

A LOCAL LAW TO AMEND SECTION 220-3 OF THE CODE OF THE VILLAGE OF BRIARCLIFF MANOR AND THE ZONING MAP ADOPTED THEREUNDER TO MODIFY THE BOUNDARIES OF THE EXISTING R40A AND R60A SINGLE FAMILY RESIDENCE DISTRICTS AND ESTABLISH A NEW R80A SINGLE FAMILY RESIDENCE DISTRICT

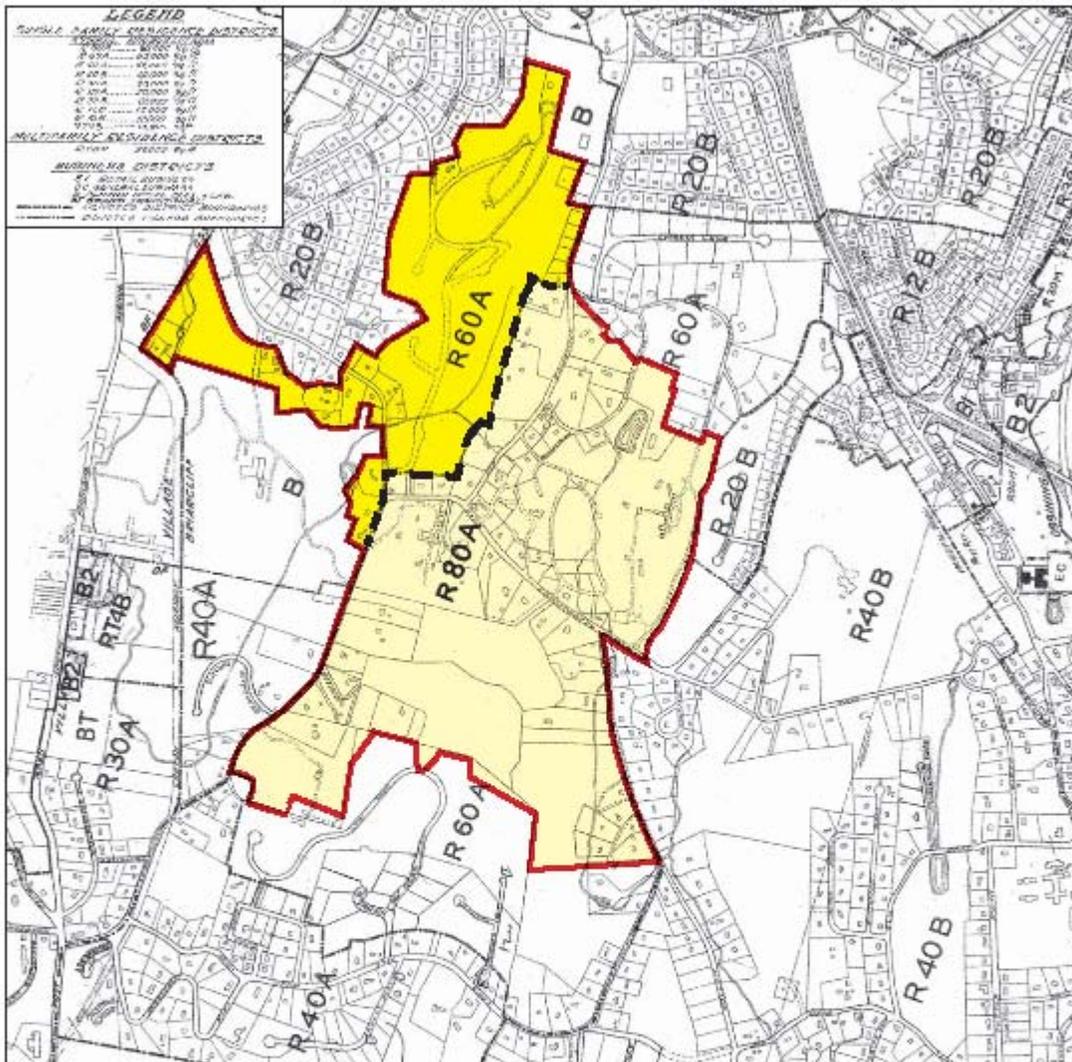
Be it enacted by the Village Board of Trustees of the Village of Briarcliff Manor, as follows:

Section 1. Village Code Section 220-3, "Districts and maps," is amended as follows:

(a) Paragraph A is amended to add "R80A Minimum lot area: 80,000 square feet" to the class of "Single-Family Residence Districts" above the row for "R60A Minimum lot area: 60,000 square feet"

(b) Paragraph B is amended to change the last revision date of the Zoning Map from "July 30, 1993," to "December 17, 2009."

Section 2. The Zoning Map of the Village of Briarcliff Manor, New York, dated October 29, 1958, last revised prior to the enactment of this Local Law on July 30, 1993, and now being last revised on December 17, 2009, which accompanies and is made a part of Chapter 220 of the Village Code pursuant to Village Code Section 220-3(B) is hereby revised and amended to modify the boundaries of the existing R40A and R60A Single Family Residence Districts and establish the boundaries of a new R80A Single Family Residence District consisting of approximately 481 acres in the area north and south of Scarborough Road, including portions of Holbrook Road, Old Briarcliff Road, Lodge Road, Sleepy Hollow Road, and Becker Lane, as is specifically set forth on the attached map.



- Key**
- Proposed Rezoning Area
  - Proposed R60A Zone
  - Proposed R80A Zone

SCARBOROUGH ROAD CORRIDOR R80A REZONING  
BRIARCLIFF MANOR, NEW YORK

PROPOSED ZONING MAP

SOURCE: VILLAGE OF BRIARCLIFF MANOR

0 1500 ft

**BRJ Planning**

Section 3. Village Code Schedule 220:A1, "Schedule Limiting the Use of Buildings and Land and the Location, Arrangement, and Size of Buildings," adopted pursuant to Village Code Section 220-4(A) is hereby amended to add under "Key" and under "Class of District and Symbol" "R80A" after "All Single-Family Residence RT4B," and before "R60A, R40A R40B, R30A, R20A, R20B, R12B, R10B."

Section 4. Village Code Schedule 220:A5, "Schedule Limiting the Use of Buildings and Land and the Location, Arrangement, and Size of Buildings," adopted pursuant to Village Code Section 220-4(A) is hereby amended to add a new Row 80A under "Key" and above Row "R60A" with the following values for the corresponding lot and building limitations as to use, minimum size of lot, maximum percent of lot to be occupied, minimum yards dimensions and separations, maximum heights, maximum floor areas, and other requirements set forth in the schedule:

**Village of Briarcliff Manor**  
**Schedule Limiting the Use of Buildings and Land and the**  
**Location, Arrangement and Size of Buildings**  
**[Amended 5-20-1999 by L.L. No. 3-1999; 9-2-2003 by L.L. No. 6-2003; 8-16-2007 by L.L. No. 7-2007; 12-17-2009 L.L. No. 5-2009]**

1	4	5	6	7	8	9	10	11	8A	9A	10A	10B	12	13	14	15	16	17	18	19	20	21	22	23	24	
Lot Limitations													Building Limitations													
Key	Minimum Size of Lot		Maximum Percent of Lot to be Occupied by Buildings	Minimum Yard Dimensions in Feet From Lines to Principal Building <sup>1</sup>								Minimum Distance in Feet From Accessory Building To <sup>2</sup>				Maximum Height				Maximum Gross Floor Area <sup>3,4</sup>	Minimum Required Off-Street Parking					
				Lots with Buildings with Gross Floor Area Less Than or Equal to 3,500 Square Feet				Lots with Buildings with Gross Floor Area Greater Than 3,500 Square Feet								Principal Building	Accessory Building									
	Area in Square Feet	Lot Width in Feet at Minimum Front Yard Setback		Front Yard	One Side Yard	Two Side Yards Combined	Rear Yard	Front Yard	One Side Yard	Two Side Yards Combined	Rear Yard	Principal Building if Not Connected With It	Street Line	Side Lot Line	Rear Lot Line	In Stories	In Feet	For Sloping Roof	For Flat Roof							
R80A	80,000	175	--	--	40	25	55	40	65	40	80	60	12	40	25	14	2 1/2	30	15	12						
R60A	60,000	175	--	--	40	25	55	40	65	40	80	60	12	40	25	12	2 1/2	30	15	12						

See § 220-12, Required off-street parking and loading.

Section 5. Effect on Special Permits. Nothing contained in this local law shall be construed or applied to terminate, eliminate, modify, amend, compromise, or otherwise limit any right or permission granted under any Special Use Permit issued prior to December 17, 2009 for any use in either the R40A Single Family Residence District or the R60A Single Family Residence District under Village Code Section 220-6(J) or its predecessors.

Section 6. Severability. The invalidity of any word, section, clause, paragraph, sentence, part, or provision of this local law shall not affect the validity of any part of this local law which can be given effect without such valid part or parts.

Section 7. Effective Date. This local law shall take effect immediately upon its filing in the Office of the Secretary of State of New York in accordance with the provisions of the Municipal Home Rule Law.