Scarborough Road Corridor R60A/R80A Rezoning

Briarcliff Manor, NY

Public Hearing
November 5, 2009
7:30 pm

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Project History

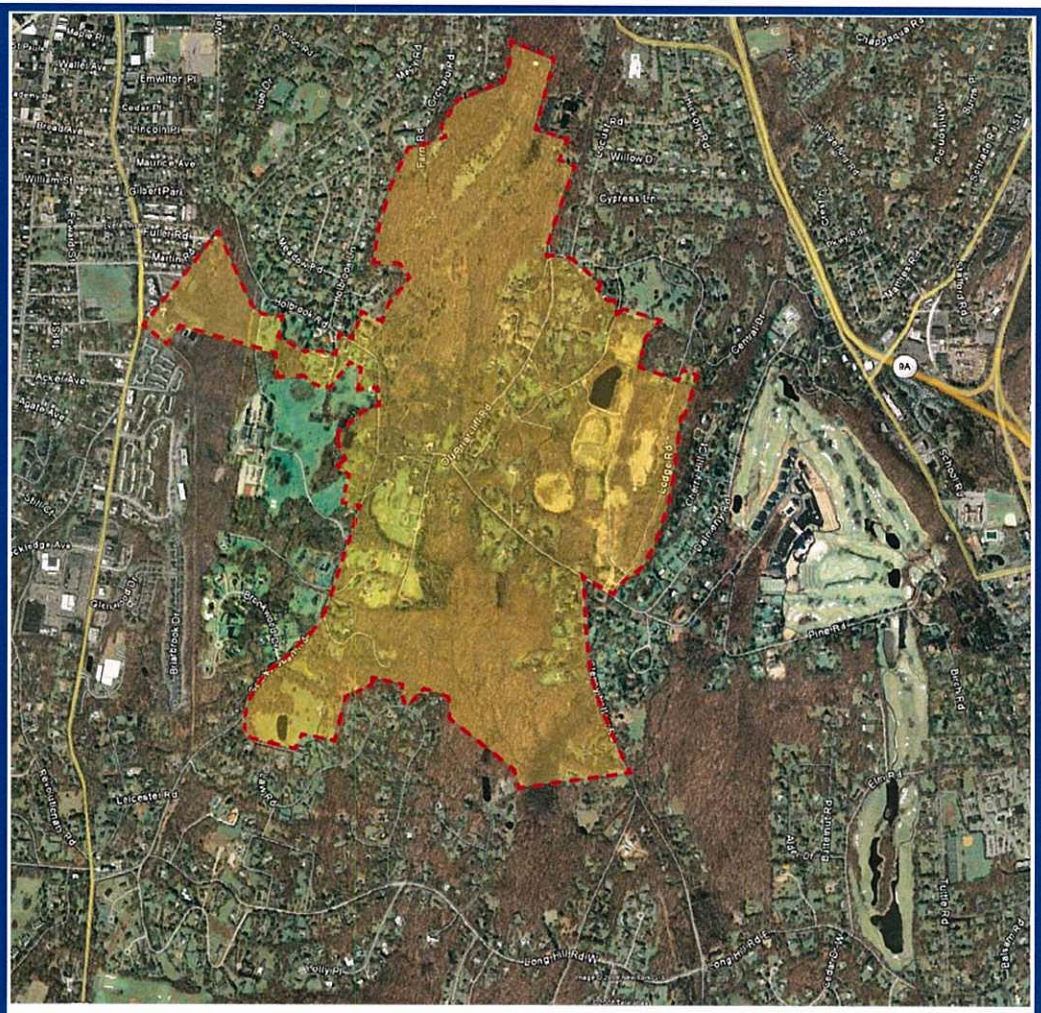
- Scarborough Road Corridor Study – July 2001
  - Recommends upzoning of a portion of the Scarborough Corridor to R80 (2-acre lot size)
  - Recommends "grandfather clause" for non-conforming lots
- Comprehensive Plan – November 2007
  - Recommends upzoning the Scarborough area "to a minimum 2-acre (R80) lot size"

Proposed Rezoning History

- Spring 2009 BOT undertook public/neighborhood workshops to present a proposed R80A rezoning scheme.
- Draft EAF was prepared and a public hearing was held (June 2009).
- During public hearing process concerns were raised that the proposed R80 Rezoning might lead to inequities and infringement of property rights to landowners within R40A portion of the rezoning area.
- In response, BOT studied a R60A/R80A Rezoning alternative.

Scarborough Road Corridor Rezoning Area

- Rezoning area covers ≈481 acres/0.75 square miles
- Rezoning area focuses on area north and south of Scarborough Road, including portions of Holbrook, Old Briarcliff, and Sleepy Hollow Roads.



Photos

Key Map

1. Holbrook Road

2. Scarborough Road - Brooke Astor Property

3. Scarborough Road - Brooke Astor Trust Property Entrance

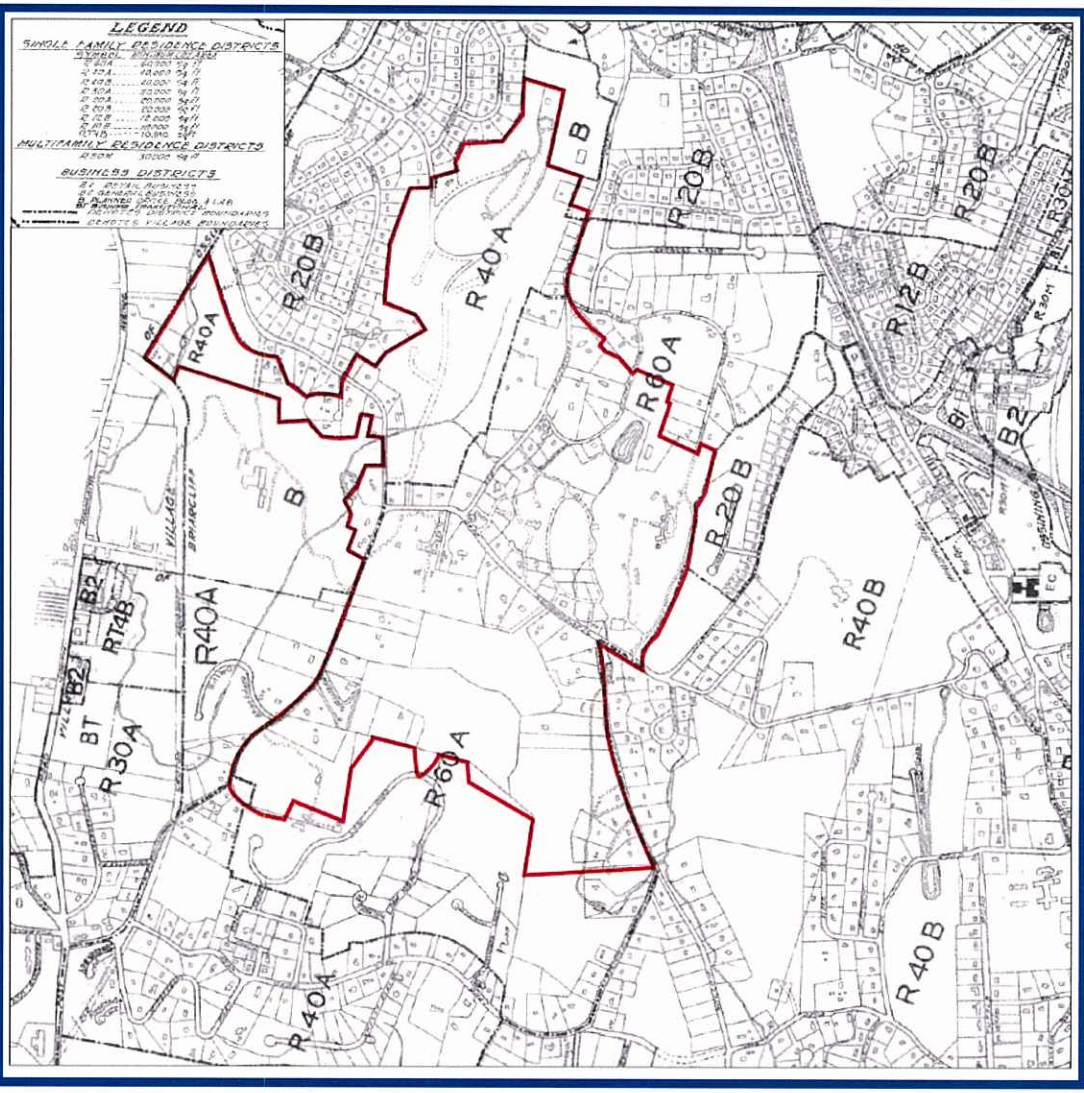
4. Old Briarcliff Road with Wooded Erani Property

5. Scarborough Road - The Club (Briarcliff Manor Investors)

6. Sleepy Hollow Road - Open Land

Existing Zoning Map

- Consists of properties currently zoned R40A (163-acres) and R60A (318-acres)



Proposed Action

1. Zoning Code Amendments – Creation of a new R80A Zoning District.

2. Zoning Map Amendments – Remapping of 481-acres within the Scarborough Rd Corridor from a mix of R40A/R60A to R60A/R40A.

3. Zoning Code Amendments – Revisions to §220-16 regarding Nonconforming Buildings, Uses and Lots.

1. Proposed R80 Zone

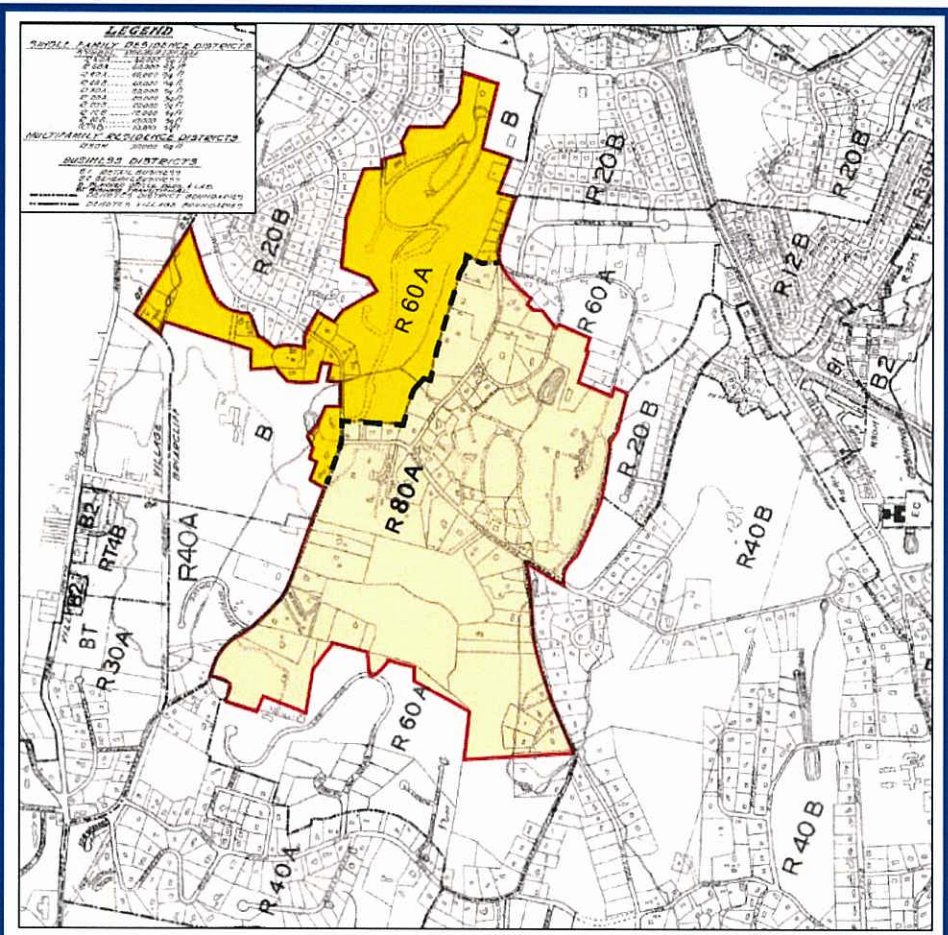
Village of Briarcliff Manor
Schedule Limiting the Use of Buildings and Land and the Location, Arrangement and Size of Buildings
[Amended 5-20-1999 by L.L. No. 3-1999; 9-2-2003 by L.L. No. 6-2003; 8-16-2007 by L.L. No. 7-2007; X-X-2009 by L.L. X-2009]

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								
	Minimum Size of Lot		Maximum Percent of Lot to be Occupied by Buildings		Minimum Yard Dimensions in Feet From Lines to Principal Building[1]								Minimum Distance in Feet From Accessory Building To[2]				Maximum Height				Maximum Gross Floor Area[3,4]				
					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						
Key	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				Minimum Average Livable Floor Area per Dwelling Unit	See § 220-12, Required off-street parking and loading
R80A	**80,000**	**175**	**--**	**--**	**40**	**25**	**55**	**40**	**65**	**40**	**80**	**60**	**12**	**40**	**25**	**14**	**2 ½**	**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				--	
R40A	40,000	150	--	--	40	22	50	35	55	30	60	45	10	40	15	10	2 1/2	30	15	12				--	
R40B	40,000	150	--	--	40	22	50	35	55	30	60	45	10	40	15	10	2 1/2	30	15	12				--	
R30A	30,000	135	--	--	40	20	45	35	50	25	55	40	10	40	13	9	2 1/2	30	15	12				--	
R20A	20,000	120	--	--	40	18	40	30	45	20	45	35	10	40	12	8	2 1/2	30	15	12				--	
R20B	20,000	120	--	--	40	18	40	30	45	20	45	35	10	40	12	8	2 1/2	30	15	12				--	
R12B	12,000	100	--	--	40	16	35	30	40	18	39	32	10	40	11	6	2 1/2	26	15	12				--	
R10B	10,000	75	--	--	40	12	25	30	40	14	30	32	10	40	5	6	2 1/2	26	15	12				--	
RT4B	10,890[5]	100	--	--	200	50	100	100	200	50	100	100	35	50	10	10	2 1/2	35	15	12				800	
For multifamily residence (5,000 square feet per dwelling unit)																									
R30M	5,000	150	15	5	40	30	60	60					20	40	10	10	2 1/2	35	15	12	--	--	--	750	
For single-family residence (12,000 square feet per dwelling unit)																									
R30M	12,000	100	--	--	40	16	35	30					10	40	11	6	2 1/2	26	15	12	--	--	--	--	

- All requirements of the R80A District are the same as the R60A District with the exception of minimum lot size.

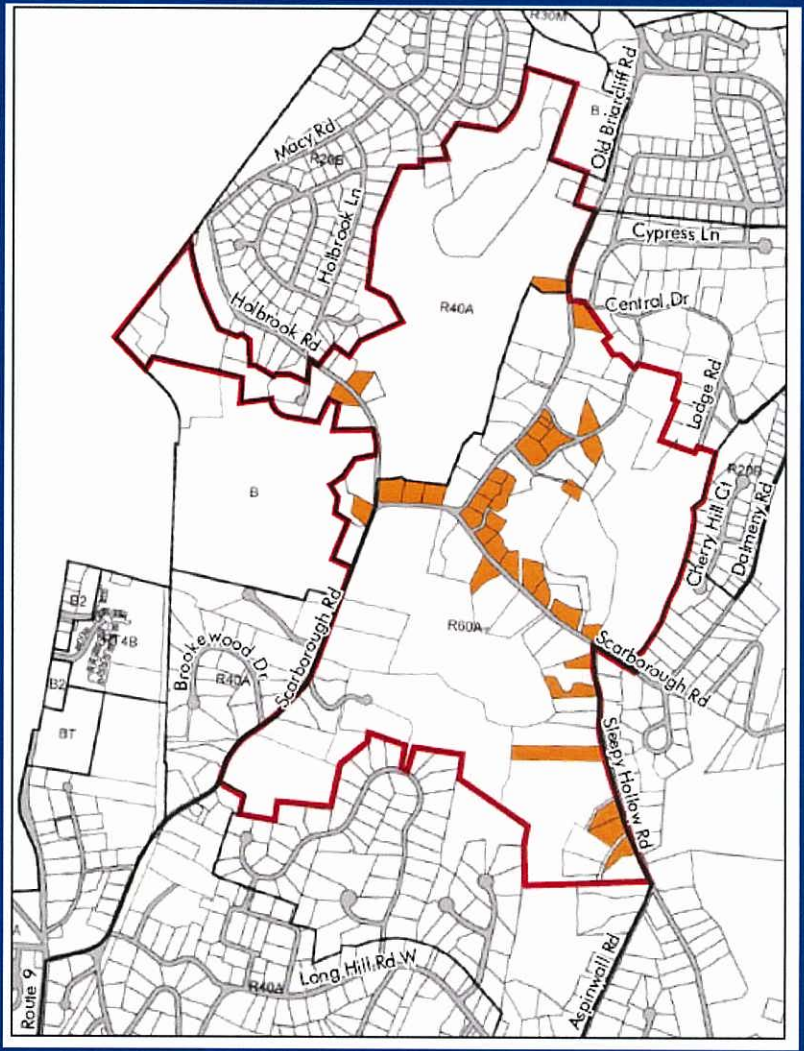
2. Proposed Zoning Map

- Under existing Zoning 194-235 new single-family housing units could be built in the area.
- Under R60A/R80A approximately 138-167 new homes could be built in the area.
- Rezoning would result in approximately 56-68 fewer units in the area (29% reduction in density).



Lot Analysis – Existing Nonconforming Lots

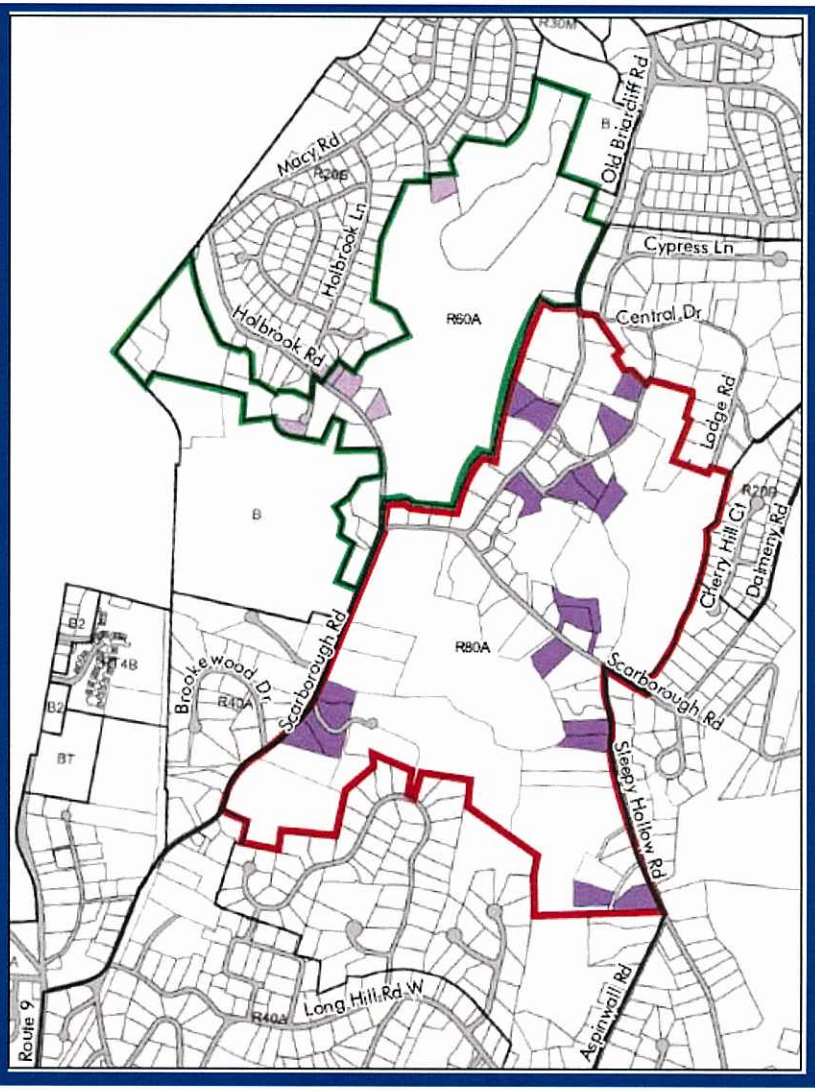
- ≈ 36 non-conforming lots in the area under the existing R40A and R60A zoning.
- R40A - 4 existing nonconforming lots.
- R60A – 32 existing nonconforming lots.



Key
- Rezoning Area
- Non-Conforming Lots Under Existing Zoning
- Zoning District Boundary

Lot Analysis – Future Nonconforming Lots

- ≈ 25 new non-conforming lots in the area under the proposed R80A.
- Within current R40A - ≈ 5 future nonconforming lots.
- Within current R60A - ≈ 21 future nonconforming lots.



Key
- Proposed R60A District
- Non-Conforming Lots in Future R60A District
- Proposed R80A District
- Non-Conforming Lots in Future R80A District

3. Non-Conforming Lots

- All non-conforming lots will be "grandfathered" – VC §220-16.
- §220-16. Nonconforming buildings, uses and lots will be amended as follows:
  - Buildings can be built so long as they comply with the Zoning District setbacks and building bulk limitations.
  - Buildings can be expanded or altered so long as they comply, after the expansion, with the Zoning District setbacks and building bulk limitations and that such expansion or alteration does not increase the degree of any such nonconformity.

Non-Conforming Lots

- §220-16 will be amended as follows:
  - Nonconforming buildings located on nonconforming lots can be expanded or altered so long as they comply with the Zoning District setbacks and building bulk limitations and that such expansion or alteration does not increase the degree of any such nonconformity.
  - Nonconforming lots may be used as a lot, even if the lots are in the same ownership and adjacent to one another, so long as such use or development complies with the Zoning District setbacks and building bulk limitations.

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