road.



Wetland alongside Sleepy Hollow Road

Wetlands are important wildlife habitats. They also serve many functions which make them critical for sustainable development:

- Protecting subsurface water resources
- Treating pollutants by serving as biological and chemical oxidation basins
- Controlling erosion by serving as sedimentation areas and filtering basins, absorbing silt and organic matter
- Serving as a source of nutrients for freshwater fish and
- Creating open space corridors which can maintain the natural character of the community.

The most important functions are water retention and flood control. Upland wetlands retain runoff from surrounding developed areas and gradually discharge it into their outflow streams, thus preventing a rush of water and increased flooding in low lying areas.

Critical Environmental Area

A Critical Environmental Area (CEA) is land designated by the New York State Department of Environmental Conservation (NYSDEC) requiring special protection under State Environmental Quality Review

(SEQR) regulations. To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following:

- A benefit or threat to human health
- A natural setting, such as fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality
- Agricultural, social, cultural, historic, archaeological, recreational, or educational values or
- An inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change.

In Westchester County, all land adjacent to the Hudson River is designated as a CEA. In Briarcliff Manor, all land west of the Old Croton Aqueduct as well as an area east of the Old Croton Aqueduct and west of the southern section of Route 9 is within the Hudson River CEA. A very small southern portion of the Village is also in the Pocantico Lake CEA (See Figure 2-9). The potential impact of any Type I or Unlisted Action on the environmental characteristics of land within the CEAs is a relevant area of environmental concern and must be evaluated in the determination of significance prepared pursuant to Section 617.7 of SEQR. Identification of environmental impacts and associated methods of mitigation are necessary prior to local and state agencies committing to, funding, or approving any proposed action.

Flood Hazard

The 100-year flood boundary has been determined for all of the waterbodies in Briarcliff Manor by the Federal Emergency Management Agency (FEMA). For land use planning purposes, the regulatory floodplain is usually viewed as all lands within reach of a 100 year flood, defined as a flood event that has a one percent chance of occurring in any given year. FEMA produces floodplain maps, defining which land is in and out of the 100-year floodplain in order to implement the National Flood Insurance Program. These flood hazard areas are shown in Figure 2-10.

The Pocantico River Flood Study identified areas in the Village that are prone to flooding (See Figure 2-11). These areas are largely located in the Tree Streets neighborhood:

- Areas west of Route 100 and north of Pleasantville Road encompassing the youth center and adjacent municipal property
- Areas west of Todd Lane, north of the Pocantico River
- Areas just north of Pleasantville Road, between Washburn Road and Horsechestnut Road, east and west of the river
- An area south of Pleasantville Road, west of the Pocantico River and east of Route 9A
- Areas south of Pleasantville Road, east of the Pocantico River along Ash Road, the western end of Oak Road and Jackson Road Park



Jackson Park

2.4.2 Local Controls Protecting the Environment

A number of steps were taken by the Village to protect its natural resources and preserve open space. Laws regulating flood damage prevention (1987), wetlands (1976), tree preservation (1996), creation of a Conservation Advisory Council (1972) and adoption of the Westchester County Greenway Compact Plan (2004) were adopted to ensure protection of the Village's key natural features. Other controls, such as steep slope protection (1984) and conservation subdivision provisions (1999) have been incorporated into the zoning regulations.

Flood Damage Protection

The flood damage protection ordinance regulates uses that may cause erosion or significantly increase flood heights or velocities. The ordinance also controls the alteration of natural floodplains or other hydrological features, and regulates the construction of flood barriers which may unnaturally divert floodwaters or increase flood hazards. Areas of special flood hazard are identified in Flood Insurance Rate Maps and Flood Boundary-Floodway Maps as prepared by FEMA in 1977. Land within designated special flood hazard areas is subject to construction standards described in Chapter 127 of the Village Code Flood Damage Protection. Conformance to standards is the responsibility of the Code Enforcement Officer who has authority to grant or deny development permit applications.

Remaining large parcels for development have hydrological features (steep slopes and varying drainage characteristics) that must be evaluated for specific development which may influence the extent of future development.

Freshwater Wetland Protection

The Village adopted wetland legislation to recognize the invaluable benefits of wetlands. In the past, wetlands in the Village were lost or impaired due to unregulated draining, dredging, filling, excavating, construction and pollution. The legislation addressed these activities to protect and even increase the designated acreage of Village wetlands.

The Village and the Department of Environmental Conservation (DEC) have different wetlands regulations. The Village requires a 50-foot wetland buffer within which no building is permitted. DEC requires a 100-foot wetland buffer within which some construction is allowed. Wetland boundaries are indicated on the Wetlands Control District Map (1971) on file with the Village Clerk. The Village's Conservation Advisory Council (CAC) makes recommendations on wetlands permit applications prior to their issuance by the Village. Discrepancies related

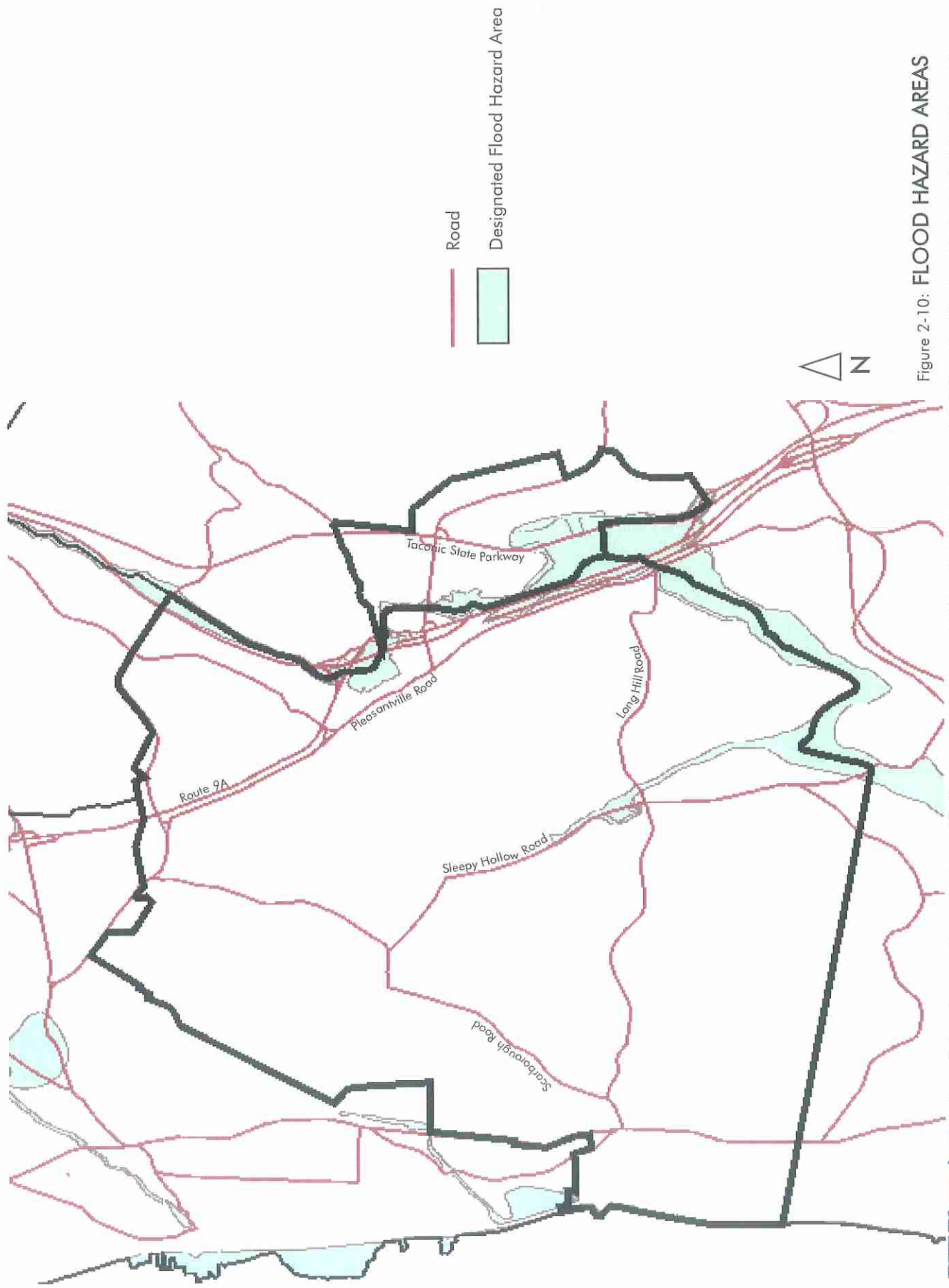


Figure 2-10: FLOOD HAZARD AREAS

Source: Federal Emergency Management Agency (FEMA)

to the location or designations of wetlands are referred to the DEC and the Soil Conservation Service of the U.S. Department of Agriculture.

Tree Preservation

The abundance of trees creates the bucolic character of the village. In addition to their aesthetic quality, trees provide shade, natural habitats, water absorption and retention, and prevent soil erosion. Trees also reduce the greenhouse effect (created when heat from Earth is trapped in the atmosphere due to high levels of carbon dioxide [CO₂] and other heat-trapping gases) by removing and storing the carbon from CO₂ while releasing oxygen back into the air.

On privately-held developed property, the tree preservation regulation (Section 202-3) allows the removal of two or fewer trees in the regulated setback zone (10-foot width along the perimeter on the rear and sides of a house) within each calendar year without a permit, provided they are not



Linden Circle

significant trees, meaning they are not unique due to location, aesthetic properties, species or historical value. Significant trees require a permit for removal. The removal of a tree on a property is not regulated if the tree has a DBH (diameter at breast height) of less than seven inches, a DBH of less than four inches when located on slopes under 15%, or if the tree endangers adjoining property, is diseased or threatens the health of other trees.

The Code Enforcement Officer has the authority to issue permits for tree cutting and removal, subject to the Tree Preservation Board. This board is comprised of the Village Manager and the chairpersons of the Conservation Advisory Council and the Planning Board. Approval of

site plan or subdivision applications and special permit applications by the Planning Board and Board of Trustees requires either a tree removal permit or a tree preservation plan. These identify trees to be removed and/or planted and set forth measures to protect trees before, during and after construction.

Conservation Development

According to the Village code, a conservation subdivision is a subdivision whose density (houses per acre) and housing type remains determined by the site's zoning but where the lots are allowed reduced setbacks, overall area, and parking requirements so that they can be clustered. The land that is not a road or house lot is then set aside as open space; thus the "conservation" aspect of this type of subdivision. The code states that such land shall be "open space areas having meaningful scenic, ecological, environmental and /or recreational characteristics." Further, such open space must be legally preserved, with development rights removed. The land is either held in common by the private lot owners, deeded to a "recognized conservation organization," or offered for dedication to the Village for public ownership. It is at the applicant's discretion whether to submit an application as a conventional or conservation subdivision. Section 220-7 of the Village code's zoning chapter defines and regulates such conservation subdivisions.



Briarbridge Conservation Development

Steep Slopes

The Village amended the zoning ordinance in 1984 to add provisions to restrict development on slopes of 15 percent or greater.



Trump Golf Course

The Planning Board determines the impacts of development on the sloped area and is empowered to mitigate the impacts. Development on slopes between 15 and 25 percent is prohibited except when, in the opinion of the Planning Board, the use is permitted within the zoning district, and will not create an adverse impact on the natural resources of the Village (e.g. land erosion and flooding). Development on slopes 25 percent or greater is prohibited unless the Planning Board determines that such development is deemed necessary for access, land or natural resources preservation or enhancement or some other necessary purpose. With these exceptions, the Planning Board may require additional precautions during development to protect steep slopes.

Conservation Advisory Council (CAC)

The Village created a CAC to advise the Village on matters relating to environmental protection. The specific powers and duties of the CAC, described in Chapter 18 in the Village's Code, are:

- Advising the Board of Trustees on matters affecting the preservation, development and use of the natural and man-made features and conditions in the Village
- Developing a program of public information to foster increased awareness of environmental issues in the Village
- Maintaining an up-to-date inventory of all open spaces in public or private ownership within the Village
- Working in conjunction with the Planning Board to recommend plans and programs relating to environmental improvement for inclusion in the Village's Master Plan, recommend changes in existing local laws and ordinances related to environmental control and recommend new local laws and ordinances
- Submitting an annual written report to the Board of Trustees concerning the activities and work of the Council over the course of the year

Westchester County Greenway Compact Plan

The Hudson River Valley Greenway (HRVG) is a voluntary regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making. In June 2005, the Hudson River Valley Greenway approved Westchester County's own Greenway Compact Plan, entitled *The Greenprint for a Sustainable Future*.

Westchester County is one of only two counties in the 13-county Greenway region that has an approved Compact Plan. Briarcliff Manor is one of many Westchester municipalities to have taken action to become a Compact Community. The Village adopted the compact in November 2004. A Compact Community must adopt a local law amending the local zoning ordinance to state that consideration will be given to *Greenprint* policies when certain land use decisions are made.

Briarcliff's local law states that the Village adopts the statement of policies and principles detailed in the Compact Plan. These are:

- Natural and Cultural Resource Protection: Protect, preserve and enhance natural and cultural resources including natural communities, open spaces, historic places, scenic areas and scenic roads.
- Regional Planning: Encourage communities to work together to develop mutually beneficial regional strategies for natural and cultural resource protection, economic development, public access and heritage and environmental education.
- Economic Development: Encourage economic development that is compatible with the preservation and enhancement of natural and cultural resources with emphasis on agriculture, tourism and the revitalization of existing community centers and waterfronts.

EXISTING CONDITIONS

Natural Environment

- **Public Access:** Promote increased public access to the Hudson River through the creation of riverside parks and development of the Hudson River Valley Greenway Trail System with linkages to the natural and cultural resources of the Valley.
- **Heritage and Environmental Education:** Promote awareness among residents and visitors about the Valley's natural, cultural, scenic and historic resources.



Potential Kayak Launch Site at Scarborough Park

Participation in the Compact qualifies the Village to receive benefits such as technical and funding assistance from HRVG and possible scoring preference over non-compact communities in the evaluation of applications for other state grants. Grant money can be used for projects such as updating a comprehensive plan and zoning ordinance or the undertaking of special land use studies.

Phase II Stormwater Management Programs

Land development often eliminates features that moderate stormwater runoff, exposing soil to erosion. Intensified runoff carries soil and other pollutants into streams, lakes, rivers and estuaries. It can cause bank erosion and flooding to downstream communities and cause road washouts and flooded basements to upstream communities. Excessive stormwater runoff can become a costly and sometimes dangerous problem. Preventing these problems requires precautions during and after land development. Because local governments have principal responsibility for controlling land use and development, federal and state law requires urbanized communities, including Briarcliff Manor, to establish Phase II stormwater management programs. The goal is to retain or absorb stormwater on developed sites to the maximum extent possible. The quantity, rate and quality of runoff should not be

significantly different from what they were before the sites were developed. Local stormwater programs which incorporate the Stormwater Phase II Minimum Control Measures must be fully functional by January 8, 2008.

The New York State Department of State recommends adopting a regulation for stormwater management as a local law under the Municipal Home Rule Law, rather than as an ordinance under the York General City Law or Village Law. (When adopted under the Municipal Home Rule Law, a local law has the same status as an act of the New York State Legislature. Enactment by local law has the benefit of constitutional and home rule authority.) Stormwater management is a necessary part of all land development projects. Thus, the most straightforward way to establish local control of stormwater impacts during and after construction is to amend the existing local laws and ordinances that govern zoning, subdivision and site plan review to address impervious surfaces and excessive stormwater runoff. Making use of existing local land use controls avoids the need to create a new permit for stormwater management. In one example, conservation subdivisions may be an effective development tool to reduce the percentage of impervious surface and provide open space and natural areas that are useful for managing stormwater runoff. Second, low-impact development may be used to complement other land use tools. Its goal is to mitigate construction and post-construction impacts to land, water and air. By integrating site design and planning techniques such as narrower streets and bioretention areas, the Village could conserve hydraulic functions and natural systems on site and reduce stormwater runoff from the site.

The local law must include the requirement that developers submit a Stormwater Pollution Prevention Plan (SWPPP) to the Village with any application for a land use approval. It must also include sanctions for non-compliance. An effective Village stormwater management program will require the development of procedures for inspections and enforcement. The Village is currently working toward compliance with the Phase II regulations. As part of its commitment to the

Department of Environmental Conservation (DEC), the Village is required to enact an ordinance and obtain a permit under GP-02-02. Stormwater runoff on new lots and subdivisions are regulated by existing local controls and will be further controlled by the new Phase II Stormwater regulations. However, stormwater runoff on existing lots in the older parts of the Village is not regulated under The Phase II mandate. Preventing runoff from lots pre-existing onto nearby lots may require stronger enforcement of Section 127, Flood Damage Prevention, of the Village code, Section 161, Property Maintenance, and/or the final approval requirements for subdivision, under chapter 190, Subdivision of Land.

2.4.3 Planning Issues

While Village regulations protect the natural environment, more can be done.

Steep Slopes

Provisions to control development in areas with steep slopes (e.g. slopes of 15% or greater) are described in the zoning ordinance, Section 220-15 Protection of Natural Resources. Many of the major remaining undeveloped or underutilized properties contain steeply-sloped land. Pressure to build may strengthen because of the limited amount of available land in the Village. Building on steep slopes can result in stormwater sheet



Steep Slopes along
Scarborough Road

flow impacts into neighboring lots downhill and soil erosion, which can lead to a loss of habitat and vegetation. The current regulations provide the Planning Board with some flexibility in administering the regulations. However, this exercise of discretion is not clearly defined.

Tree Preservation

The Village's tree preservation regulation controls the cutting of trees on the perimeter of privately-held developed properties, consisting of an area 10 feet deep, measured from the side and rear property lines. However, tree cutting is not regulated on the front of a property or in its interior, provided the tree is not considered significant or does not have a diameter at breast height (DBH) that would require a permit. While some concern was expressed about this, the Village government may wish to identify the depth of the concern and the problems that have been created by allowing homeowners to cut trees. It appears clear that the code's penalty and enforcement provisions are minimal. Village-imposed fines are constrained by state law: the maximum fine of \$350 (\$700 for two or more offenses in the same year) may not be a deterrent.

Open Space Resources

Section 220-7 of the Village code includes some criteria for determining types of land that should be Village-designated as open space. This would be land that has meaningful ecological, scenic, environmental and/or recreation features. The code does not identify particular parcels and areas in the Village that should be dedicated as open space (e.g., have no further development rights). Such identification, for example in an open space inventory, would assist the Planning Board when determining open space requirements of subdivision applications.

Views

While many areas of Briarcliff Manor are lovely, the southern portion in particular is known for its views, given the greater hilliness here. One area along Ridgecrest Road ascends from Scarborough Road up to Long Hill Road West and provides views of the Hudson River. Many houses are situated on lots with steep slopes. Some residents feel that views to the river are obstructed by new construction and evergreen trees planted as privacy screens. In other hilly areas throughout the Village, some houses appear in scale from the front, but out of scale from the back of the property which sometimes face adjacent developments.



Deep View along Tree-Lined Street

Wetlands

The Village's wetland buffer requirement differs from NYSDEC. The Village currently requires a 50-foot no-build buffer while the state requires a 100-foot controlled wetland buffer. The state recommends one hundred feet as the *minimum* buffer width for water quality and wildlife protection.

2.5 TRANSPORTATION

2.5.1 Overview

Briarcliff Manor's transportation system is comprised of highways, streets and a rail line. The Taconic State Parkway and State Routes 100, 9 and 9A traverse the Village in a north-south direction. These highways, together with the Metro-North Railroad (Hudson Line), form the backbone of Briarcliff Manor's transportation system. The Village's low-density development pattern heavily relies on auto transportation. The Metro-North railroad represents the primary alternative transportation mode for residents commuting to New York City. The majority of these commuters drive to the train. Westchester County's Bee-Line bus service provides routes to White Plains, Tarrytown and Port Chester along Routes 9 and 9A.

The circulation pattern in the Village is constrained due to the effect of the varied topography on the road network. The Village is well served in a north-south direction by the arterial Routes 9, 9A and 100 as well as the Taconic State Parkway. On the other hand, travel in an east-west direction is less straightforward, as Long Hill Road, Pine Road, Elm Road and Scarborough Road are narrow, with numerous hills and turns. Pleasantville Road serves both as an arterial, carrying through traffic, and also as a local road, being the commercial spine of the downtown.

2.5.2 Functional Classification of Roadways

Transportation planners and engineers have devised standard categories for roadways so that roads can be designed based on their function. Certain roadways are intended to carry high volumes of through traffic, while others are primarily for local traffic and providing access to adjacent lands. When conflicts occur in the use of roadways, congestion and crashes are usually the result. The functional

classification of Briarcliff Manor's road system is depicted in Figure 2-12 and is as follows:

Limited Access Highways

These roads provide regional access for vehicles traveling through Briarcliff Manor. They primarily carry high-speed and long distance through traffic. All access and egress occurs via grade-separated interchanges, and access to individual properties along the rights-of-way is prohibited. The Taconic State Parkway is the only road of this type in Briarcliff Manor.

Arterials

Arterials are designed to carry traffic between Briarcliff Manor and the surrounding towns and villages. Arterials are generally state roads, (Routes 9, 9A and 100), but Pleasantville Road and South State Road also function as arterials. The width of the pavement of the arterial should be sufficient to permit the movement of traffic in both directions. Along with direct access (driveways, curb cuts), on-street parking should be discouraged along arterials. The Village Board and Planning Board should, when possible, discourage direct access to arterial roads from adjoining land, as a component of an access management plan.

Collector Roads

These roads generally function as connectors between local roads and arterials. Collector roads interconnect various sections of the village and are the principal means of circulation to the residential areas. Pine Road, Elm Road, Long Hill Road, Scarborough Road, Sleepy Hollow Road, Old Briarcliff Road, North



Scarborough Road Bridge

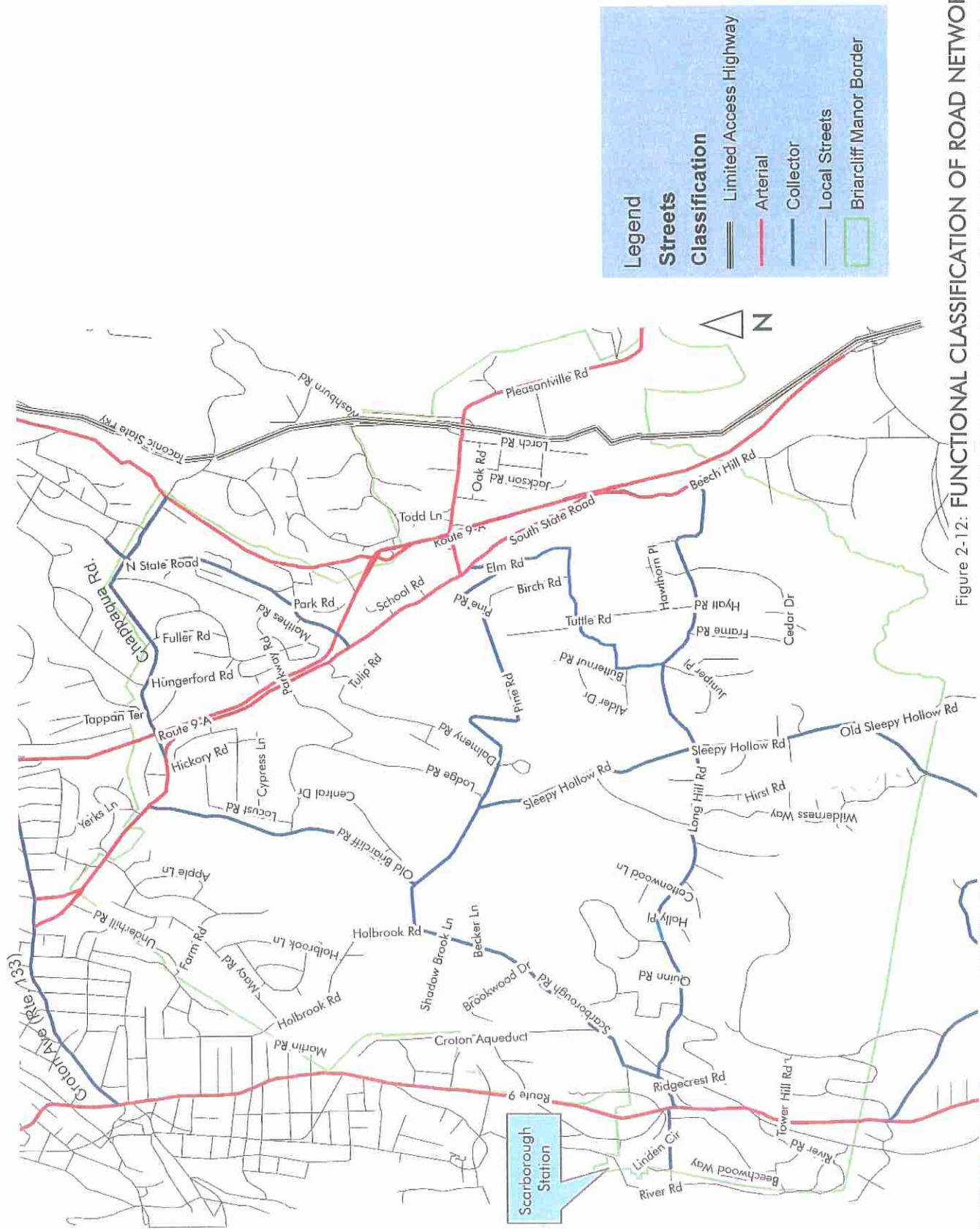


Figure 2-12: FUNCTIONAL CLASSIFICATION OF ROAD NETWORK
BRIARCLIFF MANOR COMPREHENSIVE PLAN

source: NYS DOT - 2004

State Road, and Chappaqua Road are collector roads. They are typically a little wider than local roads to permit the passage of one lane of traffic in each direction without interference from parked or standing vehicles.

Local Roads

These are all other streets. They provide direct access to the properties located along them, and should not be designed to carry through traffic. The Village Board and Planning Board should require local roads to have sufficient width to permit two-way traffic to pass safely. In low density residential areas (with minimum lots of one or more acres in size), where parking is usually provided on each lot, a two-lane travel way should be adequate. In higher density areas, a wider road should be provided to allow for parking on one or both sides.



Tuttle Road

2.5.3 Traffic Volumes

Traffic volumes are shown in Figure 2-13. The highest volumes occur on the limited access highway in the study area, the Taconic State Parkway. The Average Annual Daily Traffic (AADT) for 2004 was approximately 83,000 just south of the Village line and 77,000 within the Village. AADT is an estimate of the total volume of traffic on a highway segment for one year, divided by the number of days in the year. The number shown is the total two-way traffic volume. Route 9A carries approximately half as much traffic as the Taconic, with volumes ranging from 38,000 to 44,000 within the Village. The collectors, Long Hill Road and Pine Road, carry a fraction of that traffic and accommodate fewer than 1,500 vehicles per day.

The New York State Department of Transportation (NYSDOT) will complete a ramp by the end of 2007 to connect Route 9A southbound to the Taconic State Parkway southbound. "Ramp X" will roughly parallel the existing ramp linking the northbound Taconic State Parkway to the northbound Route 9A just north of Route 117. This project will lead to a slight shift of traffic volumes between Route 9A and the Taconic State Parkway and provide some relief in the morning peak traffic through the Village on Pleasantville Road.

2.5.4 Crash Data

Vehicle crash records for Briarcliff Manor covering the three year period from May 2003 through May 2006 were obtained from the Briarcliff Manor Police Department. The records covered both village and State roads. During that time period, there were three fatal accidents, 199 personal injury accidents and 909 property-damage-only (PDO) accidents. A PDO accident indicates that more than \$1,000 in damage occurred due to the collision. Accidents involving pedestrians and cyclists are included in the data, and cannot be displayed separately due to the limitations of the police record keeping. The crash data was geocoded for all crashes where there was an injury or a death. This is illustrated in Figure 2-14, which shows that several intersections and stretches of state and local roads had high injury occurrences.

The location with the highest number of crashes is the intersection of Route 9A with North State Road, where there were 30 personal injury crashes between 2003 and 2006, including one fatality. Twenty years ago (1986), a report by NYSDOT entitled Preliminary Study of Route 9A Intersections Concerning Possible Improvements Route 9 to Route 100 stated: "As the volume of Route 9A traffic increases, these intersections are becoming more of a problem from a traffic operations and safety standpoint." When written in 1986, the AADT along Route 9A was 26,800. Twenty years later traffic volumes have risen by more than 40% to over 38,000, making this intersection difficult for pedestrians to cross.

EXISTING CONDITIONS

Circulation: Traffic, Streets, Transit, and Pedestrians

The at-grade intersection with Route 9A at Chappaqua Road is also a high accident location, where 14 personal injury crashes occurred during the three-year period. The high number of crashes may be due to the high volume of through traffic which occurs along this important arterial.

The intersection of Route 9A with Pleasantville Road, northbound, also recorded a high number (22) of personal injury crashes. Although this intersection is grade-separated, the short ramp length to enter Route 9A may be the cause of these crashes. Further research will be required to determine the exact location of these crashes as they may have occurred on the ramp or



on Pleasantville Road. Five additional crashes occurred at adjacent intersections. This is the second highest crash total in the Village.

Downtown Gateway: Route 9A and North State Road

Along Route 9, there are two areas of concern. Along the short stretch between the intersection of Route 9 with River Road and the Village border with the Village of Ossining, fifteen crashes, including one fatality, were recorded between 2003 and 2006. High speeds along Route 9 coupled with the difficulty in making left turns probably lead to the high number of crashes. NYSDOT has reconfigured Route 9 from four lanes to two lanes, with a turn lane and wider shoulders. This project should improve the safety of this stretch of roadway. Within this stretch is the confluence of roads where Scarborough Station Road, Scarborough Road, Revolutionary Road and Marlborough Road intersect with Route 9. Fifteen crashes occurred over a three year period at this location. The high usage of Scarborough Station, which is located at the end of Scarborough Station Road, may largely account

for the high crash rate here. Effort should be made to modify this complicated intersection.

Just south of the Village border, in the Town of Mount Pleasant, the intersection of Route 9 with Country Club Lane and Sleepy Hollow Road also experienced a traffic fatality during the past three years.

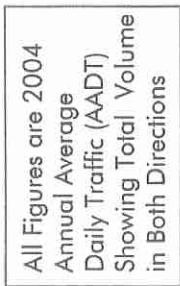
The intersection of Route 100 and Chappaqua Road experienced seven injury crashes between 2003 and 2006. NYSDOT has signalized this intersection. The number of crashes at this intersection should decrease.

2.5.5 Planning Issues

Access Management

A Village access management plan will improve the traffic flow and safety in the Village and reduce congestion and conflict created by excessive driveways along the arterials and collectors. Access management strategies aim to alleviate the inherent conflicts between the function of through traffic on an arterial and the local function of access to abutting properties. As traffic volumes increase along the arterials, conflicts become more and more problematic in terms of congestion and accidents, and will eventually hamper the economic well being as well as the quality of life in the Village. Eventually it will become difficult to make left turns onto and off arterials, which may lead to a further increase in accidents along Route 9 and Pleasantville Road, which have some stretches with numerous curb cuts.

Studies have shown that an effective access management program can reduce crashes by as much as 50%, increase roadway capacity by 25% to 45%, and reduce travel time and delay as much as 40 to 60 percent. The Village of Briarcliff Manor shares the responsibility for the traffic flow along the arterials, even though most of them are state highways.



source: NYS DOT - 2004

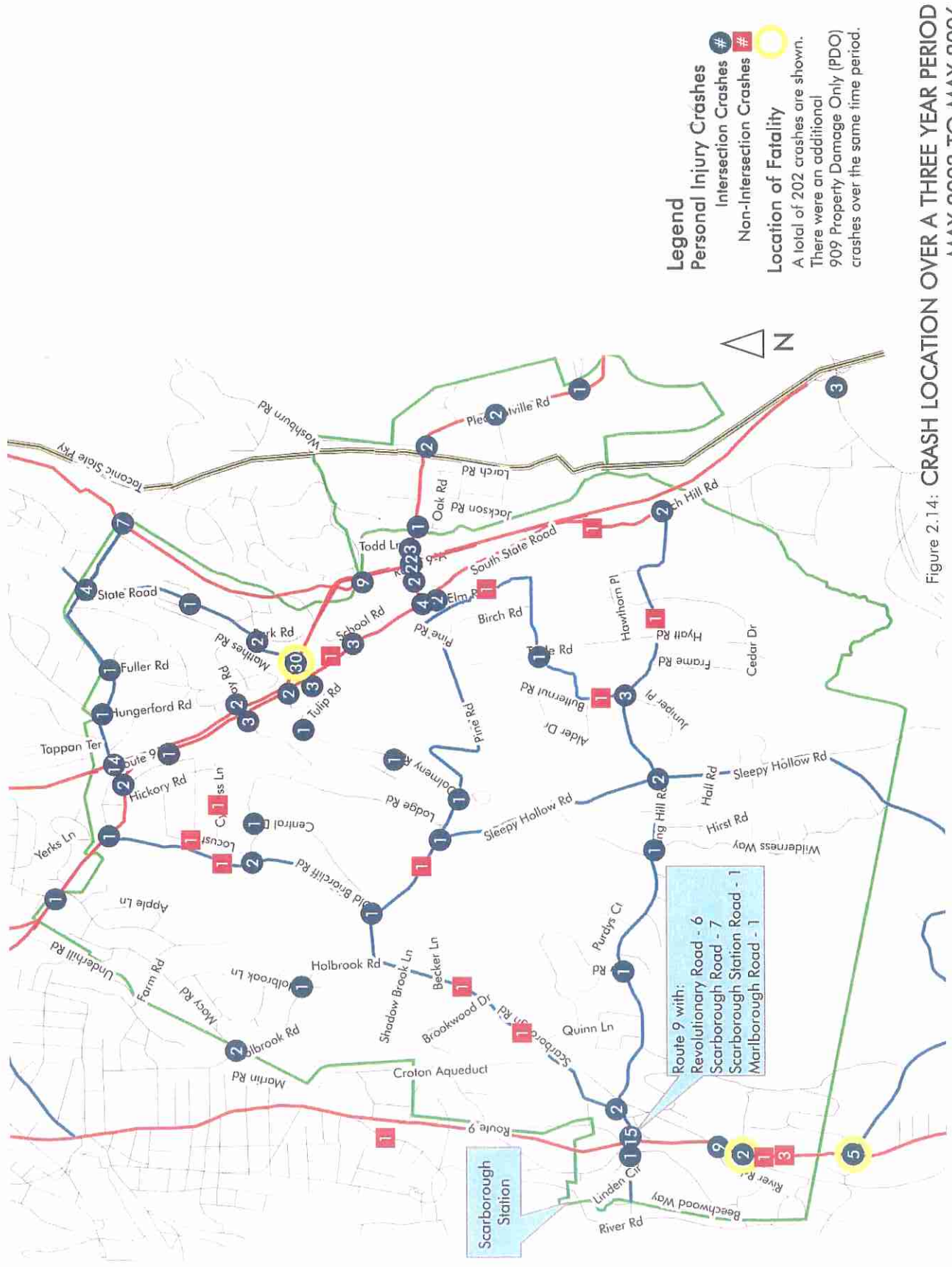


Figure 2.14: CRASH LOCATION OVER A THREE YEAR PERIOD
MAY 2003 TO MAY 2006

source: Briarcliff Manor Police Department

Though property owners need to get a permit from NYSDOT, the state has limited authority to control and manage access along the state roads. The land use authority of the Village offers the best regulatory means to manage access along an arterial. By developing an access management program, the Village can work to minimize the most hazardous movements (left turns in and out) in the village.

Among the many benefits of a managed roadway are increased public safety, reduction of congestion, extended life of the roadway and improved appearance of the built environment. Access management also serves to both preserve the transportation functions of roadways as well as the long-term property values and the economic viability of abutting development. A further benefit is the ability to concentrate commercial activity in a smaller area, which is less damaging to the landscape and the environment.

The goal of an access management plan is to improve traffic flow and safety along the arterial without reducing access. The Village should, when possible, group the turning movements in and out of properties by encouraging a connection between adjacent properties or shifting driveways to side streets to minimize the more problematic turns, i.e., the left turns. Accident rates along arterials are related to the density of driveways. The elimination or discouragement of certain turns in and out of driveways is often perceived as a reduction in accessibility. However, this potential reduction is generally offset by increased accessibility to the property from side streets or from adjacent properties. Limiting connections will facilitate traffic flow along the Route 9 and Pleasantville Road, allowing the roads to more safely accommodate current and future traffic volumes. The Village may need to study the land uses, lots and driveways along Route 9 and Pleasantville Road (and other arterials and collectors) in order to map out the potential connections between adjacent properties. Then, as properties come forward for subdivision or site plan review by the Village Planning Board, access management strategies can be required.

Parking at Scarborough Station

Briarcliff Manor is home to Metro-North's Scarborough Station, which offers direct service to New York City's Grand Central Station. Train service to New York City is one of Briarcliff's attributes; demand for this service is likely to grow with increases in population and efforts to encourage the use of public transportation. Approximately 750 riders board southbound trains from Scarborough Station during the AM peak period (Metro-North, 2004).



Scarborough Train Station

The parking lot at the station is operated by two separate entities, the Village and the Briarcliff Bus Company. The Village-owned lot contains approximately 309 spaces. As of 2007, 506 permits had been issued to Village residents for use of those spaces: 27 quarterly or monthly permits and 479 annual permits. The Briarcliff Bus parking lot is located in the Village of Ossining. The lot is privately-operated, open to residents and non-residents, and charges for parking. Availability of parking at the station has been a longstanding issue in the Village. Metro-North Railroad is scheduled to begin reconstruction of Scarborough Station in 2008. During the reconstruction phase, approximately eight to ten spaces in the Village lot which are owned by Metro-North and leased by the Village will be used as a staging area for construction, further limiting the existing supply of parking.

In November 2005, BFJ Planning performed The Parking Needs and Accessibility Study (BFJ, 2005) to determine the cost and feasibility of expanding the parking supply at the station. This report listed several options for improving parking conditions at Scarborough Station.

EXISTING CONDITIONS

Circulation: Traffic, Streets, Transit, and Pedestrians

Enhancing the Village's Trailway System

The North County Trailway is a paved bicycle and pedestrian path that travels through Briarcliff Manor.

The trailway is located primarily on right-of-way lands of the former Putnam Division of the New York Central Railroad. The trail travels in a north-south orientation and is generally parallel with Route 9A

within the southern portion of Briarcliff Manor. At the intersection of Route 9A and Route 100, the trailway travels upon the shoulder of Route 100, before traveling in a general parallel path to Route 100.



Walking Path on Old Croton Aqueduct

The Old Croton Aqueduct Trail also runs through Briarcliff Manor. It is a mostly unpaved trail that parallels the Hudson River for 26.2 miles. The trail is part of the Hudson River Greenway Trail. In the southern portion of the Village, the trail runs along River Road, as far as Scarborough Station, where it turns eastward until it intersects with Scarborough Road, and turns north. It then travels up to the New Croton Reservoir.

Since the last comprehensive plan, the trail network was expanded with the Kate Kennard Trail, dedicated in 1988. This mile-long trail is part of a permanent public easement made possible by the Rosecliff residential development.



New Walking Path

A report by Cherbuliez/ Munz, PLLC landscape architects and site

planners recommended the addition of several trails to augment the current system. These trails travel through Pine Road Park, Pocantico Park, Aspinwall Road land, the Water Tank Site (off Farm Road) and Philips Electronics and the Barrington Property. In addition, the proposed County Riverwalk trail will run along the Hudson River north of the village, travel just east of Scarborough Park and connect with the Old Croton Aqueduct Trail. On-road routes are recommended to connect these trailways and run along Sleepy Hollow Road, Juniper Place, Aspinwall Road and Macy Road. Parking areas are recommended at the entrance to Pocantico Park, Pine Road Park, Aspinwall Road land and the Water Tank Site.



North County Trailway Entrance, South Sate Road

2.6 BUSINESS AREAS

2.6.1 Business Characteristics in the Village

Location and General Character of Business Areas

Businesses occupy roughly five percent of the land in the Village. In accordance with the Village's established zoning districts, the Village has three retail business areas, one general business area for non-retail uses, and several office buildings and laboratories located on scattered sites. (See Figure 2-15). Briarcliff's principal retail district is located along Pleasantville Road and North State Road. This chapter will look at each major business area in turn, and at the non-residential uses located in Briarcliff Manor's neighborhoods.

Types of Business

Businesses in the Village offer convenience shopping to satisfy the daily and weekly household needs of local residents. In the downtown, along Pleasantville Road, businesses are mainly service retail, such as restaurants and cafes, a small food market and other specialty shops, i.e., a hardware store, a jewelry store, banks, manicure/pedicure shops, hair salons, dry cleaners, realtors, a florist, and a gas station. The east side of the downtown across Route 9A is occupied by Mrs. Green's, a bank, a gas station and mixed retail uses on North State Road. The other two retail business areas offer a limited amount of nationally and locally-known establishments. The Village also has a mix of small-scale offices, providing services to local residents, and larger offices with a regional/national market: Sony Electronics and Wüsthof on Route 9 and including Philips Laboratories on Scarborough Road.

Largest Employers, Landholders

In 2004, the top five employers within Briarcliff Manor were the Briarcliff Manor Union Free School District, Philips Laboratories, Trump National Golf Club, Clear View School, and Charles H. Sells Inc, an engineering firm. Each of these employers had at least 100 workers, according to the Westchester County Planning Department. The other large employers are USI Holdings, a publicly traded insurer headquartered in Briarcliff Manor, Atria Briarcliff Manor, Pace University, and the Village government which employs 81 people.

2.6.2 Central Business District (CBD)

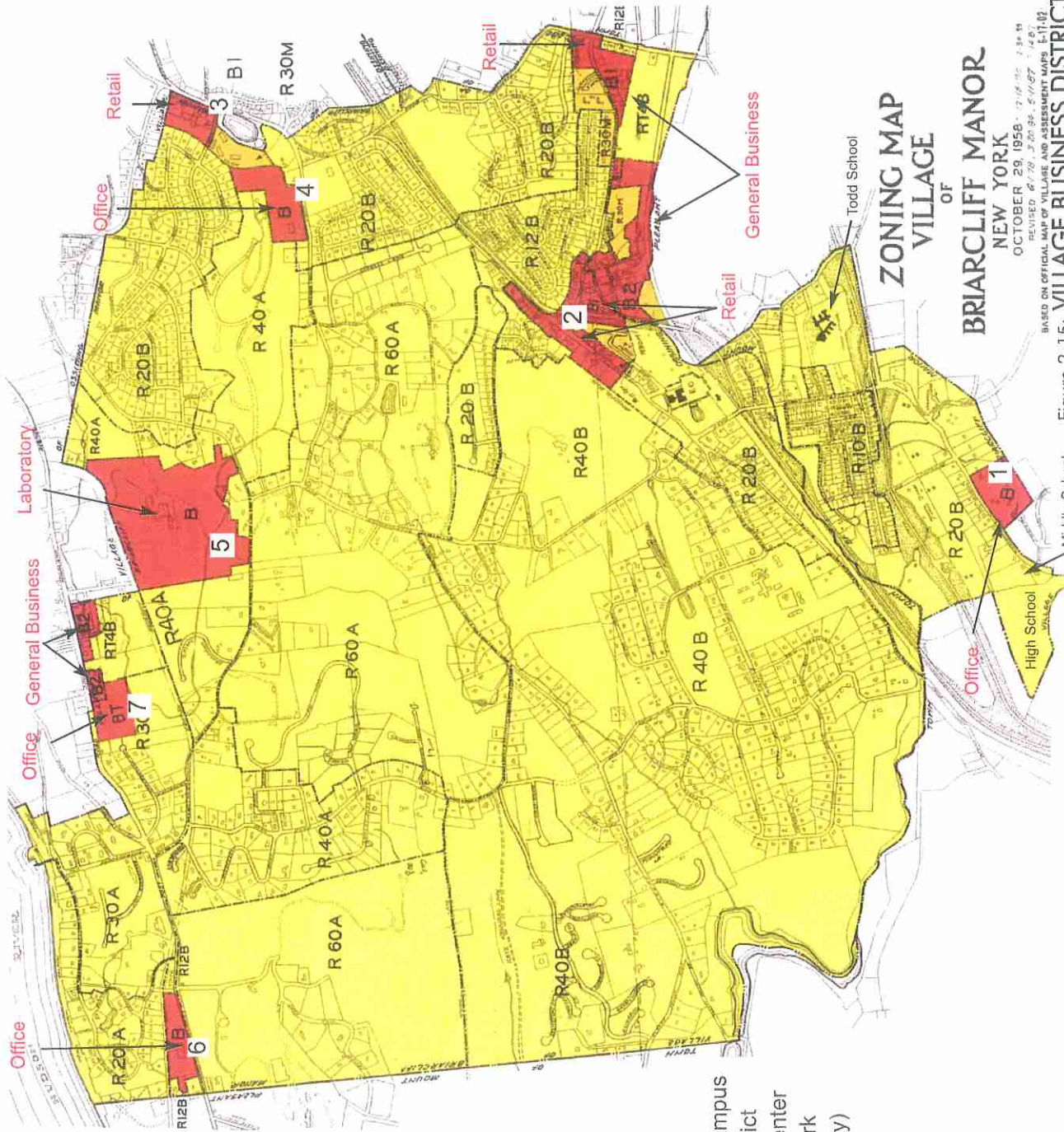
Purpose of a Central Business District (CBD)

A central business district (CBD) serves as a focal point for the social and commercial activities of a village. A variety of businesses, municipal buildings, public spaces, cultural uses and residences are encouraged to support both local and regional commercial and cultural activities. Activities occurring in the CBD should be, for the most part, pedestrian oriented, with safety, mobility and general well-being of pedestrians as the overall goal.

The visual impact of the CBD is an important factor in conveying the nature and character of the Village. By designating an area as a CBD with careful zoning and design controls, the Village can regulate the scale, type, design, landscaping and architectural quality of new development and encourage the upgrading of existing lots and structures within the CBD.

Boundaries of the CBD

While the CBD does not have definite boundaries – meaning it is not officially designated on the Village's zoning map – it is generally considered to occupy two proximate areas with a loose physical connection, separated by Route 9A. To the west of Route 9A is the CBD



Business Locations

- 1 Briarcliff Corporate Campus
- 2 Central Business District
- 3 Chilmark Shopping Center
- 4 Briarcliff Executive Park
(Former Mearl Property)
- 5 Philips Laboratories
- 6 Sony Electronics
- 7 Wüsthof



ZONING MAP OF VILLAGE

BRIARCLIFF MANOR

NEW YORK

OCTOBER 29, 1958

REVISED 4/79, 3/80, 5/87, 1/92

BASED ON OFFICIAL MAP OF VILLAGE AND ASSESSMENT MAPS 1-11-92

Figure 2-15: VILLAGE BUSINESS DISTRICTS

along both sides of Pleasantville Road. The southern boundary is the U.S. Post Office on the eastern side of Pleasantville Road and the Wachovia Bank parking lot on the western side of the road. The northern boundary is the intersection of Pleasantville Road and North State Road, including the Birrittella property, on the east side of Pleasantville Road and up to Central Drive on the west side of Pleasantville Road. To the east of Route 9A, the CBD includes the shopping center on North State Road (at its intersection with Route 9A) and the properties bounded by Route 9A, North State Road, Woodside Avenue and the Village's boundary with the Town of Mt. Pleasant.

Existing Zoning

With the exception of the post office which is located in the R20B residence district, all properties within the CBD are located in either the B1 Retail Business District or the B2 General Business District. In the B1 district, examples of permitted uses include retail businesses, banks and professional offices, restaurants (excluding drive-ins), theatres, assembly halls, funeral homes and laundromats. In the B2 district, all of the uses in the B1 district are permitted as well as auto-related uses (repair, sales, and gas stations), labs, printing plants, light industrial, wholesale businesses and greenhouses/nurseries.

Character of the CBD

Although the east and west sides of the CBD are largely zoned B1, they have a distinctively different character. While the Pleasantville Road CBD is built to more of a traditional village downtown scale, the area along North State Road is built to a suburban strip

development scale. Furthermore, Route 9A divides Pleasantville

Road and North State Road. The intersection at Route 9A and North State Road is difficult for pedestrians. For these reasons, the North State Road businesses are considered part of the CBD, but not strictly part of the downtown.

Following is a description of the character of the CBD beginning with Pleasantville Road. As mentioned, the character of Pleasantville Road is distinctly different from the character of North State Road. Pleasantville Road itself is distinctly different between the east and west sides of the street. Figure 2-16 shows the existing conditions along Pleasantville Road: land uses, the siting of buildings on their lots and landscape features. At its southern end, the east side of Pleasantville Road is occupied by stand-alone structures, including brick and wood frame buildings. These buildings are generally situated near the front lot lines and have landscaping along Pleasantville Road, including grass areas and trees, street furniture, both cement and red brick sidewalks and a stone wall. North of this area are attached buildings that create a nearly continuous street wall. In front of these structures are street furniture, brick pavers, street trees and angled parking, with additional parking in the rear. While this area has a generally pedestrian-friendly design, the overall visual quality is poor. The buildings have varied facades and rooflines, out-dated awnings, inconsistent window treatments and varying levels of maintenance.



Residence-Style Commercial Building



Former Firehouse, Now Offices and Restaurant



East Side of Pleasantville Road, Strip-Style Commercial Buildings



Figure 2-16: DOWNTOWN EXISTING CONDITIONS
BRIARCLIFF MANOR COMPREHENSIVE PLAN

source: BFJ Planning

In contrast, the west side of Pleasantville Road is not pedestrian-friendly. It is occupied by uncoordinated and discrete development. A majority of the buildings are stand-alone structures situated on various areas of the lots and set back from the front lot line or sidewalk. Parking for businesses on the west side of the street is located in front or to the side of the buildings. This is a late 20th century suburban commercial design, in contrast to the traditional urban design found across the street. Brick sidewalks run along portions of the west side of Pleasantville Road. However, sidewalk continuity is hampered by the presence of numerous driveways, lots that have no curb cuts (driveways into the on-site parking lots), and some parking areas that have been designed to only provide landscaping, not sidewalks. The outdated and poor visual quality of this side of Pleasantville Road has a particularly negative effect on the overall quality of the downtown. The development is out-dated and not representative of a planned downtown and traditional CBD. Furthermore, the quality of design and existing mix of uses is not conducive to the Village's existing needs.

The existing pedestrian network leading to and within downtown along Pleasantville Road is incomplete. Long stretches of road are without sidewalks and parts of the roadway are lined with partial sidewalks. Within the downtown, the discontinuity of sidewalks is largely caused by the presence of numerous driveways and the incompatible design of certain parking lots. The Village has improved pedestrian access to the CBD with sidewalks along North State Road and Pleasantville Road from the post office to Law Park and Route 9A.

Retail development along North State Road is unequivocally suburban in layout. The multi-tenant buildings on both sides are larger in footprint than on Pleasantville Road, and provide on-site parking in front of the stores. The parking is minimally landscaped and does not have pedestrian aisles leading from the spaces to the stores. The overall aesthetic quality is tired. The disorganized quality of the street network and site layout may hinder economic development, especially in the B1 and B2 areas bounded by Route 9A and North State Road.

This area currently has a mix of stores, office buildings, and semi-industrial businesses served by Woodside Avenue.



Wachovia Bank, Set Close to Road



East Downtown Industrial Area:
Example of Adaptive Reuse



Buildings Set Back from West
Side of Pleasantville Road



Development on North State Road



Industrial Land Uses off
Woodside Avenue

EXISTING CONDITIONS

Business Areas

Development and Change

Recent development has focused on Pleasantville Road, and is a mix of renovation and new construction. The florist is an example of a retrofitted building. The Wachovia Bank is well-situated on its site with the parking to the rear and side. The next large investment in the downtown may be at the Village Hall, which may be expanded on site and renovated over the next few years. The municipal building, as it is now, does not have sufficient department or public meeting room space, and significant space is shared with the Fire Department.



Village Hall



Retrofitted Building on Pleasantville Road

Beautification is also underway. The Village convened a Beautification Committee in 2005 which reported on measures to improve the downtown experience, with a focus on creating pedestrian safety and access, lighting, building scale, façade design, public spaces, welcoming gateways, and connecting the areas east and west of Route 9A. The Village will also draw upon a streetscaping plan prepared by the Westchester County Planning Department; this is described in more detail below.

The planning process revealed some agreement among residents on the direction that future downtown improvements should take. For the most part, residents are satisfied with the scale of local businesses, but would like more basic goods and services such as a children's clothing

store. The appearance of the downtown is a paramount concern: future investment should focus on additional municipal parking, connecting the existing lots, and improving the pedestrian and shopping experience. Those measures would cover lighting, signs, sidewalks, street trees, small parks, and better control over commercial facades. Any new development on the west side of Pleasantville Road should complement the urban design of the east side which has a continuous street wall, coordinated development and improved pedestrian access and safety.

North State Road is a focal point for concerns about pedestrian and driver safety, both getting in and out of the parking lots here and traversing the Route 9A intersection. The planning process found support for strengthening the tax base of the CBD by careful targeting of the North State Road area for larger-scale retail stores. These would not be appropriate along Pleasantville Road, but could have their retail space and parking needs accommodated on North State Road.

The concerns about design, business types, pedestrian friendliness, and cross-9A connection are ones that the Village has studied for a few years. The prior planning efforts are summarized in the section that follows.

Prior Planning

Over the years, numerous plans for the downtown have been prepared for the Village including the East Side and West Side Plans for Pleasantville Road, the CBD Study for a new downtown prepared by F.P. Clark, the CBD Blight Study, and the County Streetscaping Plan for the Pleasantville Road Business District. The Village's Beautification Committee has also focused its efforts on improving the downtown experience. This plan recommends implementing these earlier plans – thus all recommendations can be found in the Vision Chapter.

2.6.3 Retail Areas Outside the CBD: Chilmark and Chappaqua Road Shopping Centers

There are two B1 Retail Business Districts outside the downtown area; one in the Chilmark neighborhood and the other on Chappaqua Road. These shopping centers are traditional suburban strip-mall designs, with on-site parking and a mix of local and regional or national franchises. The Chilmark Shopping Center is the larger of the two, at around 38,000 square feet of building space. It is located on the heavily traveled Pleasantville Road near the boundary with Ossining, and also has access from Orchard Road. At the time of plan writing, this shopping center's anchor was a Food Emporium, with several other major or growing businesses (Dress Barn, Radio Shack, Carvel, Subway, Curves, and State Farm Insurance) and a number of local and smaller businesses. There are four disconnected groups of buildings, with parking and internal roads squeezed in around them.

Both shopping centers are well-located in terms of access from arterial and collector roadways and proximity to residential areas. While neither is especially attractive, they serve their purpose well. During the public outreach process, there were few comments made about either the Chilmark or Chappaqua Center.



Chilmark Shopping Center

2.6.4 Office and Business Areas: North State Road Offices, Route 9 Offices, Stand-Alone Offices and Laboratories

Medical and professional offices, located in stand-alone, purpose-built structures, can be found on North State Road, east of the B1 retail areas. Other offices and businesses are located on Route 9 (South Highland Avenue) within the B2 General Business and BT Business Transitional zoning districts. Medical and dentist offices, a diner, and an animal hospital are located on Route 9 in the B2 zone in stand-alone buildings on the Village's northwestern boundary, opposite Ossining's Arcadian Shopping Center. The Wüsthof-Trident building is the only structure in the BT zone, also on Route 9. The building is situated in a campus-like setting, not visible from Route 9. In 2006, the Board of Trustees granted special permit approval to permit multi-tenancy use of the property. As per the special permit, interior renovations of the existing building are allowed, but no exterior construction or renovation is allowed other than a change in signage to reflect the second floor tenancy.



Free-Standing Office Building

There are four areas in the Village zoned B Planned Office Building and Laboratories. Offices here are Philips Laboratories on Scarborough Road, Sony on Route 9, the Briarcliff Executive Park (formerly Mearl) on Old Briarcliff Road, and the Briarcliff Corporate Campus on Pleasantville Road. With the exception of Philips Laboratories, the

EXISTING CONDITIONS

Business Areas

buildings are visible from the street. However, each is set back from the roadway, accessed by private driveways and with a significant amount of landscaping. The Philips Laboratories campus is about 98 acres, part of which is residentially zoned.



Former Mearl Building

2.6.5 Special Business Uses in Residential Areas

Not all businesses in the Village are located within areas zoned for business use. Some businesses are located within residentially-zoned areas yet these businesses are compatible with the surrounding residential uses and provide services to Village residents. Examples of these types of businesses are the Trump National Golf Club, which provides recreation opportunities, and Atria Assisted Living, Brandywine Adult Home, and Senior Quarters at Briarcliff Manor, which provide housing and support services for Village seniors. There are also businesses providing childcare services.

2.7 COMMUNITY FACILITIES AND SERVICES, PARKS AND RECREATION

Facilities and services provided from tax and other revenue must meet the needs of Briarcliff Manor's residents and property owners. Funding comes primarily from the Village budget, though many services are supported by user fees, donations and other means. Volunteers also play a crucial role in delivering services such as firefighting, emergency medical services and recreation and social programs. Figure 2.17 shows the location of various community facilities discussed in this section.

2.7.1 Community Facilities and Services

Village Hall

Briarcliff Manor's Village Hall is located at 1111 Pleasantville Road in the heart of the Village. The facility houses the offices for the Village Manager, Village Treasurer, Court Clerk, the Building Department, the Village Clerk, the Fire Department and the Police Department. The Village government has 81 full-time employees.

Village Hall, including the Fire Department building, was built in 1963 and has had no significant rehabilitation or upgrades since construction. Studies have suggested a need for more space to meet the requirement of municipal departments and to upgrade the building's infrastructure.

Police, Fire, EMS and Emergency Management

Police. The Briarcliff Manor Police Department has a 20-person staff, consisting of a Chief of Police, one lieutenant, five uniform patrol sergeants, one detective/sergeant and 12 uniform patrol officers. The department provides 24-hour, seven-day-per-week, patrol coverage. A typical tour of duty has three officers working, with one officer assigned

to work in Headquarters at the police desk, and two officers assigned to work on patrol.

The Police Headquarters is in Village Hall at 1111 Pleasantville Road, where the department has approximately 900 to 1,000 square feet of facility space. The existing police facility is inadequate and is in need of expansion.

The Police Department covers a geographic area of approximately 5.75 square miles, divided into two patrol sectors (east and west), and serves a population of approximately 8,000 people. The department rarely has a response time of more than five minutes, according to Chief Norman Campion, and, in a critical call for service, often gets to the location of the call within three minutes. Actual response time averages are not kept by the department.

Fire. The Briarcliff Manor Fire

Department is an all-volunteer organization with two stations: Village Hall on Pleasantville Road, which houses the Hook and Ladder Company and the Briarcliff Fire Company, and Scarborough Road, which houses the Scarborough Engine Company. The department has approximately 150 members in its three companies. The fire chief and two assistant chiefs are not Village employees, although they receive a nominal stipend. The service area of the Fire Department extends beyond Village boundaries via service contracts with the Town of Mount Ossining or Mount Pleasant.

The Fire Department has one tower ladder, one heavy rescue vehicle, two ambulances, three class-A pumps and a utility truck. In addition,



Scarborough Engine Company

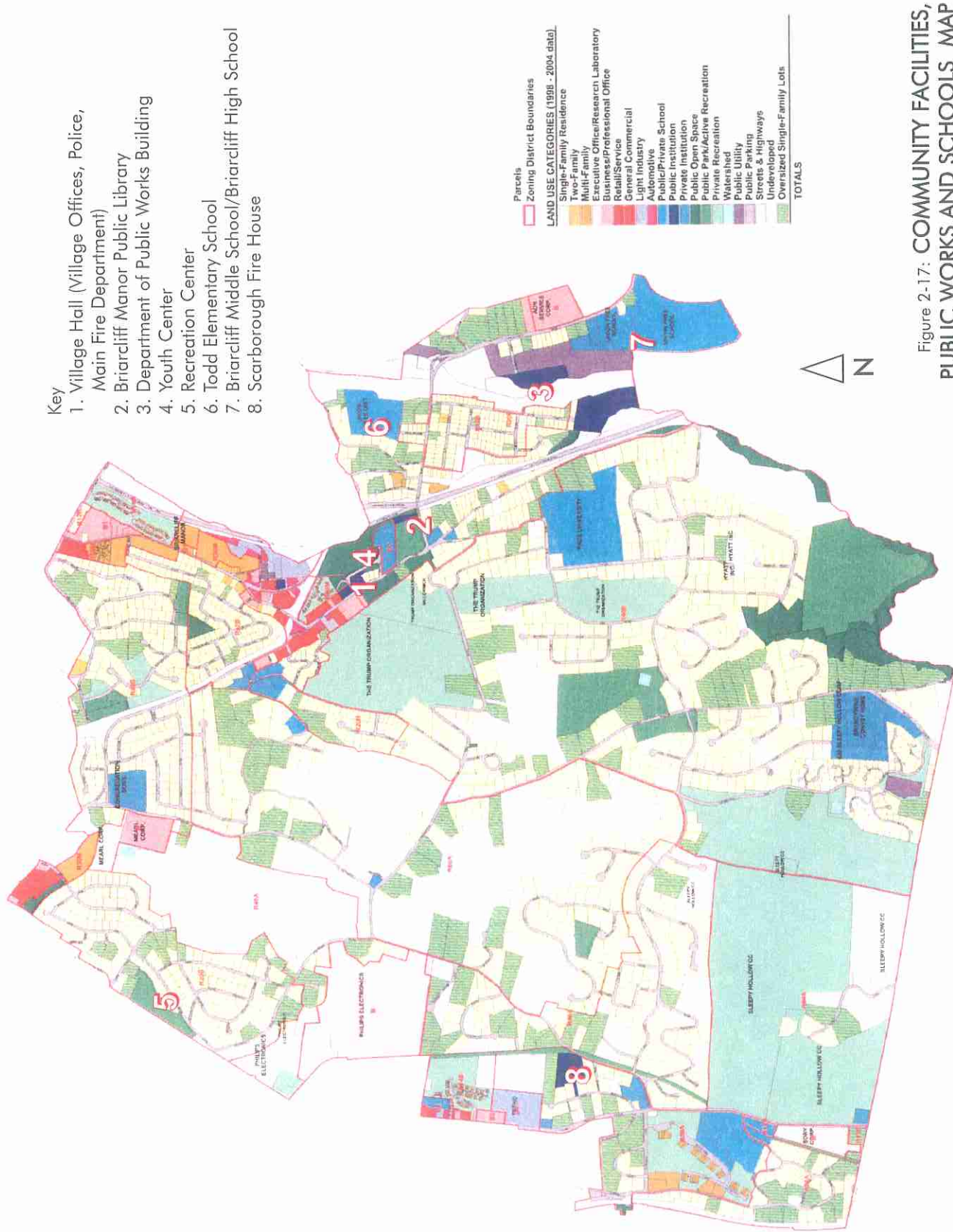


Figure 2-17: COMMUNITY FACILITIES, PUBLIC WORKS AND SCHOOLS MAP

Source: Village of Briarcliff Manor

it has a trailer used for safety demonstrations and a weapons-of-mass-destruction trailer acquired through a grant from the Federal Emergency Management Agency.

Required equipment upgrading will require additional Fire Department space due to increased size of the new equipment. The Fire Department's space at Village Hall would increase under the possible expansion of the facility. The Scarborough Station building also needs upgrading and enlarging.

EMS. The Briarcliff Manor Ambulance Corps within the all-volunteer Fire Department serves the emergency medical needs of the Village. The Ambulance Corps, located at Village Hall, staffs two ambulances 24 hours a day. Also, the Police Department employs three officers that are trained and certified New York State Emergency Medical Technicians, and all police vehicles are equipped with defibrillators. In addition, several volunteer Fire Department members have been trained and certified as EMTs. The Village also participates in a fly car support program as part of an agreement with Croton-on-Hudson, Ossining Volunteer Ambulance Corps and Phelps Memorial Hospital, so that Briarcliff Manor, Ossining and Croton-on-Hudson are able to provide advanced life support. The Village contracts for daytime services with a professional service due to insufficient volunteers being available during weekday daytime hours.

In April 2006, the Village executed an agreement with Tetra Tech EM Inc., of Rockaway, New Jersey, for preparation of an All Hazards Mitigation Plan. This plan was later expanded to include manmade disasters on major roadways. The plan is a response to the Disaster Mitigation Act of 2000, which requires states, with support from local governmental agencies, to develop hazard mitigation plans to prepare for and reduce the potential impacts of natural hazards. The act is intended to facilitate cooperation between state and local authorities, and the Village's EMS personnel would be a part of that cooperation.

Emergency Management. As part of the Homeland Security Presidential Directive, President Bush directed the development and administration of the National Incident Management System (NIMS). NIMS was developed so responders from different jurisdictions and disciplines can work together to better respond to natural disasters and emergencies, including terrorism. NIMS benefits include a unified approach to incident management, standard command and management structures, and emphasis on preparedness, mutual aid and resource management. The Village's administrative staff and other key point people are trained in NIMS.

Public Works

The Briarcliff Manor Department of Public Works has 37 full-time employees distributed among six divisions. The Public Works facility is located at 10 Buckhout Road, off Pleasantville Road in the southeastern portion of the Village. Specific information about the department's divisions is as follows, with the number of employees in each division given in parentheses. The major divisions are Administration, Highway Department, Central Garage, and Water Department.

Administration (5) provides general administrative support and oversight of department operations. In addition, staff monitors all DPW construction/paving operations and seasonal activities, and the water and sewer systems, data collection/report filing as per county and state regulations. The staff develops and oversees budget, payroll, water billing, purchasing and permits.

Highway Department (15) has responsibility for street maintenance (39.66 miles/125 roads), plus Scarborough Train Station and all municipal parking lots. This entails pavement and curb repairs, sweeping, pavement marking, sidewalk repair, snow and ice control, and the repaving of two to three miles of Village streets each year. For other roads, the department does preparation work and curbing while a contractor (awarded by bid annually) performs the paving itself. The department maintains roadsides, which includes tree/bush removal

EXISTING CONDITIONS

Community Facilities, Parks, and Recreation

a contractor (awarded by bid annually) performs the paving itself. The department maintains roadsides, which includes tree/bush removal and trimming, mowing, sign repair. Repair and replacement of approximately 200 street lights are also the department's responsibility.

Drainage (approximately 400 catch basins and 28 miles of drain lines) work involves the installation, repair and cleaning of drainage structures. Several bridges and box culverts conveying streams under roadways (including Todd Lane Bridge, River Road Bridge, South State Road Bridge, Caney Brook culverts, Aspinwall culverts, etc.) are maintained and repaired by the Highway Department.

The Highway Department provides park maintenance for Law, Neighborhood and Jackson Road Parks. McCrum, Chilmark and Scarborough parks are maintained by the Recreation Department. The work involves grass cutting, leaf removal, plantings and beautification.

Within the Highway Department, there are three sub-divisions:

(a) **Sanitation** (6) provides garbage pickup (approximately 340 tons per month) twice a week to single-family homes and once a week to condos, multi-family buildings and commercial establishments. The department also provides drop-off recycle-service for large items and hazardous materials.

(b) **Recycling**. The Highway Department and the Sanitation Department, which each cover half the Village, jointly provide curbside recycling 26 times per year.

(c) **Building Maintenance** (2) provides maintenance for the Village Municipal Building, the DPW garage and offices, Scarborough



Annual Leaf Pickup

Fire House, the Library and the Village-owned Scarborough Post Office.

Central Garage (3) maintains all highway, water, sanitation, police, fire, ambulance, recreation and administration vehicles.

Water Department (6) operates the connections to various aqueducts and six water pump stations, with a maximum demand of 3.4 million gallons of water per day and an average day demand of 1.3 million gallons of water. The department maintains the water distribution system, including four storage tanks, approximately 400 fire hydrants and the reading and repairing of approximately 2,700 water meters. The department offers contractor support for major water projects.

Future plans for the Water Department include water pump station upgrades at Round Hill Road, Ridgecrest Road and Old Sleepy Hollow Road; and repairs to water mains at Sleepy Hollow Road and Washburn Road.

The Village's main source of drinking water has been from the New York City Department of Environmental Protection's (NYCDEP) New Croton Aqueduct, an unfiltered water supply. However, compliance with New York State Department of Health (NYSDOH) regulations requires that Croton water be filtered. To address the filtration requirements, NYSDOH has approved the Village's plan to replace the existing Croton Aqueduct water supply with a supply connected to New York City's Lower Catskill/Delaware Aqueduct System which does not require filtration.

Sanitary Sewer System. The Village sanitary sewer system is maintained jointly by the Highway and Water departments. Work consists of rebuilding manholes and cleaning and repairing the collection system by the Highway Department, and maintaining nine sewer pumping stations by the Water Department. Future plans in this area include replacement of the sanitary sewer station and upgrades at

Long Hill Road, and smoke testing in sanitary sewers along Scarborough and Old Briarcliff Roads.

Future Improvements

The Village has plans for a number of drainage improvement projects, as determined by an engineering study completed in FY 2006-2007. Approximately \$500,000 is allocated for these improvements, with \$100,000 allocated each year of the five-year capital budget through FY 2010-2011.

In addition, the Village is in the process of drafting a stormwater management law and an illicit discharge law, including mapping of outflows. Briarcliff Manor has been performing ongoing education, both individually as a municipality and in conjunction with a countywide grant. The Village is also one of a number of communities that received a grant to provide training for contractors on proper stormwater management.

Library

The Briarcliff Manor Public Library was created in 1914, when the Briarcliff Community Club began sponsoring and housing the library at their headquarters. The library was registered with New York State in 1921. In 1928, the Community Club property was sold. The library was housed in several locations over the subsequent 30 years, until finding a permanent home in 1959 at the former railroad station of the Putnam Division ("Old Put") of the New York Central Railroad, its current location. In 1964, the library became public.



Public Library

The library is staffed by a library director and a support staff of two and three-quarter full-time and eight part-time employees, including a reference librarian and a children/teen librarian, it is governed by a seven-member board (plus a liaison from the Village Board). In addition to traditional book borrowing, services offered include computer classes, book discussion groups, young adult programs, a children's room and a local history collection. Library spending is approximately four percent of the total Village budget. The library is not its own taxing district. The library is a part of the Westchester Library System, whose services are available to Village residents.

To address space and program requirements, Village voters passed in 2006 a \$4 million bond resolution to finance a two-story, 6,600-square-foot addition to the existing Library. A private fundraising effort will also be undertaken by a friends group to renovate. The expansion is expected to be completed in late 2008.

2.7.2 Parks and Recreation

Village Parks

The Village provides fields and facilities for active and passive recreation. (See Figure 2.18). These are available to residents and non-residents who are within the Briarcliff Manor Union Free School District. Active recreation is defined as requiring some level of physical exertion, such as team sports, cycling, jogging and similar activities. Passive recreation requires little or no physical exertion, and usually needs few support structures or facilities. Examples of passive recreation include walking, sightseeing and picnicking.

The Recreation and Parks Department offers a number of programs for residents of all ages, particularly youth and seniors. These are discussed after this section on parks.

EXISTING CONDITIONS

Community Facilities, Parks, and Recreation

Chilmark Park. The 11-acre park at 48 Macy Road is the site of the former Chilmark Country Club, purchased by the Village in 1980. The park has six tennis courts, a half-court basketball court, a soccer field, a baseball/softball field and playground. The park also houses the Recreation Center. The center offers seasonal indoor programs and accommodates the Recreation and Parks Department's administrative offices and equipment storage.



Several community organizations use the center for their meetings, and it is available for rental for private social functions. A renovation and development plan is underway for the park, including improvements to the athletic fields and basketball court and the addition of a restroom facility for the site. There is parking available for park users, although parking for administrative personnel is somewhat limited.

Village Recreation and Parks Headquarters

Village Recreation and Parks Headquarters

Jackson Road Park. This 4.67-acre park is located along the Pocantico River from Jackson Road and Ash Road, and was dedicated in 1975. It features two basketball courts, a playground refurbished in 2005, swings, picnic tables and benches. Approximately half of the park (two acres) is undeveloped and consists primarily of wetlands. There is no parking available or planned at the park.



Kate Kennard Trail. The mile-long trail, dedicated in 1988, begins on Long Hill West, just west of the Aspinwall Road intersection. The trail, part of a permanent public easement connected with the Rosecliff residential development, follows an intermittent streambed

between two moderately steep slopes to the border of the Town of Mount Pleasant. There are no parking facilities at the trail, and no opportunity for parking.

Law Memorial Park. The 6.28-acre park is located on Pleasantville Road in the heart of the Village, and contains the Village Pool complex, with a 120-foot by 75-foot main pool and a 30-foot-diameter circular wading pool. A two-story bathhouse/pavilion was completed in 2001. The park also features two lighted clay tennis courts, two unlit tennis courts and a playground. A plan to upgrade and expand court lighting to encompass all four courts was approved for 2008. Two platform



tennis courts are just north of the park near the Atria Field complex, and the Village Library is located on the park's eastern edge. There is ample parking available along Van Lu Van Road and adjacent to the Library. Parking is to be expanded at the Library in connection with the expansion of the Library building.

Law Park Memorials

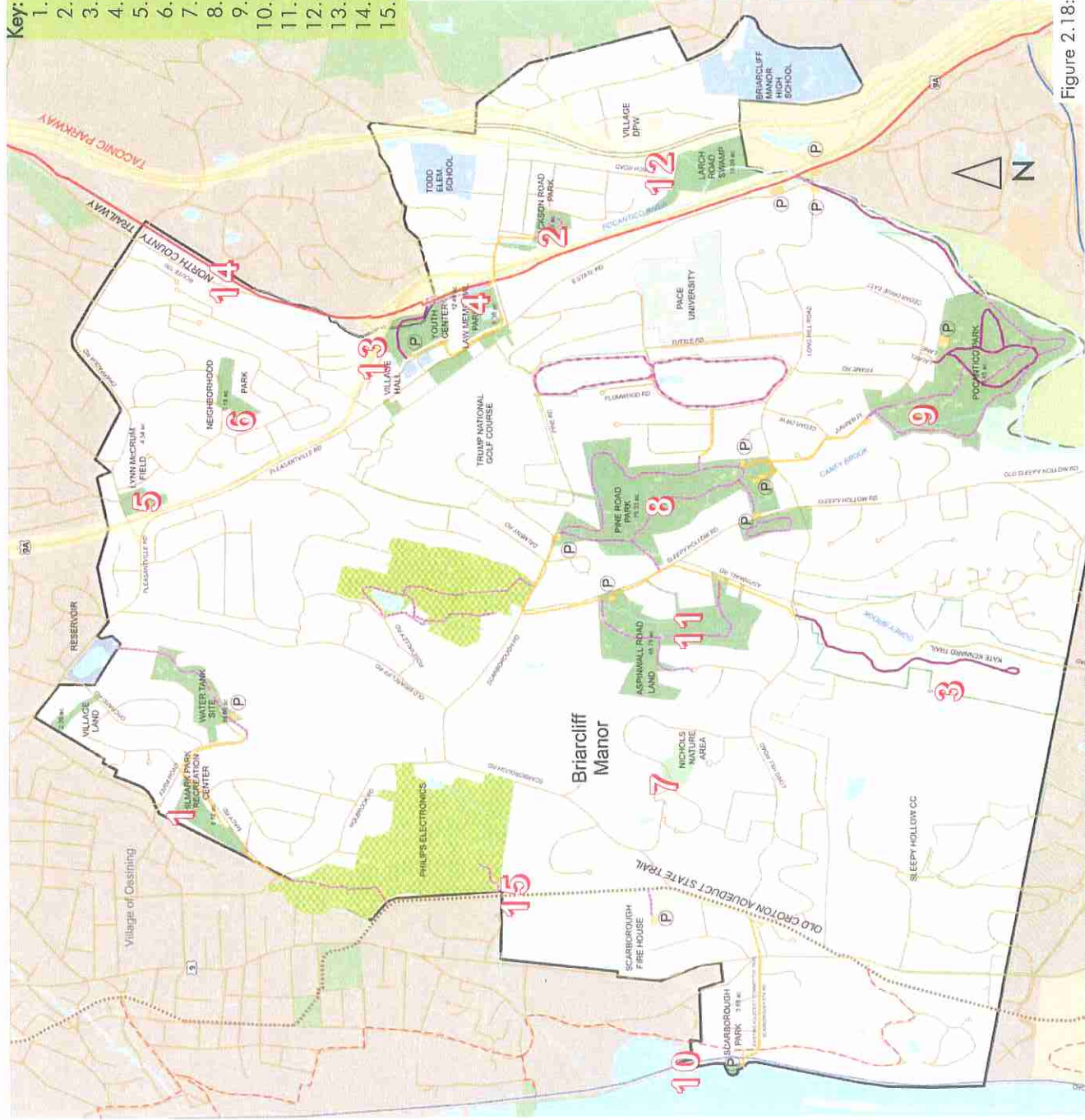


Lynn McCrum Field. This 6.3-acre park, dedicated in 1999, is located on the corner of Chappaqua Road and Route 9A. The site has a youth sports playing field that can be used as either two youth-sized baseball/softball fields or two youth soccer fields. The park includes parking for approximately 50 cars.

McCrum Field

Kate Kennard Trail

- Key:**
1. Chilmark Park
 2. Jackson Road Park
 3. Kate Kennard Trail
 4. Law Memorial Park
 5. Lynn McCrum Field
 6. Neighborhood Park
 7. Nichols Nature Area
 8. Pine Road Park
 9. Pocantico Park
 10. Scarborough Park
 11. Aspinwall Road Open Space
 12. Larch Road Open Space
 13. Van Lu Van Road Open Space
 14. North County Trailway
 15. Old Croton Aqueduct Trail



- Existing Off-Road Briarcliff Trails
- Proposed Off-Road Briarcliff Trails
- Existing Private Trails (Winter Use Only)
- Proposed Briarcliff Road Routes
- Existing North County Trailway
- Proposed County Riverwalk Trail
- Existing Off-Road State Trailway
- Existing County Wide Road Shoulder
- Village Parks & Open Space
- County Parks
- Local Parks
- State Parkway Lands
- Private Recreation
- Public Institutions
- Municipal Non-Park Lands
- College Campus
- Corporate Campus
- Permanent Public Easement
- Proposed Parking Areas

Figure 2.18: PARKS AND OPEN SPACE

Source: Briarcliff Manor Trails Study, Cherbuliez/Munz PLLC

EXISTING CONDITIONS

Community Facilities, Parks, and Recreation

Neighborhood Park. This 5.3-acre park was dedicated to the Village in 1954 and expanded in 1958 and 1964. The park is in a heavily populated residential community area, at the corner of Whitson and Fuller Roads, and borders Schrade Road. The Whitson Road side features a youth baseball field, and at the Schrade Road entrance, a basketball court and playground. The park has been used to meet the field demands of organized youth sports programs since the early 1990s, but the lack of off-street parking is problematic given this use. Parking along the undeveloped eastern side is possible.

Nichols Nature Area. This 3.8-acre site, acquired in 1973 as part of a residential subdivision, is undeveloped and landlocked, only accessible from Nichols Place. Steep slopes virtually assure that the land will remain in its natural state and continue to serve as home to many regional flora and fauna.

Pine Road Park. This 66-acre parcel, located between Pine Road and Long Hill Road East, was acquired in 1948 and expanded in 1963. The park, which is currently undeveloped, is centrally located and also accessible from Sleepy Hollow Road. The J-shaped parcel has varying terrain, with limited parking available at the southeast corner water pump station area.

Pocantico Park. This 70.9-acre site, the Village's largest park, was acquired in 1948 and expanded in 1963, 1964 and 1967. The passive recreation park, which abuts the Pocantico River, is accessible from Laurel Lane, off Cedar Drive East. A few hiking trails are marked in the park, which is home to a large number of animals found in the region, including deer. There are two additional neighborhood access points, at the end of Cedar Drive West and at the end of Frame Road. These areas are currently



Scarborough Park, on the Riverfront

undeveloped. The eastern area has a new trail connection in the Pacwater development that will allow access to pedestrians from the North County Trail area, along the Pocantico River and into the park.

Scarborough Park. This riverside park located west of the Scarborough train station was acquired in 1908, and is the site of the former Village wastewater treatment facility. The park has one acre of land and five acres of underwater land and offers picnic and fishing areas. Public parking is limited due to commuter use of the parking area. The Village is currently pursuing grant funding to further improve and develop the site, specifically related to stabilizing and protecting the park's shoreline and adding amenities and features to improve its usability.

Aspinwall Road Open Space. This 39-acre site, located on the west side of Aspinwall and Sleepy Hollow Roads and north and east of Cottonwood Lane, was acquired in 1963. The property has varying slopes and a good mix of flora, with mature species, healthy undergrowth and a mix of wildlife habitats. The site also has a small pond at the Cottonwood Lane area, a stream and some evidence of former/existing stonewalls in the north and south areas. Due to the location of wetlands on Aspinwall and Sleepy Hollow Roads, development of parking is restricted.

Larch Road Open Space. This 16.9-acre parcel is located at the end of Larch Road, between Route 9A/100 and the Taconic State Parkway. The property is a mixture of wetlands and swamp in the center, with a mature tree canopy around the perimeter. The Pocantico River defines the western edge of the site, which contributes to the wetlands. Limited space for parking exists at the end of the cul-de-sac.



Youth Center

Van Lu Van Road Open Space.

This 16.5-acre site is located behind Village Hall on Van Lu Van Road. The property includes the Youth Center building and associated basketball court, with parking

available along Van Lu Van Road. A large lawn behind the Youth Center extends to a feeder stream of the Pocantico River to the north. This parcel connects to Atria Field.

County and State Parks

North County Bike Trail (Westchester County): A 22.1-mile paved, multi-use trail is located in the former "Old Put" railroad bed and extends from the Town of

Greenburgh north to Baldwin Place in Putnam County. Village access to the trail is located behind the Briarcliff Manor Public Library, near Pleasantville Road. The trail extends north along Route 100 into Millwood, and south along Route 9A to Route 117. Formal parking areas are located on Route 117 to the south and on Route 100, at the end of North State Road. Informal parking spaces are used near the South State Road-Long Hill Road intersection.



Entrance to North County Trail
Way in Law Park

Old Croton Aqueduct Trail (New York State): The Westchester County section of this trail (known as OCAT) follows 26.2 miles of the 42-mile aqueduct from Croton to New York City. It is operated and maintained by the state Office of Parks, Recreation and Historic Preservation. Village access to the trail is at Scarborough Road, just north of the Scarborough Fire Station. Currently, the fire station lot is used for parking. These sections of the OCAT are projected to be used for the proposed Westchester County RiverWalk project.

Private Land and Corporate Campuses Allowing Public Access

Atria Field. The 4-acre multi-use ball field area is owned by Atria (1025 Pleasantville Road). The Briarcliff Manor school district has a 99-year easement or use. The fields are adjacent to the Van Lu Van Road marsh open space and the Briarcliff Manor Public Library.



Athletic Fields located at The Atria

Trump National Golf Course.

This 147.4-acre course, located at 339 Pine Road, was originally constructed in 1923 as the Briar Hall Country Club. It reopened in 2001 as Trump National Golf Club, a private, 18-hole golf course. Cart paths are available for Village pedestrian use from December 1 to March 1. Walking is permitted on Parcels 2 and 3 and along the service road adjacent to Pine Road on Parcel 1. Residents are able to access portions of the golf course during winter months for cross country skiing and sledding. To direct people to appropriate areas, signs are posted at the golf course.

Philips Electronics Research Center. The 98-acre campus is located at 345 Scarborough Road, in the northwest section of the Village, at the former Macy estate. Philips has granted permission to Village residents to walk on its trails.

Sleepy Hollow Country Club. The 338-acre country club is located at 777 Albany Post Road. The club has 259 acres in the southern part of the Village and the rest in the Town of Mount Pleasant. First opened in 1914, it has an 18-hole course and



a 9-hole course, with a Renaissance Revival mansion club house designed by Stanford White for the granddaughter of Commodore Cornelius Vanderbilt.

Other Parks and Dedicated Open Space

There are other parks and dedicated open spaces accessible to Briarcliff Manor residents in the Town and Village of Ossining and in the Town of Mount Pleasant:

Briarcliff-Peekskill Trailway (Town of Ossining). A 12-mile linear park that runs from the Town of Ossining north to Westchester County's Blue Mountain Reservation in Peekskill. The trail is built on land originally acquired in 1929 and then designated as a trailway in 1977.

Ryder Park (Town of Ossining) is located on Morningside Drive and has soccer/football fields, a fitness trail, tennis and basketball courts, ballfields, playground and a picnic area. One field has customarily been designated for Briarcliff Manor Little League.

Ossining Nature Preserve (Town of Ossining) is located just west of Route 100/Saw Mill River Road in the southeastern corner of the town.

Graham Hills Park (Town of Mount Pleasant). The 431-acre Westchester County Park features approximately five miles of mountain biking trails geared toward experienced riders.

Rockefeller State Park Preserve (Pocantico Hills). The 1,233-acre state park contains part of the Rockefeller family estate in Pocantico Hills given to the NYS Office of Parks, Recreation and Historic Preservation in 1983. The park is largely located along Sleepy Hollow Road in Sleepy Hollow. The Park entrance is on Route 117.

Hardscrabble Wilderness Area (Mount Pleasant). The 225-acre recreation area located off Dogwood Lane has three camping sites, six hiking trails and a nature study area.

Nelson Park (Village of Ossining) is located on Route 9 at Washington Avenue and has baseball and soccer fields.

Cedar Lane Park (Town of Ossining). Recreation facilities at this 39-acre park located at 235 Cedar Lane includes a fitness trail, basketball courts, fishing, picnic area, a soccer field and a fenced in, off leash dog park.

Planning for Parks

Studies and planning efforts for Briarcliff Manor's parks and recreation have been undertaken over the years, though most have been small in scope and focused on particular issues or parcels. An exception is the "Recreation Study for the Village of Briarcliff Manor," completed in 1959 by the Westchester County Recreation Commission.

This study examined Village recreational services and facilities on a community-wide basis, and gave a range of formal recommendations that were subsequently adopted, including the creation of the current full-time department. Other recommendations were creation of a permanent, full-time recreation superintendent and recreation advisory committee, expansion of services to residents of the school districts, broadening recreation programs to all ages and both sexes, coordinating existing programs, greater recruitment and training of volunteers, establishing a public relations program for recreation, increasing the parks and recreation budget, and recommendations for specific parks or facilities.

Subsequent recreation and parks studies are:

Specific to Pine Road Park. "Recommendations for the Development of Pine Road Park as a Recreation Area" (1963) and "Master Plan for Pine Road Park" (1965)

Specific to Large Parcels within the Village. "Village of Briarcliff Manor Large Parcels Study" (1980)

Specific to the Shortage of Playing Fields. "Review of Village Owned Parcels" by Village staff (1993); "Study of Chilmark Park" for additional athletic field development (1995); and "Parkland Study" for athletic fields: options and cost estimates (1996-1997).

Specific to Current Village Parks and Facilities. "Law Park and Pool Facility Master Plan" (1998-1999); "Park and Recreation Facility Master Plan" project (2003-2004); and "Chilmark Park Renovation and Development Plan" (2005).

Briarcliff Manor Trails Study. In June 2006, Cherbuliez/Munz PLLC completed the "Briarcliff Manor Trails Study," which assessed the suitability of the public and private open space tracts of land in the Village for development and expansion of pedestrian trails, and explored potential links to public and private trails and Village parks.



Sole Public Riverfront Access

The study identified and assessed specific locations for potential parking areas next to or near the railway system, and recommended materials for trail and parking area surfaces. The Trails Study was funded by the Greenway Conservancy for the Hudson River Valley Inc. It was based on promoting four of the five Greenway criteria: regional

planning, natural and cultural resource protection, heritage and environmental education and public access to the Hudson River.

The study concluded that, while a trail corridor that incorporates the entire Village is not possible, a trails system could be developed that would create connections to existing facilities, provide access to currently undeveloped parcels and expand the recreational options currently available to Village residents.

The studies listed above were conducted to accomplish very specific goals. The Park and Recreation Facility Master Plan, for example, was undertaken by the department and the Recreation Advisory Committee to identify and prioritize issues that need to be addressed within the Village's existing parks and facilities. Capital projects completed within the last three years have generally been driven by the information collected from the community through this project. Major rehabilitation and improvement projects at Jackson Road Park, Lynn McCrum Field and Chilmark Park can be attributed to the "in-house" planning that began with this Facility Master Plan project.

Village Recreation Services and Programs

Youth Services. The Village of Briarcliff Manor's Recreation and Parks Department provides youth recreational services at the Youth Center located on Van Lu Van Road, behind the Village Hall and Briarcliff Post Office. The Youth Center building (2,400 square feet of interior space) was donated to the Village in 1997 and serves as a safe, supervised facility for young people in middle school and high school.

The Youth Center program is operated year-round, and the building and its grounds have a lighted, outdoor basketball court, indoor game and lounge space and an outdoor deck and patio area. The full-time recreation staff directs the center's activities and oversees a part-time staff of adult and college-age program supervisors. The program

includes special event and activity nights, as well as evenings with no programmed activities.

Youth Center programs are available to all students in grades 6-12 who either reside within the Village or attend school in the Briarcliff Manor Union Free School District. Participating students are required to register with the Recreation and Parks Department. The membership fee for all students for the 2006-2007 program year was \$10, although there are potential added charges associated with certain special events and activities that are offered at the center.

The Recreation Department also provides pre-school programs including playgroups, music and arts-and-crafts programs and field trips. Youth sports programs include floor hockey, basketball, tennis and softball. The department conducts an after-school program at Todd Elementary School that offers a range of classes and activities for children in grades K-5 and a six-week day camp program serving over 500 resident children (grades K-8) each summer.

Adult Services. In addition to programs specifically geared toward youth and senior citizens, the Village's Recreation and Parks Department offers a number of paid programs for adult residents, including basketball, badminton, tennis, golf, cooking classes, driving courses, yoga, and tae kwon do. These programs, which are generally held either in the Recreation Center or the Youth Center, are also available for non-residents of the Village, for a higher fee. The Briarcliff Manor Public Library also offers book discussion groups and computer classes.

Senior Services. The Village offers a number of programs and services specifically geared toward residents aged 60 and over, including seasonal programs, special events and trips. The Village Recreation Department also provides a senior citizen bus, which accommodates 14 passengers and provides door-to-door transportation on a first-come, first-served basis, available using a phone reservation system.

Shopping (local and to some malls), banking and trips to local doctors' appointments are scheduled. In addition, Village residents and Town of Ossining residents who are 65 years of age or over can participate in the Call-A-Cab program, which provides coupons for taxi services at reduced fares. These coupons are available through Ossining's Senior Services Department.

The Village also has a contract with Family Services of Westchester, a nonprofit agency based in Port Chester, for the part-time services of a Senior Advocate. The Senior Advocate is available to assist seniors with problems typically addressed by a social service agency: Social Security, Medicare and Medicaid information, rehabilitation services and long-term care services, prescription drug program assistance, nutrition, food pantries and Meals On Wheels programs and volunteer opportunities. This program is available to all senior citizens of Briarcliff Manor.

The Town of Ossining has assembled a committee to examine the demand for and feasibility of developing a center for senior programs and services. The Town is only in the preliminary stage of planning. However, the Village should remain aware of the Town's progress and aim to coordinate services where appropriate.

2.7.3 Schools

The Village of Briarcliff Manor contains parts of two local school districts: Briarcliff Manor Union Free School District and Ossining Union Free School District. Figure 2.19 shows public schools within the two school districts and all public and parochial primary schools in Briarcliff Manor. Since each school district is controlled by its own legislative body, independent of the Village, this Plan makes no recommendations regarding school operations or facilities. This section is provided for information purposes only. This is not to say that there is no coordination between the Village and the school districts: the Briarcliff

Manor Board of Education designates liaisons to the Briarcliff Village Trustees, as well as to the Ossining and Mt. Pleasant Town Boards.

Briarcliff Manor Public Schools

The Briarcliff Manor Union Free School District covers approximately six square miles and includes portions of the Towns of Mount Pleasant and the Village of Briarcliff Manor. The district has a K-5 elementary school and a school shared by the middle school (grades 6-8) and high school (grades 9-12). Todd Elementary School is located on Ingham Road. Briarcliff Middle School and Briarcliff High School are located on Pleasantville Road (see Figure 2.19).

For the 2005-2006 school year, total enrollment in the Briarcliff Manor Union Free School District was 1,836 students. According to the district superintendent's projection (based on an Enrollment Projection Demographic Study, June 2006), this appears to have been the peak year. Enrollment is projected to trend slowly downward for the next decade. The Enrollment Study projects a total of 1,728 students (K-12) in 2016, a decrease of six percent from the 2006 enrollment of 1,836.

Table 2.11 shows enrollment in the district from 2000-2001 through 2005-2006.

Table 2-11: Recent Briarcliff Manor Union Free School District Enrollment

	<u>2000- 2001</u>	<u>2001- 2002</u>	<u>2002- 2003</u>	<u>2003- 2004</u>	<u>2004- 2005</u>	<u>2005- 2006</u>
K-5	788	783	779	765	748	742
6-8	357	379	415	425	453	415
9-12	448	489	534	560	601	679
Total	1,593	1,651	1,728	1,750	1,802	1,836

Source: Briarcliff Manor Union Free School District, 2006.

The actual fall 2006 kindergarten enrollment was 100 students versus the original high estimated range of 125 to 135 students. The district reports that it enrolled 107 kindergartners in the fall of 2007, while 160 seniors are expected to graduate spring 2008, a slight decrease from the 161 that graduated in 2007.



Todd School



Auditorium at the Middle and High Schools

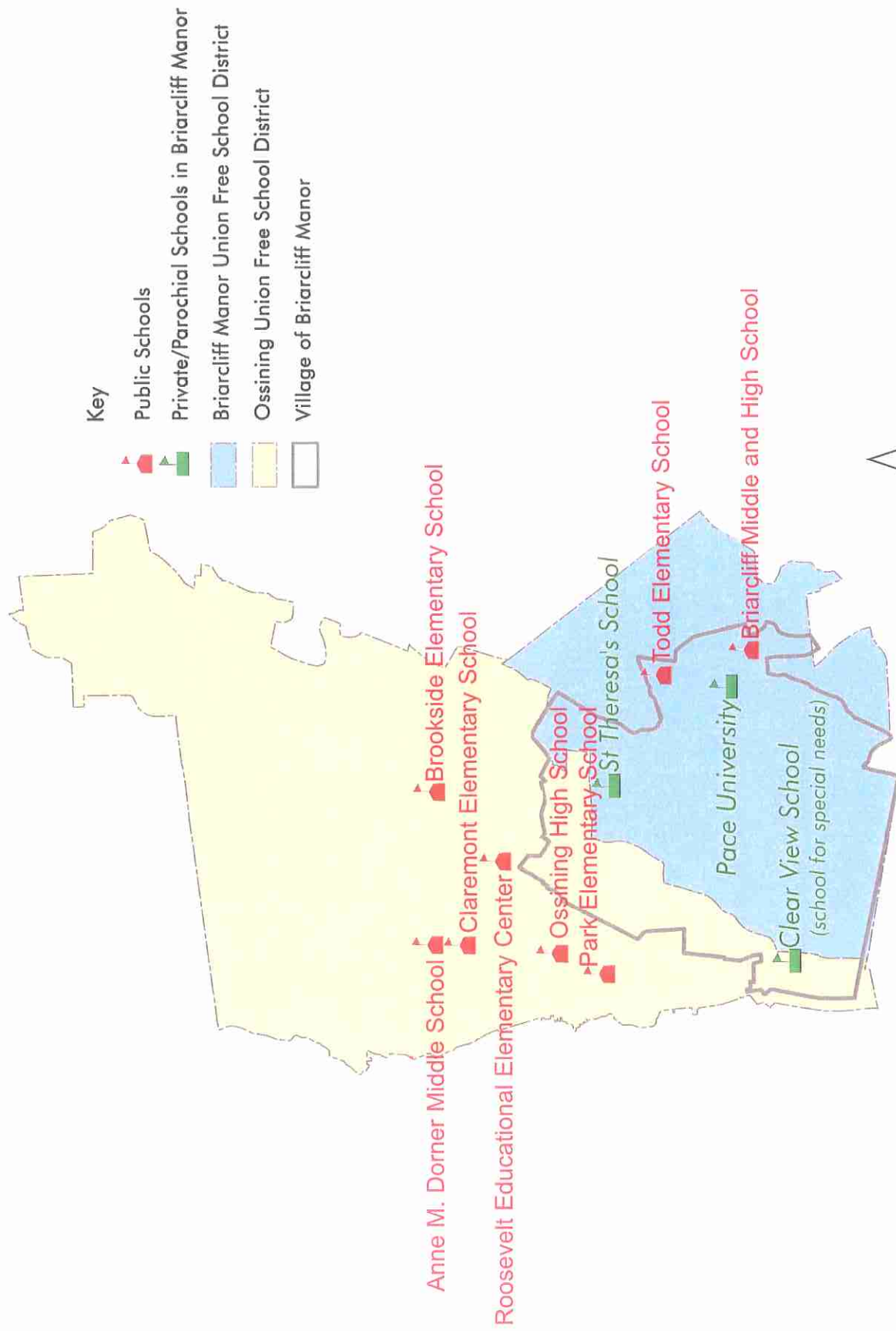


Figure 2.19: PRIMARY SCHOOLS IN BRIARCLIFF MANOR, PUBLIC & PAROCHIAL

Source: Westchester County GIS Department

Ossining Public Schools

Approximately 30% of the Village of Briarcliff Manor is within the Ossining Union Free School District. This district had a total enrollment of 3,918 students for the 2006-2007 school year, in six schools: Roosevelt School for preschool-aged children, Park School for grades K-1, Brookside School for grades 2-3, Claremont School for grades 4-5, Anne M. Dornier Middle School for grades 6-8 and Ossining High School for grades 9-12. None of these schools is located within Briarcliff Manor.

Table 2.13 shows the recent past enrollment for the Ossining District. The District experienced its most significant enrollment growth in the late 1990s and early 2000s, but is expected to continue to grow slowly over the next decade.

Table 2-12: Recent Ossining Union Free School District Enrollment

	2000- 2001	2001- 2002	2002- 2003	2003- 2004	2004- 2005	2005- 2006
Pre-K	183	204	216	216	214	252
K-1	585	617	612	618	597	647
2-3	587	568	575	607	584	600
4-5	669	618	583	568	584	580
6-8	911	921	930	902	865	822
9-12	1,125	1,224	1,300	1,279	1,313	1,251
Ungraded			33	30	36	38
Total	4,060	4,152	4,249	4,220	4,193	4,190

Source: Ossining Union Free School District, 2006.

By 2016, the Ossining enrollment is projected to be 4,356, an increase of four percent over the 2006 enrollment of 4,187 students.

3.0 THE VILLAGE PLAN

The first part of the Comprehensive Plan describes Briarcliff Manor as it is today – its physical characteristics, population, business areas and neighborhoods, transportation and community facilities and services.

The plan demonstrates that some of the Village’s attributes require preservation and others improvement. However, before the plan can recommend specific actions, whether preserving or improving, these actions must be grounded in a vision of the Village’s future. The overall vision is presented here. It is more than a set of general statements. It is a decision-making guide for the Trustees, the Planning Board, and all those charged with land planning in the Village. All the recommendations that follow in this final chapter are based on the vision. And as new concerns and opportunities arise in Village life, unforeseen by this plan, elected and civic leaders will be able to act knowing that their choices are based on the vision.

3.1 Village-Wide Vision

The vision for the Village’s future is based on protecting its neighborhoods and the natural environment. To protect and enhance the good quality of life in the Village, we will:

- Provide open space, parks and both passive and active recreation opportunities for all villagers.
- Provide stewardship over the Village’s unique setting along the Hudson with its slopes, wetlands, views, trees and semi-rural environment.
- Maintain the Village’s neighborhood character of traditional and varied housing.

- Encourage measured growth and physical and visual improvements in our business districts to 1) provide a variety of goods and services to our villagers, 2) expand the Village’s commercial tax base and 3) create a more vibrant downtown experience.
- Improve pedestrian amenities and streetscape experiences throughout the Village.
- Provide a safe circulation network for vehicles, pedestrians and bicycles including a particular focus on a safe link between the commercial areas east and west of Route 9A.
- Provide reliable infrastructure maintained in good working service (including drains, water supply and sanitary facilities) in a fiscally sound manner.
- Maintain or enhance the existing quality of Police, Fire, Library, Public Works and Government Administration services while seeking avenues to keep taxes under control.

3.2 Land Use

GOAL: Value and protect the natural and manmade features of the Village (i.e. wetlands, steep slopes, open space, historic structures, etc.)

3.2.1 Open Space and Land Use

For the purposes of this document, open space is precisely defined as undeveloped land that has had its development rights removed to keep the land permanently “open” or undeveloped. Such land can be described as “set aside,” “dedicated,” or “designated.” This is not the same as municipal park or recreation land, other municipally-owned

land that is available for public use, or privately-owned and undeveloped properties.

Using this definition, Briarcliff Manor has dedicated open space only in new conservation subdivisions (under Section 220-7 of the Village Code), i.e., the Nichols Nature Area and McCrum Field. The Village owns a number of parcels used as natural or recreation areas. Some of these are called open space but have not had their development rights removed. The parcels are the unimproved part of Jackson Road Park, Pine Road Park, Pocantico Park, Aspinwall Road Open Space, Larch Road Open Space and Van Lu Van Road Open Space. The latter two allow active recreation.

The Comprehensive Plan recognizes that the term open space is often used colloquially to describe unbuild land that has important visual or environmental features. The public also loosely uses the term to mean recreation or park land. The village uses the term in this way, as shown above. However, it should be noted that only dedicated open space and dedicated park land are protected from development; parks to a lesser degree. Dedicated open space has had its development potential forever removed. This is accomplished in the village using Section 220-7 of the Code or if the village acts to remove development potential from publicly-owned land. Municipal parks cannot be sold or developed without approval of the New York State legislature.

Much of what is informally considered open space within the Village in fact has development potential; without action, the Village should assume that these properties will have their development rights realized. With the exception of the two country clubs and Pace University, most of the informal open space in the Village lies in what has been called the Scarborough Road corridor:

- King's College/Barrington site (56.84 acres)
- Astor Estate (64.69 acres)
- Erani estate (97.15 acres)

- Philips property (98 acres) should its current commercial use be discontinued

These properties have the potential for development of housing. Land conservation measures (such as conservation easements, direct acquisition and conservation subdivisions) are techniques to permanently capture or preserve some or all of those open spaces. The plan does not include the country clubs or Pace University in this accounting as these properties are already in economically productive use, albeit not housing as foreseen by the zoning, for their owners.

Visual impacts should be considered by the Planning Board when reviewing development applications for all properties. Legislative measures can be adopted or modified to mitigate the visual impacts of development, e.g., up-zoning, increased setbacks, lessened building height and bulk, greater wetlands and slopes protection, and landscaping and screening requirements. These approaches allow land to be developed, under greater restrictions. They do, however, need to be balanced against the existing built environment, as they may make existing homes and lots non-conforming.

Objective # 1: Develop an Open Space Plan for Public and Privately Owned Properties.

The Scarborough Corridor Study defined a 1,011 acre area, which covered most of the remaining undeveloped or partially developed property in the Village. If fully built out under current single-family lot zoning, the result could be an additional 270-330 homes with more than 1,000 residents, including 350 school-aged children. This growth, if realized, would lead to a loss of open space resources, increased traffic and infrastructure pressures and the likelihood for an increased demand for Village and school district services.

Action items:

- A. Create Open Space Policy.
- B. Inventory public and privately owned properties that have the potential to be developed, and agree on preservation and development approaches. While the open space policy would affect the whole Village, the focus should be on the Scarborough Corridor Area. These approaches might include up-zoning (increasing the minimum lot size), more reliance on conservation subdivision regulations, and creating an Estate Zone or Overlay Zone.
- C. Create Open Space legislation that clearly implements the Village's policy.
- D. Review and update zoning law and subdivision regulations to encourage open space in development of properties throughout the Village. In certain cases, the Village may wish to require conservation subdivisions rather than conventional subdivisions, with open space dedication for large properties. Additional development controls should include clearer restrictions on the development of lots with steep slopes, and clearer flag lot restrictions.
- E. Develop a policy for acquisition, management and disposition of Village owned lands.
- F. Encourage the formation of private Land Trusts and encourage relationships with existing land trusts.
- G. Explore Village open space acquisition funding options e.g. a real estate transfer tax, a supplemental tax, etc..
- H. Where feasible, engage regional, state and federal land acquisition and protection resources.
- I. Consider maintaining several Village-owned properties as dedicated open space. Other Village-owned properties should be evaluated for their best use.

Objective #2: Protect Wetlands.

Action items:

- A. Define, reconfirm and identify wetlands.
- B. Establish wetland defining criteria based on vegetation, soils, or other applicable characteristics.
- C. Revise current local law to increase wetland buffers to conform to NYSDEC's 100-foot regulated buffer. In addition to expanding the wetlands buffer, consider increasing the current 50 foot no build buffer, as long as existing built conditions are protected.
- D. Evaluate impacts on existing homes of recommended wetlands setback changes.
- E. Consider limiting types of disturbances within the expanded buffer. Require reconstruction of disturbed wetlands in conformity with NYSDEC's minimum standards.
- F. Require maintenance program for relocated or built-upon wetlands.
- G. Consider requiring conservation easements over wetlands to provide permanent protection.
- H. Monitor and protect wetlands with code enforcement.

Objective # 3: Preserve Trees.

Action items:

- A. Review and update the existing Tree Preservation Law including types of trees, definitions and responsibilities, and restrictions for tree removal on interior of property.
- B. Review Tree Preservation Law for subdivision regulations to protect and preserve trees and prevent planting of invasive species.
- C. Consider creating an inventory and evaluation of trees and invasive species on Village-owned properties.
- D. Strengthen compliance and penalties for violations.

Objective # 4: Preserve and Protect Steep Slopes.**Action items:**

- A. Review and revise existing Steep Slopes provisions to create a separate chapter in the law which expands the definition and categories of steep slopes to include topography, size, soil types and terracing, at minimum, and to clarify the criteria for Planning Board approvals and Zoning Board of Appeals variances.
- B. Review various conservation development models in conjunction with steep slopes impacts and mitigation.
- C. Perform analysis of existing homes and uses on steep slopes to determine impacts of potential amendments to steep slopes legislation.
- D. Educate the public about the environmental issues concerning steep slopes.
- E. Strengthen compliance and penalties for violations.

Objective #5: Establish a Stormwater Pollution Plan.**Action items:**

- A. Implement NYSDEC Phase II Stormwater Management Regulations.
- B. Implement the Stormwater Pollution Prevention Plan.
- C. Enact legislation to address impervious surfaces and run-off for all properties.
- D. Educate the public about stormwater management and impervious surfaces.
- E. Create enforcement procedures and penalties.

Objective #6: Identify and Recognize the Significant and Historic Features of Our Village.**Action items:**

- A. Establish criteria and inventory significant manmade features, such as commercial and residential building, i.e., Whiggs/Ratio, Engineers, the "laundry", Con Ed and repair shop in the CBD, the AON building, main house at Rosecliff, Dow Hall, the library, Walter Law's house, gate house at Kings/Barrington, Beechwood main building, and Sleepy Hollow Country Club, at minimum, and stone and brick walls (especially within Scarborough Rd corridor).
- B. Establish criteria and inventory significant natural features, such as the Hudson River and Pocantico River.

Objective #7: Demonstrate Leadership in Utilizing Best Practices for Energy Conservation and Sustainable Building Strategies.**Action items:**

- A. Create incentives and requirements for developers to construct buildings that are environmentally sensitive and utilize green technologies.
- B. Define incentives for current homeowners to renovate and update homes in an environmentally friendly and energy efficient manner.
- C. Require commercial construction or renovation to evaluate the use of environmentally friendly and energy efficient technologies, such as geothermal heating.
- D. Village government should take a leadership stance by including environmentally sensitive technologies and practices in its buildings, vehicles, and operations, where feasible.

3.2.2 Open Space and Recreation

GOAL: Maintain and Enhance the Village's Open Space and Parklands for Active and Passive Enjoyment by Residents.

Objective #1: Develop a Plan for Active and Passive Recreation.

Action items:

- A. Develop policy for active and passive recreational use of Village-owned properties.
- B. Create and continuously update an inventory of recreational assets and needs.
- C. Prioritize and implement appropriate recommendations of the Cherbuliez/Munz, PLLC Trails Study.
- D. Maintain and expand active and passive-use recreational facilities and trails to meet the needs of residents.
- E. Pursue opportunities for limited access to private properties (i.e. off-season access to Trump National, trails across private lands such as Philips Laboratories).
- F. Support and participate in regional trail systems projects including River Walk, the Old Croton Aqueduct, and North County Trailways.

Objective #2: Coordinate Recreational Planning and Use with Schools and Other Entities.

3.3 Housing

Goal: Provide a range of housing styles and alternatives to meet the needs of a varied and diverse population.

Chapter 2.3 described Briarcliff Manor's changing demographics. While the Village remains solidly a community of traditional families, there are also groups of single-parent households, one-person

households, and a growing number of senior citizens. The demographics of the Village and the county provide a clear indication of housing needs. Most housing should remain aimed at traditional families. However, a peaking school age population and a growing number and proportion of seniors imply the need for special services and alternatives to traditional single family housing. High housing prices and property taxes make the Village increasingly unaffordable to all but the affluent, possibly resulting in a less diverse community. As previously described, a full build out of our remaining open space with conventional housing has the potential for significant adverse impacts. Hence, housing policy must take into consideration a wide range of objectives and considerations, balancing the desire for dedicated open space, less development pressure on environmentally constrained lots, and the need for some variety in housing types.

Objective #1: Up-zone the Scarborough area to minimum 2 acre (R80) lot size.

Action items:

- A. Allow only new single family homes on up-zoned lots in the Scarborough Road Corridor, while grandfathering existing units.
- B. Consider allowing within the Corridor a range of lot sizes within a subdivision, provided that the two acre density threshold is not exceeded for the overall project.
- C. Consider mandating Conservation Subdivisions for all subdivisions over a specific size and require a minimum percentage of open space preservation on the site, in addition to the required recreation set aside.

Objective #2: Provide housing opportunities in areas with well developed infrastructure, and access to public transportation and major highways.

Briarcliff Manor remains a traditional community, with families dominating and married-couple families being the most typical family

type. Both household size and family size are larger than the national average, and unlike much of the country, they are increasing. The Village's population has been growing at a higher rate than most of its neighboring communities, but it remains comparatively less dense.

Although Briarcliff Manor's school-aged population increased from 1990 to 2000, that growth is unlikely to persist, given that the "echo boom" has ended. However, the growth in the Village's retiree population should continue; based on 2000 Census data, about 754 persons will enter the 65 and older age bracket in the next 10 years. The likely increase in the retiree population has implications for housing need, particularly affordable or lower cost housing. Briarcliff Manor residents aged 65 and over have historically significantly lower household incomes than the rest of the population and are more likely to live in poverty. Retirees are also much more likely to be renters than other Briarcliff Manor residents, indicating that they experience a greater burden of housing costs.

Finding local affordable housing is a problem for many Briarcliff Manor residents as well, especially those at the lower end of the income scale. Approximately 27% of all residents paid at least 30% of their monthly household income for monthly owner costs, and most homeowners earning less than \$50,000 a year paid at least 35% of their monthly household income for these costs. A full third of all renters in the Village pay 30% or more of their monthly household income for rent, with about 18% of renters paying at least half.

The Village already contains subsidized housing in North Hill and moderate income units in Wyndcrest and Scarborough Glen complexes which give priority to local residents and local public service employees. Due to high land costs, housing affordable to low or moderate income households is usually implemented via some type of assistance to the developer. Most commonly in the suburbs this assistance takes the form of density incentives and below market-cost land (where the municipality provides the land to the developer). These approaches produce housing that is dedicated as affordable: there are income

limits for eligible households, and restrictions on re-sale of properties. A second approach towards producing lower cost housing is allowing multi-family units. These are typically townhouses, low-rise apartment buildings, and accessory units. Such units may not be dedicated (subsidized) affordable housing, but typically cost less to purchase than single-family detached houses. The appropriate location for higher density housing is in areas with well developed existing infrastructure and access to public transportation and shopping, such as the current CBD.

Action items:

- A. Allow the mixed use of varied residential types in the Village's commercial areas to accommodate the needs of the following groups:
 - Senior citizens
 - Start-up families
 - Local employees
 - Singles

- B. Establish design guidelines regarding size, accessibility, and density, to ensure these desired housing needs are met at a scale that is compatible with the overall design of the neighborhood.

Objective: #3: Explore Regional and Cooperative Solutions to Alternative Housing Needs.

Action items:

- A. Consider creating a floating zone to allow and encourage affordable housing.
- B. Coordinate mutual needs with neighboring communities
- C. Collaborate with Westchester County to develop new criteria for affordable housing.

3.4 Business Districts

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 our commercial tax base.

As noted, the Village has three principal commercial districts: the Chilmark Shopping Center, the complex at the corner of North State Road and Chappaqua Road, and the Village's Central Business District comprised of portions of Pleasantville Road (west of Route 9A) and the area bounded by North State Road, Woodside Avenue, and Route 100, east of Route 9A. The Village also has commercial office development along Route 9 and in residential areas, such as the Philips, Mearl and Aon properties. Collectively, however, only approximately six percent of the Village's tax revenue is from our commercial base – one of the lowest in Westchester County.

Objective #1: Improve CBD character.

Action items:

- A. Define the CBD.
- B. Create generalized site plans for (a) the west side of Pleasantville Road (b) the east side of Pleasantville Road and (c) the area east of 9A. Specify appropriate and inappropriate uses, area and bulk, design and parking requirements.
- C. Establish design standards for existing buildings, renovations and new construction including signs, colors, exterior and interior lighting, and architectural features.

- D. Create a cohesive identity for commercial areas and enhance the streetscape experience.
- E. Increase the vitality of the CBD by providing for a mix of retail, office, housing and park uses, and adequate parking.
- F. Explore ways to facilitate implementation of comprehensive CBD development efforts, i.e., cooperation amongst individual property owners, and consolidation of individual properties.
- G. Continue efforts with New York State and Westchester County agencies to directly connect the east and west sides of the CBD with a North State Road overpass at Route 9A.
- H. Encourage formation of a Business Improvement District (BID).
- I. Amend zoning to allow mixed-use two- and three-story buildings and encourage mixed use buildings that include housing appropriate for seniors, young families, local employees and singles.
- J. Enforce the code.

See Appendix A for the detailed CBD plan.

Objective #2: Strengthen the commercial tax base.

Action items:

- A. In addition to the above, encourage businesses and offices in campus settings.
- B. Review and update B District requirements including lot coverage, building height, setbacks, and landscape buffers.
- C. Enhance the potential and appearance of the area zoned B-2 that fronts onto Route 9.

3.5 Traffic/Circulation/Parking

GOAL: Provide multiple alternatives for safe and efficient access throughout the Village.

Objective #1: Improve the function and safety of the existing circulation network for vehicles, pedestrians and bicycles.

Action items:

- A. Construct sidewalks along major arteries and the downtowns so pedestrians can access central part of Village and neighborhoods.
- B. Create an Access Management Plan that at minimum aims at interconnecting parking behind lots on the east and west sides of Pleasantville Road section of the CBD to supplement parking and enhance circulation.
- C. Improve the physical connection between the east and west sides of the CBD (as divided by the intersection of North State Road and Route 9A) to create one unified commercial area. In the short term, create a right turn lane from North State Road to northbound Route 9A.

Objective #2: Make roadways and intersections safe and efficient.

Action items:

- A. With NYS DOT, explore safety improvements for Scarborough Road and Route 9, 9A and Chappaqua Road, Route 9A and North State Road, including Route 9A landscaping and noise buffers.
- B. Institute traffic calming measures where appropriate (four way stops, speed humps, pinch points).
- C. Prohibit left turns out of intersections into busy streets, at least at certain peak times.

- D. Provide the Planning Board with land use tools regarding new development so that the board may mandate traffic patterns maximizing safety and minimizing adverse impacts.

Objective #3: Create a trail system throughout the Village.

Action items:

- A. Prioritize and implement the Cherbuliez/Munz, PLLC Trail Study, as appropriate.
- B. Continue to participate in the RiverWalk, Old Croton Aqueduct and North County Trailway projects.

Objective #4: Address parking shortage at Scarborough Station.

Action items:

- A. Evaluate and implement, as appropriate parking alternatives, especially options and recommendations made in the BFJ Scarborough Station parking study.
- B. Continue to require large parcel developers to operate a shuttle bus to/from station.
- C. Consider expanding for long term solutions.

Objective #5: The Village will remain well connected to the regional transportation network.

Action items:

- A. Encourage housing in areas served by public transportation.

3.6 Infrastructure and Services

GOAL: Village shall respond cost-effectively to the needs of residents and other taxpayers and to various governmental mandates in order to protect the existing quality of life and Village character. The Village shall continue to manage its infrastructure in a sound, planned, and fiscally prudent manner.

Objective #1: Maintain and update the Village's water, sewer and drainage systems

Action items:

- A. Complete project to obtain full water supply from the Catskill/Delaware systems.
- B. Prioritize and phase expansion and upgrades to sewer, drainage and local water delivery systems.
- C. Continue to explore creation of inter-municipal water districts and emergency backup water supplies with Sleepy Hollow, Tarrytown, Mount Pleasant, Ossining, New Castle, etc.

Objective #2: Address the space needs of the Police, Fire and Administrative departments

Objective #3: Cooperate as appropriate with neighboring communities to consolidate service delivery, including a potential senior center, public works and other natural shared services.

Figure 3-1: Implementation Strategies

It shall be the Village Manager's responsibility to monitor and implement the actions of this Plan.

ARAC: Architectural Review Advisory Committee BDC: Business Development Committee, a business recruitment and retention volunteer association to be created by the Board of Trustees (BOT) CAC: Conservation Advisory Committee Trustees: Board of Trustees (or an ad hoc advisory committee created by the BOT) AVS: Appropriate Village Staff Timeframes: Short-term: Within next five years Mid-range: Five to ten years from plan adoption Long-range: Ten to fifteen years from plan adoption			
LAND USE			
GOAL: Value and protect the natural and manmade features of the Village (i.e., wetlands, steep slopes, open space, historic structures, etc.).			
Objective #1: Develop an Open Space Plan for Public and Privately Owned Properties.			
Actions	Who	When	Section
A Create an Open Space Policy.	Trustees	Short-Term	3.2
B Inventory public and privately owned properties that have the potential to be developed, and agree on preservation and development approaches.	CAC	Short-Term	3.2
C Create Open Space legislation that clearly implements the Village's policy.	Trustees	Short-Term	3.2
D Review and update the zoning law and subdivision regulations to encourage open space in development of properties throughout the Village.	Trustees	Short-Term	3.2
E Develop a policy for acquisition, management and sale of village owned lands.	Trustees	Short-Term	3.2
F Encourage the formation of a private land trust and encourage relationships with existing land users.	Trustees	On-going	3.2

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H	Where feasible, engage regional, state and federal land acquisition and protection resources.	Trustees	On-going	3.2
I	Consider dedicating some Village-owned properties as open space.	Trustees	On-going	3.2
Objective #2: Protection of Wetlands.				
Actions				
A	Define, reconfirm and identify wetlands.	CAC	Short-Term	3.2
B	Establish wetland defining criteria based on vegetation, soils, or other applicable characteristics.	Trustees	Short-Term	3.2
C	Revise current law to increase wetland buffers to conform to NYSDEC's 100-foot regulated buffer.	Trustees	Short-term	3.2
D	Evaluate impacts on existing homes of recommended wetlands setback changes.	Trustees	Short-Term	3.2
E	Consider limiting types of disturbances within the expanded buffer. Require reconstruction of disturbed wetlands in conformity with NYSDEC's minimum standards.	Trustees	Short-Term	3.2
F	Require maintenance program for relocated or built-upon wetlands.	Trustees	Mid-Term	3.2
G	Consider requiring conservation easements over wetlands to provide permanent protection.	Trustees & Planning Bd.	Short-Term, then on-going	3.2
H	Monitor and protect wetlands with code enforcement	AVS	On-going	3.2
Objective #3: Tree Preservation.				
Actions				
A	Review and update existing Tree Preservation Law including types of trees, definitions and responsibilities, and restrictions for tree removal on interior of property.	Trustees & AVS	Mid-Term	3.2

B	Review Tree Preservation Law for subdivision regulations to protect and preserve trees and prevent planting of invasive species.	Trustees & AVS	Mid-Term, then on-going	3.2
C	Consider creating an inventory and evaluation of trees and invasive species on Village-owned properties.	CAC	Mid-Term	3.2
D	Strengthen compliance and penalties for violations.	Trustees & AVS	Mid-Term, then on-going	3.2
Objective #4: Preserve and Protect Steep Slopes.				
A	Review and revise existing Steep Slopes provisions to create a separate chapter in law which expands the definition and categories of steep slopes to include topography, size, soil types, and terracing, at minimum, and to clarify the criteria for Planning Board approvals and Zoning Board of Appeals variances.	Trustees & Planning Bd.	Short-Term, then on-going	3.2
B	Review various conservation development models in conjunction with steep slopes impacts and mitigation.	Trustees & Planning Bd.	Short-Term	3.2
C	Perform analysis of existing homes and uses on steep slopes to determine impacts of potential amendments to steep slopes legislation	Trustees	Short-Term	3.2
D	Educate the public about the environmental issues concerning steep slopes.	CAC	On-going	3.2
E	Strengthen compliance and penalties for violations.	AVS	On-going	3.2
Objective #5: Establish a Stormwater Pollution Plan.				
A	Implement NYSDEC Phase II Stormwater Management Regulations.	Trustees	Short-Term	3.2
B	Implement the Stormwater Pollution Prevention Plan.	AVS	On-going	3.2
C	Enact legislation to address impervious surfaces and run-off for all properties.	Trustees	Short-Term	3.2
D	Educate the public about storm water management and impervious surfaces.	CAC	On-going	3.2

E	Create enforcement procedures and penalties.	Trustee	Short-term	3.2
Objective #6: Identify and Recognize the Significant and Historic Features of Our Village.				
A	Establish criteria and inventory significant manmade features, such as commercial and residential buildings.	Trustees	Mid-Term	3.2
B	Establish criteria and inventory significant natural features including the Hudson River.	Trustees	Mid-Term	3.2
Objective #7: Demonstrate Leadership in Utilizing Best Practices for Energy Conservation and Sustainable Building Strategies.				
A	Create incentives and requirements for developers to construct buildings that are environmentally sensitive and use green technologies	Trustees	Mid-Term, then on-going	3.2
B	Define incentives for current homeowners to renovate and update homes in an environmentally friendly and energy efficient manner.	Trustees	Mid-Term, then on-going	3.2
C	Require commercial construction or renovation to evaluate the use of environmentally friendly and energy efficient technologies, such as geothermal heating.	Planning Bd.	On-going	3.2
D	Village government should take a leadership stance by including environmentally sensitive technologies and practices in its buildings, vehicles, and operations.	Trustees	On-going	3.2
GOAL: Maintain and Enhance the Village's Open Space and Parklands for Active and Passive Enjoyment by Residents.				
Objective #1: Develop a Plan for Active and Passive Recreation.				
A	Develop policy for active and passive recreational use of Village-owned properties.	Trustees	On-going	3.2.2
B	Create and continuously update an inventory of recreational assets and needs.	Trustees	Mid-Term, then on-going	3.2.2
C	Prioritize and implement appropriate recommendations of the Cherbuliez/Munz, PLLC Trails Study.	Trustees	Mid-Term	3.2.2
D	Maintain and expand active- and passive-use recreational facilities and trails to	Trustees	Mid-Term,	3.2.2

	meet the needs of residents.		then on-going	
E	Pursue opportunities for limited access to private properties (i.e. off-season access to Trump National, trails across private lands such as Philips Laboratories).	Trustees	Mid-Term & Long-Range	3.2.2
F	Support and participate in regional trail systems projects including River Walk, the Old Croton Aqueduct, and North County Trailways.	Trustees	Long-Range	3.2.2
Objective #2: Coordinate Recreational Planning and Use with Schools and Other Entities.				
HOUSING				
GOAL: Provide a range of housing styles and alternatives to meet the needs of a varied and diverse population.				
Objective #1: Up-zone the Scarborough area.				
A	Allow only single family homes on up-zoned lots in the Scarborough Road Corridor.	Trustees	Short-Term	3.3
B	Consider allowing within the Corridor a range of lot sizes within a subdivision, provided that the two acre density threshold is not exceeded for the overall project.	Trustees	Short-Term	3.3
C	Consider mandating Conservation Subdivisions for all subdivisions over a specific size and require a minimum percentage of open space preservation on the site, in addition to the required recreation set-aside.	Trustees	Short-Term	3.3
Objective #2: Provide housing opportunities in areas with well developed infrastructure, and access to public transportation and major highways.				
A	Allow low-rise buildings or townhouses in the Village's commercial areas to accommodate the needs of the following groups: • Senior citizens • Start-up families • Local employees • Singles	Trustees	Mid-Term	3.3
B	Establish design guidelines regarding size, accessibility, and density, to ensure	Trustees	Mid-Term	3.3

	these desired housing needs are met at a scale that is compatible with the overall design of the neighborhood.			
Objective #3: Explore Regional and Cooperative Solutions to Alternative Housing Needs.				
A	Consider creating a floating zone to allow and encourage affordable housing	Trustees	Mid-Term	3.3
B	Coordinate mutual needs with neighboring communities.	Trustees	Mid-term	3.3
C	Collaborate with Westchester County to develop new criteria for affordable housing.	Trustees	Mid-Term	3.3
BUSINESS DISTRICTS				
GOAL: Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural and cultural amenities.				
GOAL: 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.				
GOAL: Increase the commercial tax base.				
Objective #1: Improve the character of the CBD.				
A	Define the CBD.	Trustees	Short-Term	3.4
B	Create generalized site plans for (a) the west side of Pleasantville Road (b) the east side of Pleasantville Road and (c) the area east of 9A. Specify appropriate and inappropriate uses, area and bulk, and design.	Trustees & Planning Bd.	Short-Term	3.4
C	Establish design standards for existing buildings, renovations and new construction, including signs, colors, exterior and interior lighting, and architectural features. Revise the mandate of the ARAC so that the ARAC administers the design standards.	Trustees & ARAC	Short-Term	3.4
D	Create a cohesive identity for commercial areas and enhance the streetscape experience.	Planning Bd.; ARAC	On-going	3.4
E	Increase the vitality of the CBD by providing for a mix of retail, office, housing and	Trustees	On-going	3.4

	park uses, and adequate parking.			
F	Explore ways to facilitate implementation of comprehensive CBD development efforts, i.e. cooperation amongst individual property owners, and consolidation of individual properties.	Trustees	On-going	3.4
G	Continue efforts to directly connect the east and west sides of the CBD with a North State Road overpass at Route 9A.	Trustees	On-going	3.4
H	Encourage formation of a Business Improvement District (BID).	Trustees	On-going	3.4
I	Amend zoning to allow mixed-use two- and three-story buildings and encourage mixed use buildings that include housing appropriate for seniors, i.e. smaller units on one floor with handicapped-accessible features.	Trustees	Short-Term	3.4
J	Enforce the code.	AVS	On-going	3.4
Objective #2: Strengthen the commercial tax base.				
A	In addition to the above, encourage businesses and offices in campus settings.	Trustees & Planning Bd.	On-going	3.4
B	Review and update B District requirements including lot coverage, building height, setbacks, and landscape buffers.	Trustees & Planning Bd.	Short-Term	3.4
C	Enhance the potential and appearance of the area zoned B-2 that fronts Route 9.	Trustees & Planning Bd.	Short-term	3.4
TRAFFIC/CIRCULATION/PARKING				
GOAL: Provide multiple alternatives for safe and efficient access throughout the Village.				
Objective #1: Improve the function and safety of the existing circulation network for vehicles, pedestrians and bicycles.				

A	Construct sidewalks along major arteries and the downtowns so pedestrians can access central part of village and neighborhoods.	Trustees	Long-Term	3.5
B	Create an Access Management Plan that at minimum aims at interconnecting parking behind lots on east and west side of CBD to supplement parking and enhance circulation.	Trustees	Mid-Term	3.5
C	C.a: Connect east and west sides of the village. C.b: Create a right turn lane from North State Road onto northbound Route 9A.	Trustees	Long-Range Short-Term	3.5
Objective #2: Make roadways and intersections safe and efficient.				
A	With NYS DOT, continue working on improvements for Scarborough Road and Route 9, 9A and Chappaqua Road, Route 9A and North State Road, including Route 9A landscaping and noise buffers.	Trustees	Long-Term	3.5
B	Institute traffic calming measures where appropriate (four way stops, speed humps, pinch points).	Trustees	Long-Term	3.5
C	Prohibit left turns out of intersections into busy streets, at least at certain peak times.	Planning Bd.	On-going	3.5
D	In new developments give Planning Board tools to mandate traffic patterns that maximize safety and minimize adverse impacts from those projects.	Trustees	Short-Term	3.5
Objective #3: Create a trail system throughout the Village.				
A	Prioritize and implement Cherbuliez/Munz, PLLC trail study.	Trustees	Mid-Term	3.5
B	Continue to participate in the RiverWalk, Old Croton Aqueduct and North County Trailway projects.	Trustees	On-going	3.5
Objective #4: Address Parking Shortage at Scarborough Station.				
A	Evaluate and implement, as appropriate parking alternatives, especially options and recommendations made in the BFJ Scarborough Station parking study.	Trustees	Mid-Term	3.5
B	Continue to require large parcel developers to operate a shuttle bus to/from station.	Planning Bd.	On-going	3.5
C	Consider expanding long-term parking.	Trustees	Long-Term	3.5

Objective #5: The Village will remain well connected to the regional transportation network.			
A	As described, shift some housing to areas served by public transportation.	Trustees	Mid-Term 3.5
INFRASTRUCTURE AND SERVICES			
GOAL: Village shall respond cost-effectively to the needs of residents and other taxpayers and to various governmental mandates in order to protect the existing quality of life and village character. The village shall continue to manage its infrastructure in a sound, planned, and fiscally prudent manner.			
Objective #1: Maintain and update the village's water, sewer and drainage systems.			
A	Complete project to obtain full water supply from the Catskill/Delaware systems.	Trustees	On-going 3.6
B	Prioritize and phase expansion and upgrades to sewer, drainage and local water delivery systems.	Trustees	On-going 3.6
C	Continue to explore creation of inter-municipal water districts and emergency backup water supplies with Sleepy Hollow, Tarrytown, Mount Pleasant, Ossining, New Castle, etc.	Trustees	On-going 3.6
Objective #2: Address the space needs of the Police, Fire and Administrative departments.			
Objective #3: Cooperate as appropriate with neighboring communities to consolidate service delivery, including a potential senior center, public works and other natural shared services.			

Appendix A

Business Areas in Briarcliff Manor

- CBD Concept Plan: West Downtown and East Downtown
- Other Retail Areas
- Office and Business Areas

BUSINESS AREAS

While commercial land uses occupy only about five percent of the Village's land area, this component of Village life is important to the tax base, to creating a genuine small town character organized around a downtown and to providing employment for local residents. A variety of shops and businesses are concentrated in three retail areas while office buildings and campuses are located on scattered sites throughout the Village, on or near major roads. The offices present very few problems for the Village; the greatest concern with these is to keep them in Briarcliff as long as they present few traffic or other neighborhood impacts. The downtown, which is the central business district (CBD) is located along Pleasantville Road and North State Road. This area presents some difficulties in terms of economic liveliness, mix of land uses and businesses, parking and pedestrian circulation, overall design quality, and physical size.

The Downtown

During the visioning phase of the Comprehensive Planning process, residents expressed strong support for the downtown (also known as the CBD, or central business district) to remain focused on serving the needs of the local community, rather than transforming itself into a destination or comparison shopping location. Yet, many residents believe there is a need to increase the variety and quality of retail in the Village's CBD to better support the needs of residents and improve the character of the downtown.

Previous Downtown Plans. In November 2002, Saccardi & Schiff prepared the Briarcliff Manor CBD Blight Study focusing on both sides of Pleasantville Road in the downtown area and the northeastern portion of the downtown across Route 9A. The study determined that, based on the number of vacancies and underutilized properties, level

of disrepair, incompatible land uses, unsafe conditions, and unsightly visual conditions, there were sufficient blighting conditions in these areas to warrant urban renewal treatment pursuant to Article 15 of New York State Law. At the time of the study, the vacancies at the former A&P site and the small strip retail center at the intersection of Route 9A and North State Road represented a significant blighting influence in the downtown.

Other studies have been done on behalf of the Village to improve the quality, design and economic viability of the downtown. Strategies include the parking and circulation recommendations of the Area Site Plans: East and West Sides of Pleasantville Road, and far-ranging redevelopment recommendations of the F.P. Clark CBD Plan, and recent Village Streetscaping Plan for Pleasantville Road.

Brief descriptions of these plans are provided below.

Area Site Plans: East and West Sides of Pleasantville Road. An area site plan entitled Potential for Coordinated Parking East Side of Pleasantville Road ("The East Side Plan") was prepared in the late 1980s by Frederick P. Clark Associates, at the request of the Planning Board. This study guides the implementation of Section 220-12 (C)(7) Off-Street Parking and Off-Street Loading of the Village Zoning Code in the study area. The East Side Plan covers the east side of Pleasantville Road in the CBD north of the Municipal Building to North State Road. The code provisions state:

In order to promulgate safety and convenient traffic circulation, the Planning Board may require the interconnection of parking areas via access drives within and between adjacent lots. The Board shall require written assurance and/or deed restrictions, satisfactory to the Village Attorney, binding the owner and his heirs and assignees to maintain and permit such internal access and circulation and inter-use of parking facilities.

These plans largely focus on the transportation aspects of the roadway. The plan has been used by the Village ever since as a design guide for proposed development within the plan's study area and as a general reference for areas beyond the study area.

In 1996, a similar plan was prepared and adopted for the west side of Pleasantville Road, covering a second study area, the area between Poplar Road and Wachovia Bank. The purpose of the West Side Plan was to formally extend the principles and objectives of the East Side Plan to the balance of the Pleasantville Road B1 District.

The goals of both the West Side and East Side Plans are:

- Maximize safety and efficiency of pedestrian and vehicular traffic;
- Optimize the number of parking spaces and the efficiency of their use;
- Maximize the development potential and marketability of individual lots; and
- Strengthen the commercial core and character of the CBD as the Village Center through implementation of a generalized area site plan identifying building locations, sidewalks, parking and circulation, curb cuts, lighting and recommended landscaping.

Specific objectives of the plans are:

- Interconnection and coordination of parking areas between adjacent lots;
- Minimization of the number of curb cuts on Pleasantville Road;
- Identification and encouragement of building construction, expansion and/or relocation toward a full and efficient usage of each lot (east side), or "build-to line" (west side);
- Improvement of pedestrian connections from parking areas to the street (east side);

- Establishment of a continuous, landscaped and lighted, 4-5 foot wide sidewalk on Pleasantville Road (west side);
- Reduction of the number of vehicular trips and turning movements in the CBD; and
- Reduction of the potential for pedestrian and vehicular conflict, and encourage pedestrian travel within the CBD.

CBD Plan: Plan for a New Downtown. In 1998, F. P. Clark prepared a CBD Plan Study on behalf of the Village. The study's overall objective is to spur redevelopment of the Old Route 100 Area (block bound by Route 9A, North State, Woodside and Route 100) as a "New Downtown" and extension of the Pleasantville Road pattern.

Implementation of the plan requires consolidation and coordination of existing properties to achieve the desired pattern of development, one which would contribute positively to the character and identity of the Village. The New Downtown concept had a number of detailed recommendations that are incorporated into the concept plan for the CBD in this Comprehensive Plan.

Village Streetscape Plan. In May 2006, the Westchester County Department of Planning, Division of Design, developed a conceptual Streetscape Plan for Pleasantville Road in the CBD. It was developed using site surveys, application of urban design principles, and information from several documents, including guidelines developed by the Village's Beautification Committee and design concepts for the shopping center across 9A. The Streetscape Plan includes recommendations regarding locations for improved landscaping, new curbs, new crosswalks, additional lighting, signage and trash receptacles. The landscape features recommended in the county's plan have been incorporated into the concept plan for the CBD in this Comprehensive Plan.

The improvements described in the recent and prior planning efforts focus on the strength of each area in the CBD, east and west of 9A, and are a mix of measures that require private and public initiative. This Comprehensive Plan supports the goals and recommendations of

these studies. Thus the following Concept Plan for the CBD draws upon the above prior planning recommendations and the results of the public outreach efforts for this plan.

CBD Concept Plan

Defining the CBD Area. To develop a concept plan for the CBD, the boundaries of the CBD need first to be defined. This plan proposes that the full extent of the commercial area be called the CBD, with two discrete sub-areas: the traditional downtown, also known as west of 9A, and the North State Road area, also known as east of 9A, or the New Downtown. In this way, the Village's central business district comprises not just retail, but offices, services, municipal buildings and public spaces, and a few houses – a traditional mix of land uses historically found in downtowns. It may help to formally name the two areas to link them better and to provide each with a distinct identity: West Downtown and East Downtown or Village Center and Village East are possibilities. This concept plan refers to Pleasantville Road as West Downtown and the North State Road area as East Downtown.

West Downtown: Pleasantville Road

Figure 2-16 showed the existing land uses and other features in the downtown. Figure 3-1, Existing Conditions: Site Plan, shows both east and west sides of Pleasantville Road with the current layouts of parking, buildings, trees, curb cuts, and driveways. This view focuses on a length of street bracketed by The Patio/mixed-use building on the east side and the Getty gas station on the west side. These structures are labeled on the drawing.

The buildings on the east side keep a close street wall along the sidewalk, creating a traditional downtown urban design. The west side buildings are a different design model, more suburban than urban in style: the four buildings are pulled back from the street, each building

provides its own parking, the parking areas occupy the front yards of the lots and are not interconnected, and there is no continuous sidewalk. In between the buildings is a stand-alone parking lot. There are nine curb cuts to serve the four buildings and one parking lot.

Figure 3-2 shows the same length of road as the previous drawing. The east side remains as it is today in terms of building footprint. The west side, however, is new. This side of the street now has the pocket park proposed by the county, and three new buildings. The layout of the new buildings mirrors the traditional design across the street. The buildings form a street wall along a new, continuous sidewalk. The parking lots are placed behind the buildings, and are interconnected. The nine curb cuts are reduced to two, flanking either side of the new buildings. There is also a pedestrian alley, and possibly a path through the park, leading to the rear parking.

A steady line of street trees shades the sidewalk. The existing mid-block pedestrian crosswalk is shifted to line up with the pocket park. The crosswalk near The Patio lines up with a building edge across the street, and thus one of the entrances to the rear parking. This allows for safe, direct, and efficient access for shoppers. The third existing crosswalk – near the intersection with North State Road – is also improved. First, the redevelopment drawing eliminates the four curiously located parking spaces between the parking access and North State. The sidewalk is made continuous here, so the Pleasantville and the North State sidewalks are finally connected. Street trees are planted to replace the parking spaces. These actions allow the pedestrian crossing to be improved across North State Road, linking the Birritella site to both the west and east sides of Pleasantville Road. North State is shown with a small splitter island, providing refuge for walkers crossing this busy intersection.

The total footprint of the three new buildings is about 17,000 square feet. There are 77 off-street parking spaces, and ten on-street ones. This contrasts with the existing 51 off-street spaces and five on-street,

an increase of about 30 spaces. Parking is more plentiful, and can be used more efficiently.

Figure 3-3 is an oblique aerial view (called an axonometric). It shows the same length of street, once redeveloped, in a larger context. The viewer can see Pleasantville Road from the post office on the south end up to North State Road. Various structures are labeled to help orient the viewer: the Wachovia Bank, the post office, Village Hall, The Patio building, and the proposed pocket park. The drawing shows the new buildings, with their street wall close to sidewalk and trees, mirroring the existing traditional style across the street.

Figure 3-4 shows existing and proposed elevations on the west side of Pleasantville Road. The undistinguished west side is shown in the top photo, from the florist to the gas station. Once this stretch is redeveloped, the east and west side complement one another. On either side of the pocket park is a new building. These can be 1.5 or two-story structures, with offices or apartments over the retail floor. The architectural style draws upon the new traditional style established across the street. The sidewalk is continuous, and a few more trees are planted to supplement the existing ones.

Figure 3-5 shows existing and proposed elevations on the east side of Pleasantville Road. *Top photo:* The east side of Pleasantville Road is currently a line of full-tenanted shops in an ordinary, one-story building. The roof is a monolithic brown shingle, with no architectural interest. *Bottom montage:* The “brown roof” building is redeveloped. The building grows from just one to 1.5 and two stories. Second floor space can be used for offices or apartments, making redevelopment a market reality. The style draws from both the Tudor-like adjacent building and The Patio. These existing attractive buildings provide inspiration for façade colors, building materials, and fenestration details that create a coherent design for the downtown. The roofline now is varied. The use of recesses, awnings, balconies, and dormers visually reduce the

building’s scale. These elements, the prominent display windows, and the existing wide sidewalk, shade trees, and pedestrian-scaled lamps create a pleasant walking and shopping experience.

Figure 3-6 shows the east side of the shopping street, both as it is now and redeveloped, looking south. The bell tower of The Patio building can be seen in the center of the drawing. The two-story building’s size, mix of tenants, and traditional brick style fit with The Patio. The varied roofline, second story, façade recesses, awnings, balconies, and generous display windows all contribute to an improved urban design. There is also a better visual connection between the mature height of the street trees and the building, once a second story is added.

The final figures 3-7 and 3-8 provide a comparison of Pleasantville Road as it is today and as it could be. Streetscape improvements should be implemented along the full length of Pleasantville Road to create a unified design for the downtown. Parking lots should be interconnected, with pedestrian passages connecting parking to the sidewalk. Design controls will ensure that new construction and major renovations work together for the good of the downtown experience. Ground floors should be filled with businesses providing goods and services, while the upper floors could be apartments or offices.



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Figure 3-1: EXISTING CONDITIONS ON PLEASANTVILLE ROAD, SITE PLAN

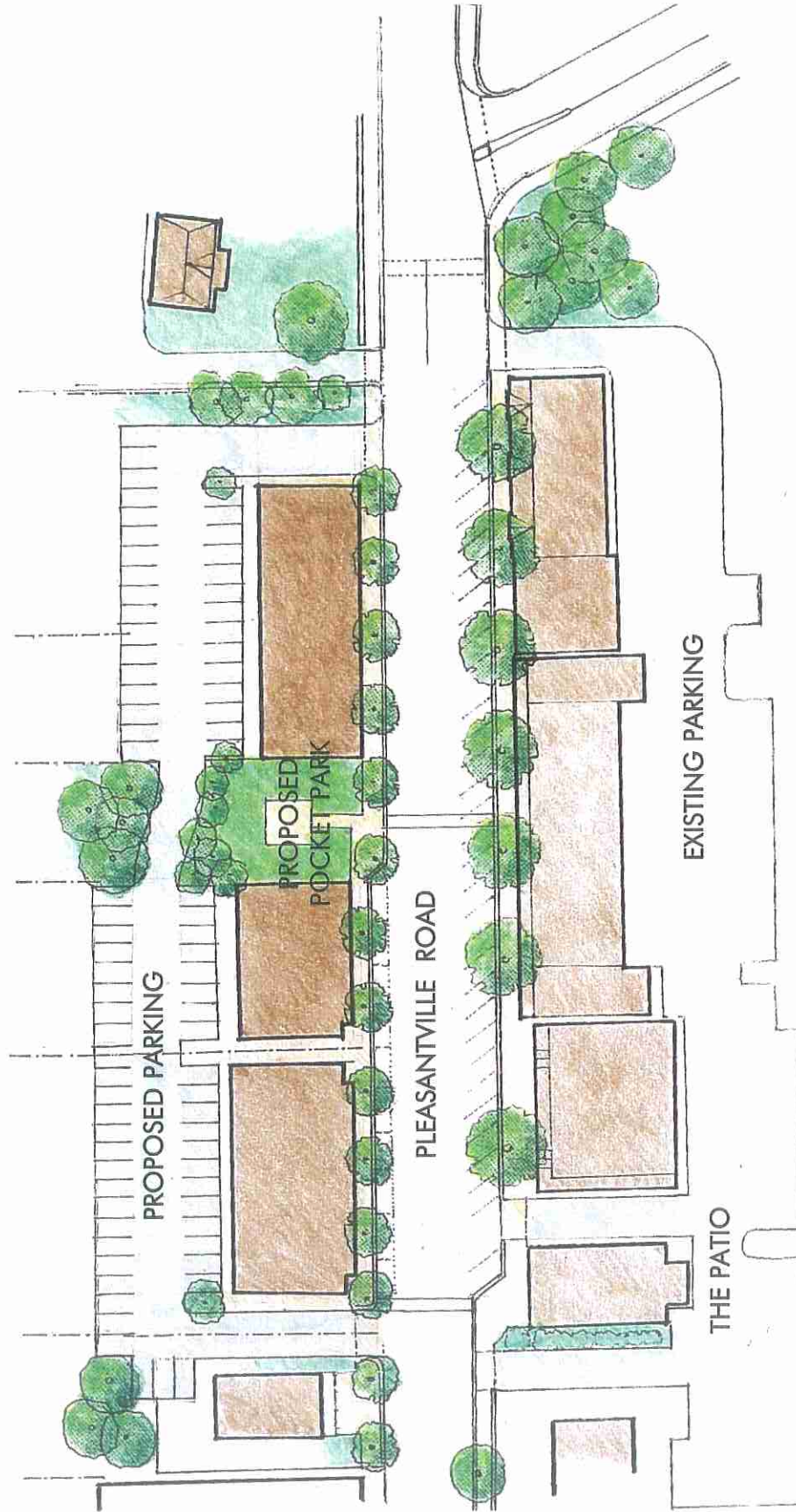
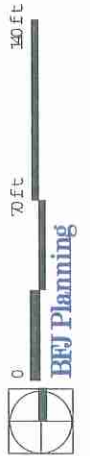


Figure 3-2 : PLEASANTVILLE ROAD WITH REDEVELOPMENT ON WEST SIDE
BRIARCLIFF MANOR COMPREHENSIVE PLAN



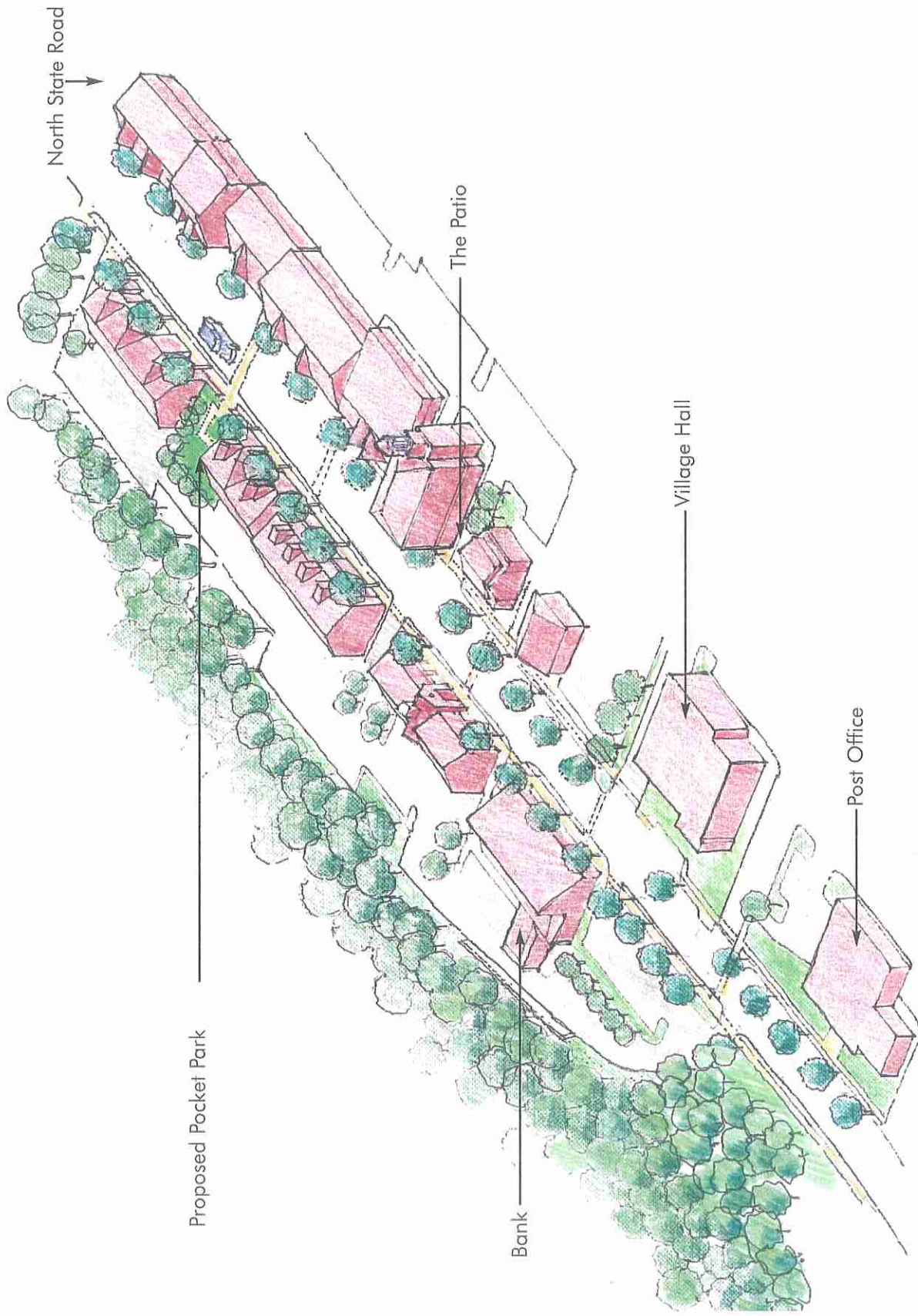
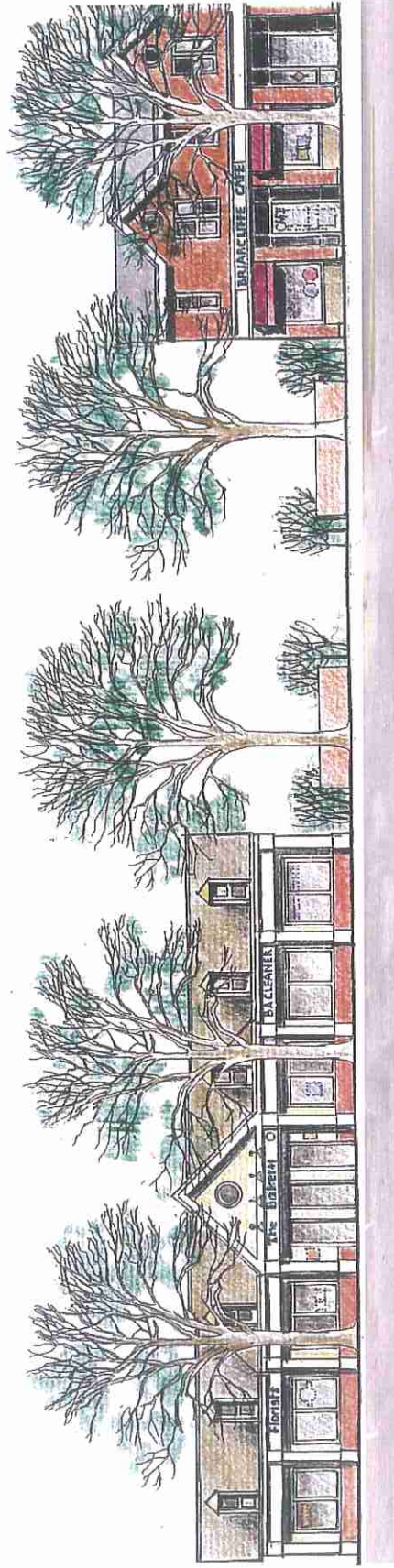


Figure 3-3 : PLEASANTVILLE ROAD WITH REDEVELOPMENT, AXONOMETRIC
BRIARCLIFF MANOR COMPREHENSIVE PLAN

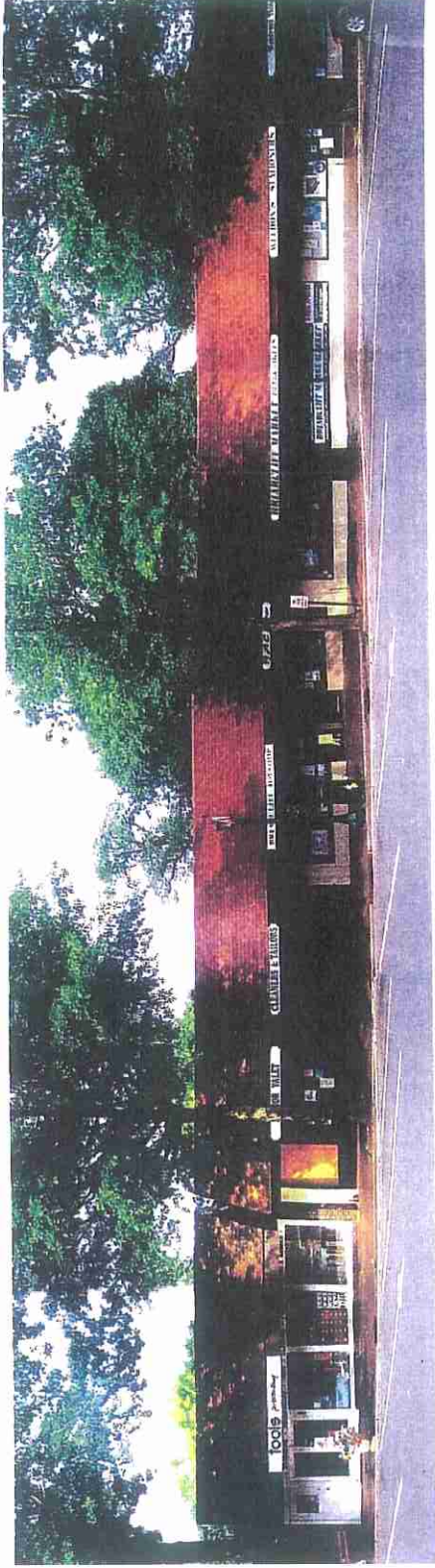


Existing Conditions: West Side, Pleasantville Road



Possible Redevelopment Showing Proposed Pocket Park : West Side, Pleasantville Road

Figure 3-4 : **EXISTING & PROPOSED ELEVATION**



Existing Conditions: East Side, Pleasantville Road



Redevelopment Study: East Side, Pleasantville Road

Figure 3-5 : **EXISTING & PROPOSED ELEVATION**

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Sketch showing possible two story development on east side of Pleasantville Road

Figure 3-6 : **PROPOSED DEVELOPMENT**



Figure 3-7: EXISTING CHARACTER OF PLEASANTVILLE ROAD
VIEW LOOKING TOWARDS NORTH STATE ROAD



Figure 3-8: REDEVELOPED CHARACTER OF PLEASANTVILLE ROAD
VIEW LOOKING TOWARD NORTH STATE ROAD

BRIARCLIFF MANOR COMPREHENSIVE PLAN

Design Standards. Currently, there are no architectural standards in the zoning code to regulate the appearance of commercial buildings or to upgrade the look of tired buildings. The Comprehensive Plan recommends that West Downtown's zoning be structured so that both uses and design are regulated. This can be done through a code-writing technique called form-based coding. In a form-based code, the text regulates uses, area, and bulk – the traditional standard components of zoning districts – but adds to these design requirements which are presented in text and in illustrations. Such controls would apply to new construction and to major renovations, additions, and retrofits.

Streetscape. The illustrated concept plan incorporates the streetscape plan, as suggested by the County for the Village. The proposed pocket park and crosswalks are shown, along with trees and brick sidewalks. The plan (amended as necessary) should be adopted by the Village, and is considered part of the Comprehensive Plan.

Sidewalks in Downtown and Leading to Downtown. The existing pedestrian network leading to and within downtown is incomplete. Long stretches of road are without sidewalks and parts of the roadway are lined with partial sidewalks. Sidewalks connecting the downtown with adjacent neighborhoods should be continuous and properly maintained. Within the downtown, the discontinuity of sidewalks is largely caused by the presence of numerous driveways and the incompatible design of certain parking lots. The concept plan for West Downtown incorporates the County's streetscaping plan which provides for sidewalks of consistent width and materials.

On-Street and On-Site Parking, Shared Parking and Lot Connections. The West Downtown concept plan includes both on-street and on-site parking. The existing on-street parking and existing angled parking on the east side of Pleasantville Road should remain to provide customer parking for the stores. As new development is built to the lot lines along Pleasantville Road, linked parking lots would be located to the rear of the buildings to provide shared parking for the

mixes of uses. Cars would access the rear lots through shared entries from Pleasantville Road. These parking areas should be designed and sited in a manner that enhances pedestrian access and circulation from the parking area to the retail uses. Portions of parking lots located directly on Pleasantville Road should be screened from the street with trees, shrubs and/or fencing. The interior of the lots should include planting strips and tree islands to reduce the impact of parked cars.

Merchant and Employee Parking. In the CBD, where parking resources are limited, priority should be given to shoppers for the most convenient parking spaces. Merchants and employees should not park in front of stores, either in on-street spaces or in the off-street parking areas that currently exist on the west side of Pleasantville Road. Each business in the CBD should provide parking for merchant and employee either in back of the building or in an off-site location relatively close to the store.

Zoning. The zoning boundaries may need to be modified to reflect the recommendations of the adopted Comprehensive Plan, with modified use, area, and bulk controls and design controls. Such a new district could be called, simply, CBD-1 or CBD West for West Downtown and CBD-2 or CBD East for East Downtown. If future needs of the Villagers require services that cannot be fulfilled by current business or CBD districts then the Village should investigate expansion of the CBD into adjacent and contiguous properties. From a planning perspective this is the most economically viable path.

East Downtown

The Comprehensive Plan supports the "New Downtown" plan created by F.P. Clark Associates, but recommends a different name as this area should not be seen as a competitor to the traditional downtown on Pleasantville Road. (Figure 3-9). The overall objective is to identify this area as one discrete economic development location and to prompt

greater circulation and site layout efficiency and more handsome design. As with the West Downtown/Pleasantville Road Concept Plan described just above, the plan involves a mix of urban design, circulation, and rezoning measures. The East Downtown plan has significantly more circulation changes than the West Downtown plan, whose circulation focus is on pedestrian access and safety, and parking connections.

This concept plan also involves significantly more changes in parcelization. Where the West Downtown concept plan builds upon the existing parcel structure, the East Downtown plan requires the consolidation and coordination of existing properties to achieve the desired pattern of development. The benefit of these significant, long-range changes would be a revitalized commercial area with larger building footprints and on-site parking than can be created along Pleasantville Road. This area is located directly off Route 9A, and so has a good location attribute for offices. (Most small-scale retail should remain situated in the shopper-oriented West Downtown.)

Circulation. The East Downtown plan covers what is known as the Old Route 100 Area, the block bound by Route 9A, North State Road, Woodside Avenue, and Route 100). It is designed to create a traditional fully connected street network. Old Route 100 is eliminated in favor of an internal boulevard. The F.P. Clark plan has two options: one shows access from Route 9A onto the internal boulevard, with additional access from North State Road, and the other shows the only access limited to North State Road. In both options, North State Road is given two entrances into the redeveloped area, one at a centrally located point and the other at Woodside Avenue. Parking areas are interconnected and located to the side and rear of buildings.

Connecting East and West Downtown: North State Road Overpass. Route 9A separates West Downtown from East Downtown. At its intersection with North State Road, Route 9A has two travel lanes in each direction in addition to left turn lanes. The width of the roadway, combined with the speed of the cars traveling along the arterial,

creates a physical and psychological divide between the two sides of Route 9A. The Beautification Committee notes that there is a lack of pedestrian priority at this intersection which discourages pedestrian activity.

During neighborhood meetings and in survey responses, residents indicated support for a vehicle and pedestrian bridge across Route 9A to provide a safe means for pedestrians to cross Route 9A and connect the two parts of the downtown. The Village has analyzed the feasibility of a grade-separated boulevard for pedestrians and vehicles bridging over Route 9A. The Village would look to New York State Department of Transportation (NYSDOT), which controls Route 9A, to implement this plan. The state has scheduled completion of its Route 9A work in 2008. Figure 3-10 shows the proposed North State Road overpass.

The following information is taken from the 2001 F.P. Clark Associates report on the Village's concept for this intersection. DOT would construct an overpass for North State Road at Route 9A. This will eliminate the at-grade intersection, traffic signal and exclusive turn lanes on Route 9A. This will reduce traffic congestion and reduce, if not eliminate, the accident potential at this location. The project may also include new on/off ramps for the northbound Route 9A lanes. The project will entail closing Route 100 southbound to Route 9A northbound ramp. The small amount of traffic using this portion of road will be diverted to North State Road or other streets leading to Route 9A.

Design Standards. In the F.P. Clark plan, the main unnamed boulevard is designed as a Main Street. It has street trees, sidewalks, and cross walks. All choices of building and paving material should foster a distinct sense of place that remains connected with Briarcliff Manor's overall identity. The building blocks are larger than those found on Pleasantville Road, but should not be large enough to attract



Figure 3-10: PROPOSED NORTH STATE ROAD OVERPASS AT ROUTE 9A
BRIARCLIFF MANOR COMPREHENSIVE PLAN

large big-box retailers, hotels, or entertainment. All road frontages are landscaped. Parking lies to the side and rear of buildings.

There are improvements that could be made in the short term. Improving the landscape and streetscape along North State Road could increase pedestrian safety and activity. Curb cuts and sidewalks could be installed on the north side of North State Road along the Birrittella building to match the existing sidewalks that currently exist on the south side of North State Road. Other improvements, including pedestrian scale lighting, plantings, street furniture and central business district signage would further enhance the overall pedestrian experience. To improve pedestrian safety in the intersection, in conjunction with NYSDOT, the Village should examine the need for signal timing adjustments and the need to upgrade the existing crosswalks.

Rezoning. This area currently lies in two zoning districts. The B1 district abuts North State Road and Route 9A, and covers the shopping center that houses Mrs. Green's and Starbucks. The B2 area covers the small office building sector around Woodside Avenue and Park Road.

The proposed land uses are retail, office, park, housing, and a municipal complex, to house government offices, police, and the courthouse. The housing is a mix of single family townhouses and/or condominiums, multi-family residential, and second floor apartments. To encourage redevelopment, the Comprehensive Plan recommends zoning changes nearly identical to those in the F.P. Clark plan to achieve this. Land east of Woodside Avenue would remain zoned B2. The rest of the land in the concept study area, now zoned B1 and B2, would be rezoned to one distinct and separate district. Automotive, warehousing, storage and contracting businesses would be made non-conforming and therefore not allowed to expand.

These uses would not be eliminated, but over time, they would be replaced with permitted retail, office and residential uses. While the F.P. Clark study recommended an overlay district, the Comprehensive Plan

calls for an entirely new underlying district, perhaps called CBD-2. Elements of such a new district are presented below:

- **Incorporate the Concept Plan into Form-Based Coding.** The new zoning must have text and illustrations that make clear to development applicants and all reviewing boards the preferred concept for the area's future. In this way, incremental development (parcel by existing parcel) will ultimately lead to the preferred concept. A single developer could also undertake the full project in phases, also according to the concept plan.
- **Require a Mix of Land Uses.** The new zoning could allow a limited amount of retail, as this area is appropriate for a large drugstore or mid-size grocery store. However, the primary land use in East Downtown would be office, mixed business, retail and residential. Residences could complement the fiscal and social elements of the development. There are already houses in the larger area; more residences in attached or multi-family structures would strengthen the desirability of this area for living and provide the Village overall with more variety in its housing stock. Parking could be shared with daytime office employees and customers, as would other amenities such as the proposed park.
- **Reduce Parking Requirements.** The district would have its own parking standards. With coordinated development, parking requirements can be made more efficient through shared or joint use parking. These reductions in parking standards provide an incentive to developers to meet the desired development balance. Parking requirements could be based on total lot area, floor area, mix of uses, design, and amenities.
- **Tailor Permitted Floor Area to Site Potential.** The F.P. Clark study found that the development potential of the underlying B1 zoning is larger than what can realistically be achieved on the site. The new zoning district would have carefully tailored

floor area ratios for each use (commercial, retail, office, and housing). This would present “truth in zoning,” encouraging reasonable development programs from applicants. Specifying the maximum permitted floor area and enforcing restrictions on the minimum and maximum size of uses would ensure that the desired level of development is achieved. The zoning controls should indicate the maximum allowable building coverage per building and the maximum dimensions per building. The maximum coverage and dimensions should be less than required for a big box tenant, yet large enough for a specialty market and/or other potential anchor uses.

The Comprehensive Plan notes here that the Squires shopping center (east side of North State Road; also zoned B1) should remain zoned B1. Development on this highly constrained site is similar to other B1 areas in Briarcliff Manor. It functions relatively well as a small strip-mall shopping center but requires greater aesthetic improvement. The site would benefit from the adoption of commercial design controls and parking lot landscaping standards for renovations.

Retail Areas Outside the CBD: Chilmark and Chappaqua Road Shopping Centers

This plan recommends that these areas remain zoned B1 but that greater design control be exercised over exteriors, signs, and parking lot landscaping. The adoption of design controls will enable the Planning Board to insist on improved aesthetics. New design controls should be written such that both new development and major renovations and expansions are subject to such controls.

Office and Business Areas

Office and business areas, including stand alone offices, offices on

North State Road and Route 9 and laboratories should remain as zoned, with the addition of commercial design controls aimed at new construction and major renovations. Businesses are important contributors to the Village’s municipal tax. The businesses areas are well-located – while Philips Laboratories, the property formerly known as Mearl, and the Briarcliff Corporate Campus are located in residential areas, they are close to arterials that take employee traffic directly out of the local street network. This plan recommends that when the Mearl site is redeveloped and plans are submitted for full occupation of the site, the Village should examine the traffic implications on nearby intersections.

Appendix B

GLOSSARY OF TERMS USED IN THE COMPREHENSIVE PLAN

The following terms are used in the Briarcliff Manor Comprehensive Plan, and were used in discussions during the planning process. The definitions come from *Well Grounded: Using Local Land Use Authority to Achieve Smart Growth*. This book was published by Pace University's Environmental Law Institute in 2001, and was written by John R. Nolan, the institute's director.

Affordable Housing. Housing developed through some combination of zoning incentives, cost-effective construction techniques, and governmental subsidies which can be rented or purchased by households who cannot afford market-rate housing in the community.

Buffer. A designated area of land that is controlled by local regulations to protect an adjacent area from the impacts of development.

Capital Budget. Construction projects including public buildings, roads, street improvements, lighting, parks, and their improvement or rehabilitation paid for under the community's capital budget.

Central Business District. The traditional business core of a community, characterized by a relatively high concentration of business activity within a relatively small area. The CBD is usually the retail and service center of a community. Because of its compactness, there is usually an emphasis on pedestrian traffic in the CBD.

Cluster Subdivision. The modification of the arrangements of lots, buildings, and infrastructure permitted by the zoning law to be placed on a parcel of land to be subdivided. This modification results in the placement of buildings and improvements on a part of the land to be

subdivided in order to preserve the natural and scenic quality of the remainder of the land.

Comprehensive Plan. A written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the community.

Conservation Easement. A voluntary agreement between a private landowner and a municipal agency or qualified not-for-profit corporation to restrict the development, management, or use of the land. The agency holds the interest and is empowered to enforce its restrictions against the current landowner and all subsequent owners of the land.

Critical Environmental Area (CEA). A specific geographic area designated by a state or local agency as having exceptional or unique environmental characteristics. In establishing a CEA, the fragile or threatened environmental conditions in the area are identified so that they will be taken into consideration in the site-specific environmental review under the New York State Environmental Quality Review Act.

Density. The amount of development permitted per acre on a parcel under the zoning law. The density allowed could be, for example, four dwelling units per acre or 40,000 square feet of commercial building floor per acre.

Incentive Zoning. A system by which zoning incentives are provided to developers on the condition that specific physical, social, or cultural benefits are provided to the community. Incentives include increases in the permissible number of residential units or gross square footage of development, or waivers of the height, setback, use, or area provisions of the zoning ordinance. The benefits to be provided in exchange may include affordable housing, recreational facilities, open space, day-care facilities, infrastructure, or cash in lieu thereof.

Intermunicipal Agreements. Compacts among municipalities to perform functions together that they are authorized to perform independently. In the land use area, localities may agree to adopt compatible comprehensive plans and ordinances, as well as other land use regulations, and to establish joint planning, zoning, historic preservation, and conservation advisory boards or to hire joint inspection and enforcement officers.

Land Trust. A not-for-profit organization, private in nature, organized to preserve and protect the natural and man-made environment by, among other techniques, holding conservation easements that restrict the use of real property.

Master Plan. A term used synonymously by many to refer to a comprehensive plan. The statutory, official name for the community's written plan for the future is the comprehensive plan.

Mixed Use. In some zoning districts, multiple principal uses are permitted to coexist on a single parcel of land. Such uses may be permitted, for example, in neighborhood commercial districts, where apartments may be developed over retail space.

Multi-Family Housing. Most zoning maps contain districts where multi-family housing is permitted by the zoning law. Under the zoning district regulations, buildings with three or more dwelling units are permitted to be constructed, such as garden apartments or multi-story apartment buildings.

Open Space. Open space includes any area that is characterized by natural scenic beauty or whose condition or quality is such that it will enhance the present or potential value of surrounding developed lands or enhance the conservation of natural or scenic resources or preserve the community's historic character.¹ The term open space is now

¹ Well Grounded, p. 348

generally used to mean undeveloped land that has had its development potential legally and permanently removed, in favor of keeping the land undeveloped or "open." Such land is usually also described as set aside, dedicated, designated, or preserved. The open space may or may not be owned or acquired by the municipality, as it may be controlled by a land trust or homeowners association. (BFJ Planning).

Planned Unit Development. An overlay zoning district that permits land developments on several parcels to be planned as single units and to contain both residential dwellings and commercial uses. It is usually available to landowners as a mixed-use option to single uses permitted as-of-right by the zoning ordinance.

Recreational Zoning. The establishment of a zoning district in which private recreational uses are the principal permitted uses. The types of recreational uses permitted include swimming, horseback riding, golf, tennis, and exercise clubs open to private members who pay due and user fees or to the public on a fee basis.

Restrictive Covenant. An agreement in writing and signed by the owner of a parcel of land that restricts the use of the parcel in a way that benefits the owners of adjacent or nearby parcels. See "Conservation Easement."

SEQRA. The New York State Environmental Quality Review Act requires local legislatures and land use agencies to consider, avoid, and mitigate significant environmental impacts of the projects that they approve, the plan or regulations they adopt, and the projects they undertake directly.

Steep Slopes. "Slope is the rate of change in elevation between two points in a given area. Slope is measured by: (1) determining the difference in elevation between two points (the rise), and (2) dividing the elevation by the horizontal distance between the two points (the run)." Briarcliff Manor Village Code Section 220-15 as currently written

limits development on a slope of 25% or more. Development is also limited, but somewhat less so, on land having 15 – 25% grade.

Special Use Permit. Special uses are allowed in zoning districts, but only upon the issuance by the Board of Trustees of a special use permit subject to conditions designed to protect surrounding properties and the neighborhood from the negative impacts of the permitted use. Also called conditional use permit, special exception permit, and special permit.

Wetlands. Wetlands may be either freshwater or tidal. They are typically marked by waterlogged or submerged soils or support a range of vegetation peculiar to wetlands. They provide numerous benefits for human health and property as well as critical habitat for wildlife, and are generally regulated by federal, state, or local laws.