

BRIARCLIFF MANOR'S DRAFT COMPREHENSIVE PLAN

For the past two years, an advisory committee has been working with the Village's planning consultants to develop a comprehensive plan for Briarcliff Manor. This Comprehensive Plan updates the village's previous revision which dates back to 1988 and formally incorporates many of the studies and reports that the Village has commissioned. The Plan is action-oriented and sets forth a series of implementation recommendations but it is not in itself regulation. The plan's recommendations are implemented through separate changes to the Village Code enacted by the Board of Trustees. The plan is still a draft and the Board of Trustees will hold a series of public hearings in September and October to present the plan to the public for comment. The following paragraphs provide a summary of the draft plan; the complete draft is available on-line at www.briarcliffmanor.org, or on loan from Village Hall and the Briarcliff Manor Public Library.

THE VISION STATEMENT

Our plan is grounded on a vision of the Village's future that protects our neighborhoods and the natural environment.

To protect and enhance the quality of life in Briarcliff Manor, the Village will:

- Provide open space, parks and both passive and active recreation opportunities for all Villagers;
- Provide stewardship over the Village's unique setting along the Hudson, with its slopes, wetlands, views, trees and semi-rural environment;
- Maintain the Village's neighborhood character of traditional and varied housing;
- Encourage measured growth and physical and visual improvements in our business districts to 1) provide a variety of goods and services to our Villagers, 2) expand the Village's commercial tax base, and 3) create a more vibrant downtown experience;
- Improve pedestrian amenities and streetscape experiences throughout the Village;
- Provide a safe circulation network for vehicles, pedestrians and bicycles including a particular focus on a safe link between the commercial areas east and west of Route 9A;
- Provide reliable infrastructure maintained in good working service (including drains, water supply and sanitary facilities) in a fiscally sound manner;
- Maintain or enhance the existing quality of Police, Fire, Library, Public Works and Government Administration services while seeking avenues to keep taxes under control.

GOALS, OBJECTIVES AND RECOMMENDATIONS

The Plan identifies 6 planning goals which direct the overall action plan for the Village.

1) Land Use: Value and protect the natural and manmade features of the Village.

- Develop an Open Space Plan for public and privately owned properties. While this would impact the whole Village, the focus would be on the Scarborough Corridor. Zoning changes (up-zoning to increase lot size and developing conservation subdivision regulations), Land Trusts, open-space-acquisition funding mechanisms will be explored. This goal includes inventorying properties that have development potential and creating an open space policy for acquisition and maintenance.
- Revise and update laws to ensure wetlands, steep slopes and trees are properly protected and establish a storm-water pollution-control plan.
- Identify and recognize the significant and historic features of our Village, such as old buildings, stone and brick walls, and the Hudson River.
- Demonstrate leadership in utilizing best practices for energy conservation and sustainable building strategies and introduce incentives for developers and homeowners to go "green" where practical.

2) Open Space and Recreation: Maintain and enhance the Village's open space and parklands for active and passive enjoyment by residents.

- Develop a plan for active and passive recreational use of village-owned properties which includes assessing and updating the recreational assets and needs of the Village. Pursue opportunities for limited access to private properties. Prioritize and implement Trail Study recommendations.
- Participate in regional projects like Riverwalk and the North County Trailway, and coordinate planning and use with the schools and other entities.

3) Business Districts: Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural and cultural amenities; create business districts that are pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality; and increase our commercial tax base.

- Create generalized site plans for our Central Business District which encompasses both sides of Pleasantville Road from Delton Lane to Poplar Road and the business district east of 9A.
- Establish design standards to create a cohesive identity and enhance the streetscape experience.
- Improve the vitality by providing a mix of retail, office, housing and park uses and ensure adequate parking. The plan suggests two story structures to accommodate mixed use (the ground floor would be filled with businesses providing goods and services and the upper floor would be offices or apartments) and creating a 9A overpass to connect the east and west sides of the village. The illustrations show how our improved downtown might look.
- Encourage business development in all of our commercial districts since only 6% of the Village's tax revenues come from our commercial base, one of the lowest in Westchester.



Pleasantville Road, West Side: Existing and Proposed Elevations



Pleasantville Road, East Side: Existing and Proposed Elevations

West Downtown: Concept BRIARCLIFF MANOR COMPREHENSIVE PLAN



Pleasantville Road, East Side: Two-Story Development

4) **Housing: Provide a range of housing styles and alternatives to meet the needs of a varied and diverse population.** While Briarcliff remains a community of traditional families, there are single-parent households, one-person households and a growing population of seniors. The demographics of the Village and Westchester County mandates for affordable housing provide a clear indication of housing needs. Housing policy must take into consideration a wide range of objectives and considerations, balancing the desire for dedicated open space, less development on environmentally constrained lots, and the need for some variety in housing type.

- Up-zone the Scarborough area to a minimum of 2-acre lots (R80); explore Conservation Subdivisions for all sub-dividable properties above a specific size; and require an open space set-aside (in addition to the recreation set-aside currently required in Village code).
- Develop other housing opportunities in areas with well-developed infrastructure and access to public transportation and major highways, namely our central business district. The plan proposes to allow low rise (2 story) buildings or townhouses in our commercial districts to accommodate the needs of senior citizens, start-up families, local employees, etc.
- Seek cooperative solutions to alternative housing by working with neighboring communities and the County.

5) **Traffic/Circulation/Parking: Provide multiple alternatives for safe and efficient access throughout the Village.**

- Construct sidewalks along the Village's major arteries and downtowns so pedestrians can access the central part of the Village and other neighborhoods in a safe manner.
- In the central business district interconnect parking lots behind businesses to improve flow, safety and functionality.
- Create a connection over 9A to unify both sides of our Village.
- Work with NYS Department of Transportation to create safety improvements at other critical intersections in the Village and institute traffic calming measures where appropriate.
- Create a trail system throughout the village.
- Address parking at Scarborough Station.

6) **Infrastructure and Services: The Village shall respond cost-effectively to the needs of residents and other taxpayers and to various governmental mandates in order to protect the existing quality of life and village character. The Village shall continue to maintain its infrastructure in a sound, planned and fiscally prudent manner.**

- Maintain and update the Village's water, sewer and drainage systems.
- Address the space needs of the Police, Fire and Administrative departments.
- Cooperate with neighboring communities to consolidate service delivery, public works and other natural shared services.

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PUBLIC HEARING DATES

The Board of Trustees has scheduled three public hearings on the draft comprehensive plan.

Residents are welcome to attend the meeting that best suits their schedule.

MONDAY SEPTEMBER 10 @ 7:30 PM at the Chilmark Recreation Center, 48 Macy Road

TUESDAY SEPTEMBER 11 @ 9:30 AM at the Youth Center, 5 Van Lu Van Road
(for residents who prefer a day time meeting)

MONDAY SEPTEMBER 17 @ 7:30 PM at the Youth Center, 5 Van Lu Van Road

RESIDENT INPUT IS IMPORTANT - PLEASE ATTEND AND GIVE US YOUR THOUGHTS ON THE DRAFT PLAN.

Additional Public Hearings will be held by the Board of Trustees in October before the plan is formally adopted.
These dates will be announced as soon as they are scheduled.

BOARD OF TRUSTEES
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David Venditti, Deputy Mayor
Robert Mayer, Trustee
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www.briarcliffmanor.org

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