

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
B1 RETAIL BUSINESS DISTRICT AND
ESTABLISH A NEW B1A RETAIL
BUSINESS AND RESIDENTIAL
DISTRICT

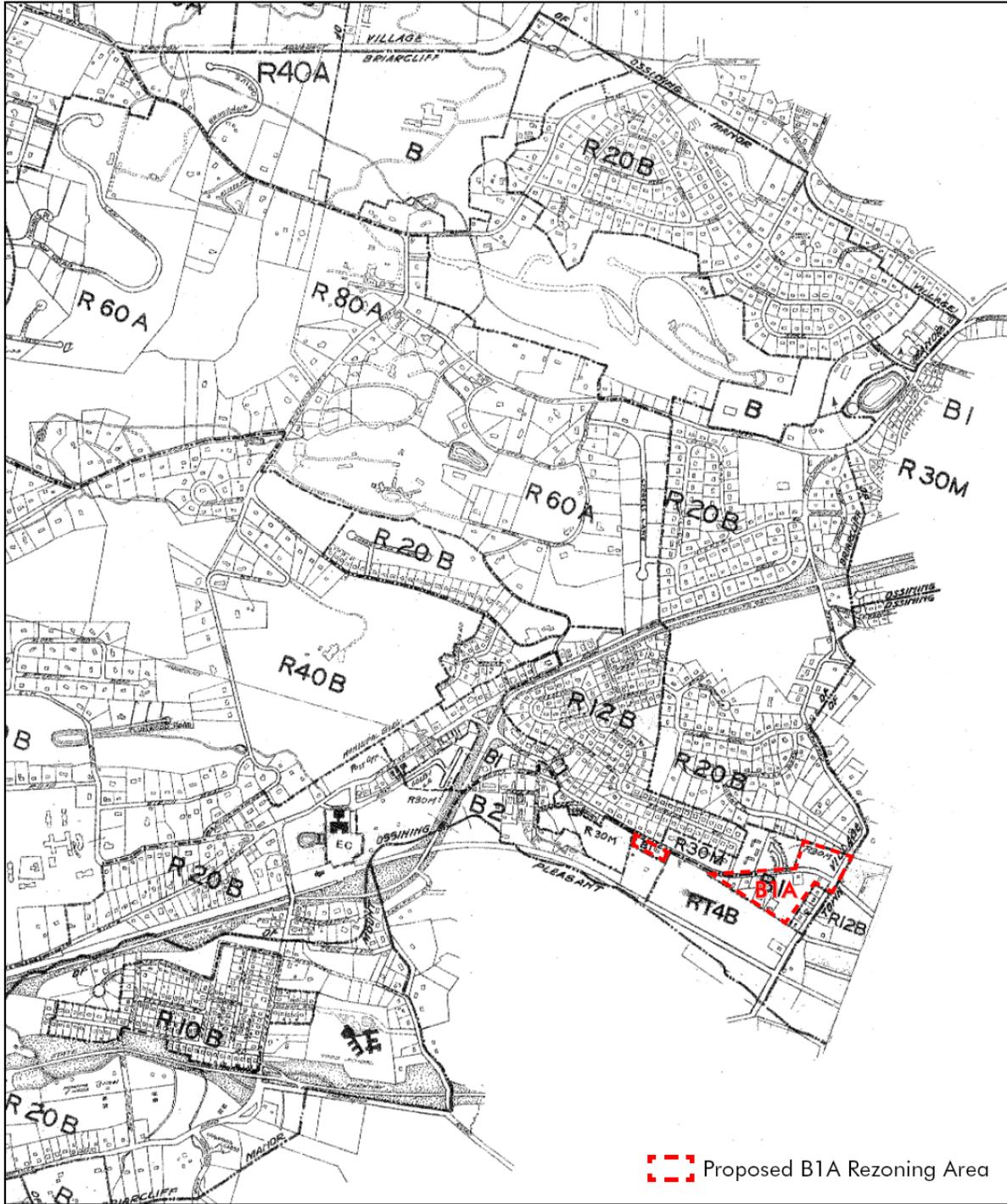
Be it enacted by the Village Board of Trustees of the Village of Briarcliff Manor, as follows:

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

(a) Paragraph A is amended to add "B1A Retail Business and Residential District" to the class of "Business Districts" immediately following the row "B1 Retail Business," and above the row "B2 General Business, including light industry."

(b) Paragraph B is amended to change the last revision date of the Zoning Map from "December 17, 2009," to "January 20, 2011."

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 December 17, 2009, and now being last revised on January 20, 2011, which accompanies and is made a part of Chapter 220 of the Village Code pursuant to Village Code Section 220-3(B) is revised and amended to modify the boundaries of the existing B1 Retail Business District and establish the boundaries of a new B1A Retail Business and Residential District consisting of approximately 11.7 acres in the area east and west of North State Road and just south and north of Winterberry Lane, as is specifically set forth on the attached map.



 Proposed B1A Rezoning Area

BRIARCLIFF MANOR, NY

FIGURE 1: PROPOSED B1A REZONING AREA

BRIARCLIFF MANOR DOWNTOWN REZONING

SOURCE: BRIARCLIFF MANOR



NTS



BFJ Planning

Section 3. Village Code Section 220-6(K) “Special uses in a retail business district,” is amended to read “Special uses in a B1 retail business district or a B1A retail business and residential district.”

Section 4. Village Code Schedule 220 Attachment 3, “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 amended to add a new row “Retail Business and Residential B1A” immediately following row “Retail Business B1” and above row “General Business B2” with the following values for the corresponding permitted uses 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 3-21-1996 by L.L. No. 4-1996; 5-15-1997 by L.L. No. 2-1997; 3-3-2005 by L.L. No. 1-2005; 1-19-1996 by L.L. No. 3-2006; 2-19-2009 by L.L. No. 3-2009; January 20, 2011 by L.L. No. 1-2011]

1	2	3
Class of District and Symbol	Permitted Principal Uses	Permitted Accessory Uses
Retail Business and Residential B1A	The following are the only principal uses permitted in respective districts designated to the left thereof. 1. Any principal use permitted in a retail business district and subject to the same requirements. 2. Multifamily dwellings; provided that the overall residential portion of the building does not exceed 80% of the gross floor area of the building or group of buildings, and provided that no ground floor dwelling units shall front on any public right-of-way.	The following are the only accessory uses permitted in the respective districts designated to the left thereof, and normally incident to the permitted uses set forth in Column 2 for such respective districts. 1. Any accessory use permitted in a retail business district and subject to the same conditions.

Section 5. Village Code Schedule 220 Attachment 4, “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 amended to add a new row “B1A” immediately following row “B1 and B2” with the following values for the corresponding lot and building limitations as to minimum size of lot, maximum percent of lot to be occupied, minimum yard dimensions, minimum accessory building distances, maximum heights, minimum ground floor areas, minimum livable 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

1	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Key	Lot Limitations												Building Limitations								
	Minimum Size of Lot		Maximum Percent of Lot to be Occupied		Minimum Yard Dimensions in Feet From Lot Lines to Principal Building				Minimum Distance in Feet From Accessory Building To				Maximum Height		Minimum Gross Area of Ground Floor in Square Feet			Minimum Average Livable Floor Area per Dwelling Unit			
	Area in Square Feet	Lot Width in Feet at Minimum Front Yard Setback	Principal Building	Accessory Building	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	For 1 Story Building		For 1 1/2 Story Building	For 2 Story Building	
See § 220-12, Required off-street parking and loading																					
B1A	4,000 per building	40 per building	25%		10	—	—	—	**	**	**	**	2	30	**	**	—	—	—	750	

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.