

EXISTING CONDITIONS

Land Uses, Zoning, and Community Character

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)**

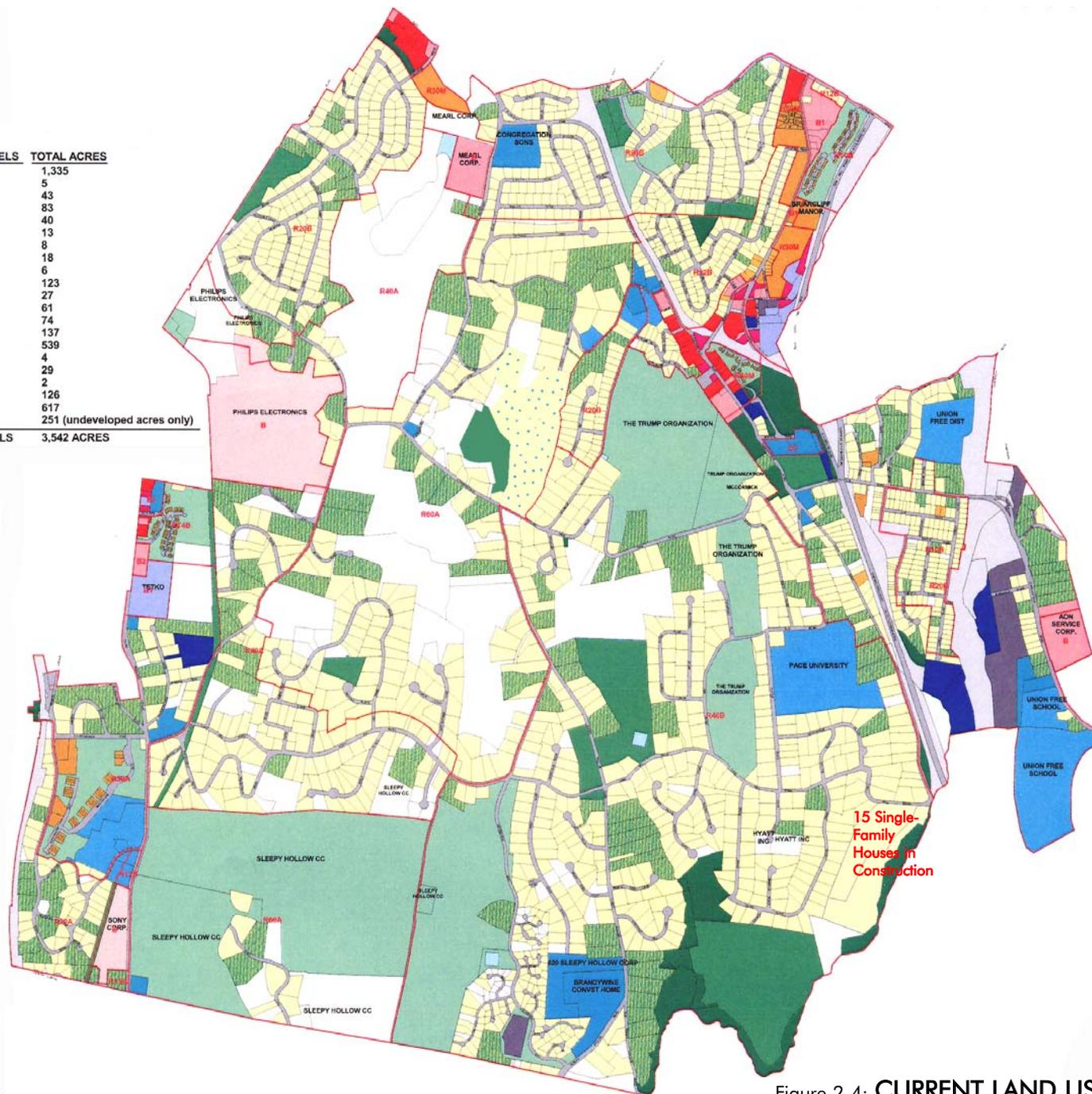
	1977	2004	% Change
Residential			
Single-Family	1,149	1,335	16%
Two-Family	7	5	-28%
Multi-Family	19	43	126%
Home Occupation	5	N/A	N/A
Total	1,180 acres	1,383 acres	17%
Commercial			
Executive Office/Research Lab	124	83	-33%
Business/Professional Office	11	40	263%
Retail/Service	13	13	0%
General Commercial	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.

Legend

-  Parcels
-  Zoning District Boundaries

LAND USE CATEGORIES (1998 - 2004 data)	TOTAL PARCELS	TOTAL ACRES
Single-Family Residence	1,690	1,335
Two-Family	16	5
Multi-Family	260	43
Executive Office/Research Laboratory	2	83
Business/Professional Office	25	40
Retail/Service	9	13
General Commercial	21	8
Light Industry	8	18
Automotive	12	6
Public/Private School	12	123
Public Institution	10	27
Private Institution	17	61
Public Open Space	19	74
Public Park/Active Recreation	14	137
Private Recreation	20	539
Watershed	5	4
Public Utility	7	29
Public Parking	3	2
Streets & Highways	27	126
Undeveloped	186	617
Oversized Single-Family Lots	173	251 (undeveloped acres only)
TOTALS	2,536 PARCELS	3,542 ACRES



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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. 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

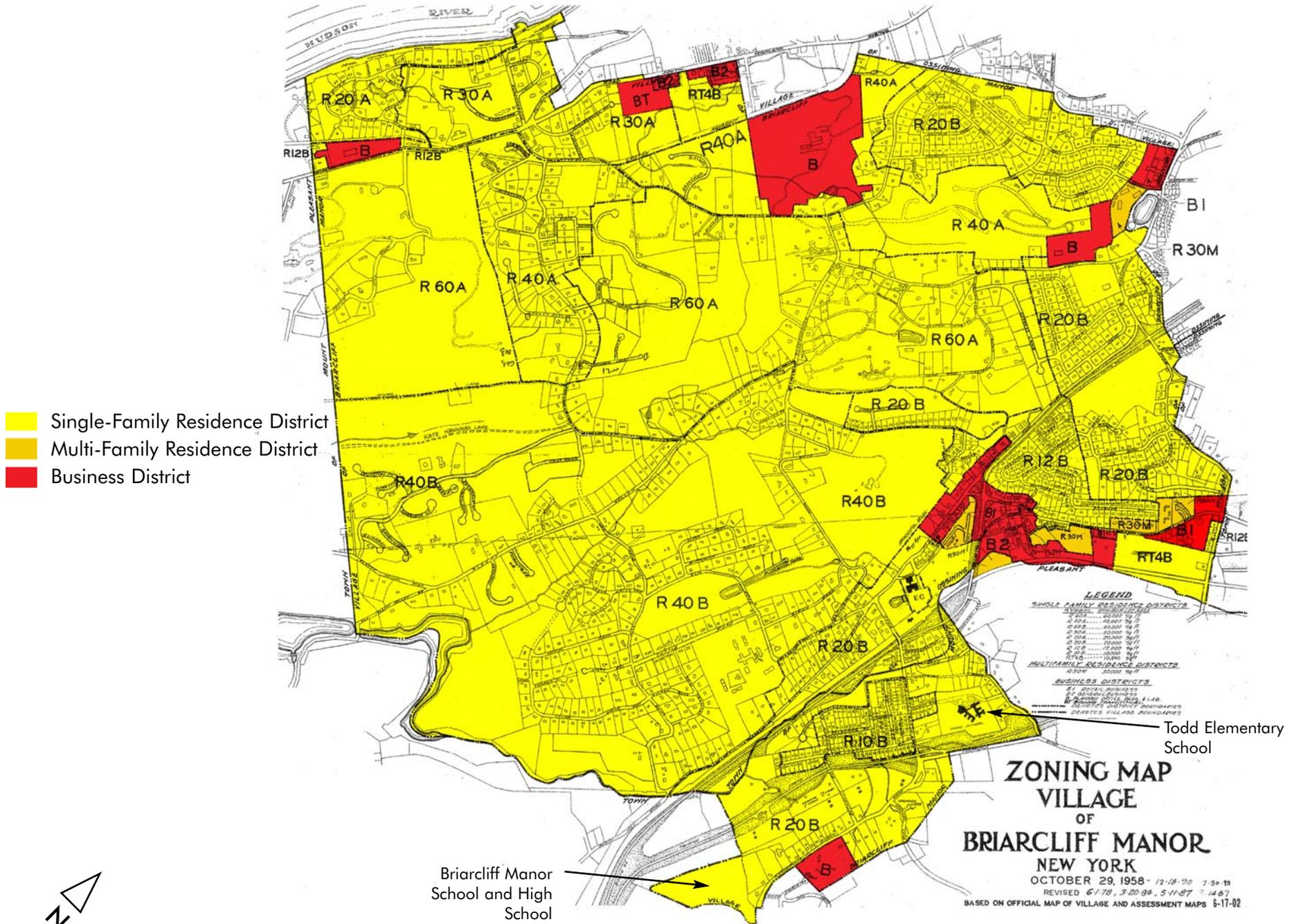


Figure 2-5: ZONING MAP AND GENERALIZED LAND USES

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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.



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



Dow Hall at Pace University

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 off 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*

R12B District. This district is located in the northern part of the Village, bounded by Pleasantville and North State Roads. It is a well-developed older neighborhood with ranch and raised ranch homes on 0.28-acre lots. There is no new development potential in this district.



Ranch and Raised Ranch Houses, Schrade Road

R10B District. This district, known as the Tree Street 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: Oak Road, the Tree Streets Neighborhood

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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 on 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.



Shopping Center on Pleasantville Road



Office Building on North State Road



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



Central Business District on Pleasantville 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 carting businesses, bus storage, offices in both larger plazas and converted houses and the Town of Ossining’s Department of Public Works building.

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 a 98-acre parcel on Scarborough Road (the northwestern part of the parcel is residentially zoned). Much of the parcel 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

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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:



Hudson River View from Long Hill and Ridgecrest Road

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

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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