

# Streetscape Advisory Committee

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CENTRAL BUSINESS DISTRICT

# Committee Members

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- Lou Wachtel
- Bryan Zirman
- Brad Manganello
- Liz Karp
- Nancy Hertz
- Fred Siegel
- Matthew Yannocone
- Bob Ruotolo
- Doug Royce
- Larisa Wayne Paulmeno

# Committee Purpose

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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 a Central Business District that is pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality.

# Committee Actions

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- October 15th, 2016 – Initial Meeting
- November 19th, 2016 – CBD walkthrough w/ committee members
- December 15th, 2016 – Reviewing walkthrough
- January 15th, 2017 – Action Plan Discussion
- April 3rd, 2017 – Presentation to the Rotary
- May 11th, 2017 – CBD walkthrough w/ Sarah Yackel of BFJ Planning
- June 26th, 2017 – Discussed plans for Streetscape Advisory Committee Report

# Committee Actions

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- Committee Members, along with Village Manager Zegarelli and Mayor Sullivan, toured the CBD, **met with many of the local shop owners**. Created extensive listing of all potential areas of improvement.
- **Toured other surrounding village CBD's**. Looking to gather ideas and inspiration for what we could be integrated into our plans. (Village included Chappaqua, Katonah, Pleasantville, Hartsdale, Bedford, Tarrytown, Ossining, Irvington, etc.
- **Surveyed the village residents** for their input. Gathered valuable feedback from those that took the online survey regarding their likes and dislikes with current store mix (and specific surrounding-town store suggestions), their personal suggestions for improvement, and info regarding their tenure in Briarcliff. Results were also presented to the Rotary.
- **Spoke to business owners** about their problems, concern's and suggestions.
- Meetings with Sarah Yackel of BFJ Planning and VM Phil Zegarelli.

# Overview of CBD: Current Conditions (1/3)

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## Deterioration of Infrastructure/Utilities

- Infrastructure is in **need of accelerated attention**
  - Surface and underground **drainage** from west to east side **compromised**
  - **Aged** electrical, water and sewer transmission mains, **deteriorated sidewalks**
  - **Con Ed vaults** for electrical are in a **deteriorated state** from the effects of road salt
  - Street lights (“King Posts”) while period in style are hard to repair and energy inefficient.
  - Existing **trees** (various species of Oak) have **taken over the sidewalks** causing uplifting and other unsafe conditions.
- Notes: We acknowledge that the costs of remedying this condition overall is in the several millions of dollars.
  - Infrastructure issues need to be addressed before they become even larger problems.
  - Infrastructure issues fall under the authority of the VBM and needs to find proper financing.
  - **Issues are acerbated by the overlap with private property** lines whose owners are to be a part of the resolution. Working in conjunction with them will take some synchronization and financial support given the shear amount of owners involved.

# Overview of CBD: Current Conditions (2/3)

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## Parking

- **Parking is sparse during active times of the day.**
- Additional parking options exist, but they are poorly promoted/visual and dilapidated in their current state.
  - Where North State Rd. & Pleasantville Rd. meet, there is some additional parking that could be better defined and utilized.
- Notes: The parking behind the east side of Pleasantville Road, is currently under ownership of the several property owners. Given multiple owner, and right of way limitations, a solution would be daunting and difficult to gain consensus on a way to better make use of its potential. On-street and off-street parking having differing issues and supporters.

# Overview of CBD: Current Conditions (3/3)

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## Beautification

- **Building to building inconsistencies:** facades falling apart, signage missing, unattractive and varying conditions.
- Lighting, street furniture, landscaping is also sparse and inconsistent.
- Crosswalks and patterns are not logical creating inconsistent sidewalk plans. No consistency between east and west sides of Pleasantville Rd exist.
- Overall, there's a lack of a cohesive identity to the CBD.
- Notes: To date, it's been a difficult task in gaining cooperation amongst the many property owners. Many of the desired landscaping and lighting initiatives are being renewed but only as temporary fixes as the village looks to address other issues first. Many of these issues will need to be addressed cooperatively with property owners, a majority of whom are absentee owners.



# Short-Term Committee Recommendations

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- **Implement** Monthly maintenance schedule and village walkthrough.
  - Enforce rules and regulations regarding merchandise and furniture on sidewalks.
- **Trim trees** lining East side of street. (Until we retain easement, please see Long Term).
- **Install** New / Consistent **planters**.
- **Install** New **trashcans / recycle bins**.
- **Fix/patch dangerous spots on sidewalks** (until full replacement is approved).
- **Repair, clean and repaint light posts**.
- **Improve** Tivoli lights on light posts.
- **Improve Parking:** Short-term
  - New and improved parking signs to improve parking.
  - Enforce parking rules & address need for potential express parking options.
- **Underway:** Route 9A/North State Road Intersection & Pleasantville Rd/North State Rd. improvements (in progress).

# Medium-Term Committee Recommendations

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- **Fix** and preferably **upgrade Facades**.
- **Paint store fronts**.
- **Replace signage**.
- **Pave** and **upgrade vacant property next to March** (whose ownership?)
- Meet with landlords and merchants to discuss costs, share of costs, timeframes and penalties for not complying with agreements.

# Long-Term Committee Recommendations

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- Budget and develop plan to **replace core CBD infrastructure**: drainage, electric, gas etc...
- **Request easements for sidewalks and parking in rear of buildings**: allow for the removal of the trees and for the village to better address a smoother traffic pattern.
- **Redo sidewalks.**
- **Research viability of enhance building structures**: i.e apartments over existing stores, more in keeping with the recommendations of the VBM's planning advisors, BFJ and their Downtown Urban Design & Planning proposal.
- **West side:**
  - Sidewalks.
  - More logical crosswalk.

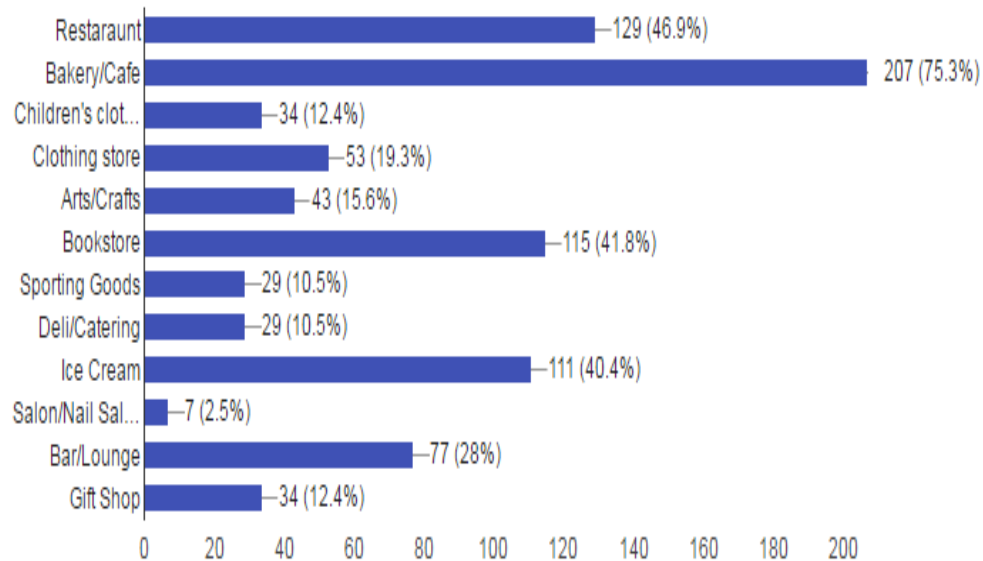
# Appendix

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# Briarcliff Survey Results:

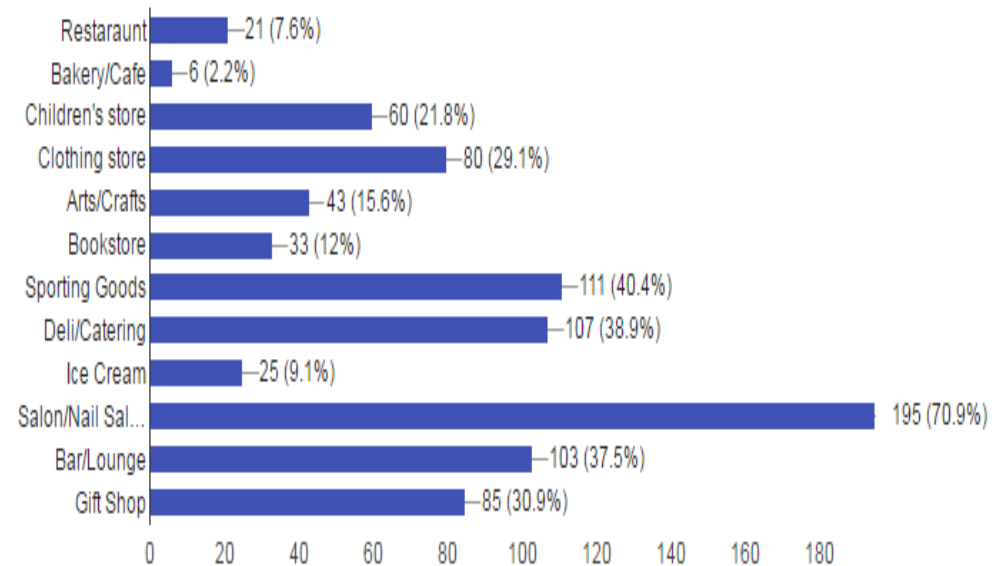
Which of these store categories would you MOST LIKE to see in the current vacancies?

(275 responses)



Which of these store categories would you LEAST LIKE to see in the current vacancies?

(275 responses)

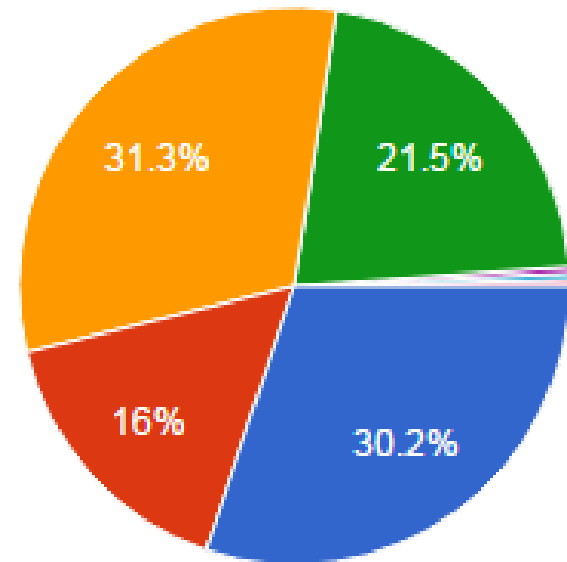


# Survey Results: Comment Questions

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- Are there specific stores you like in surrounding towns that you'd enjoy seeing in Briarcliff?
- Other suggestions for revitalizing downtown Briarcliff?

## Years living in Briarcliff Manor? (275 responses)



- 0 - 5 Years
- 5 - 10 Years
- 10 - 20 Years
- > 20 Years
- Less than 5yrs
- 30yrs and Above
- Between 15 & 30yrs