

Briarcliff Manor Comprehensive Plan



September 2007

BEJ Planning

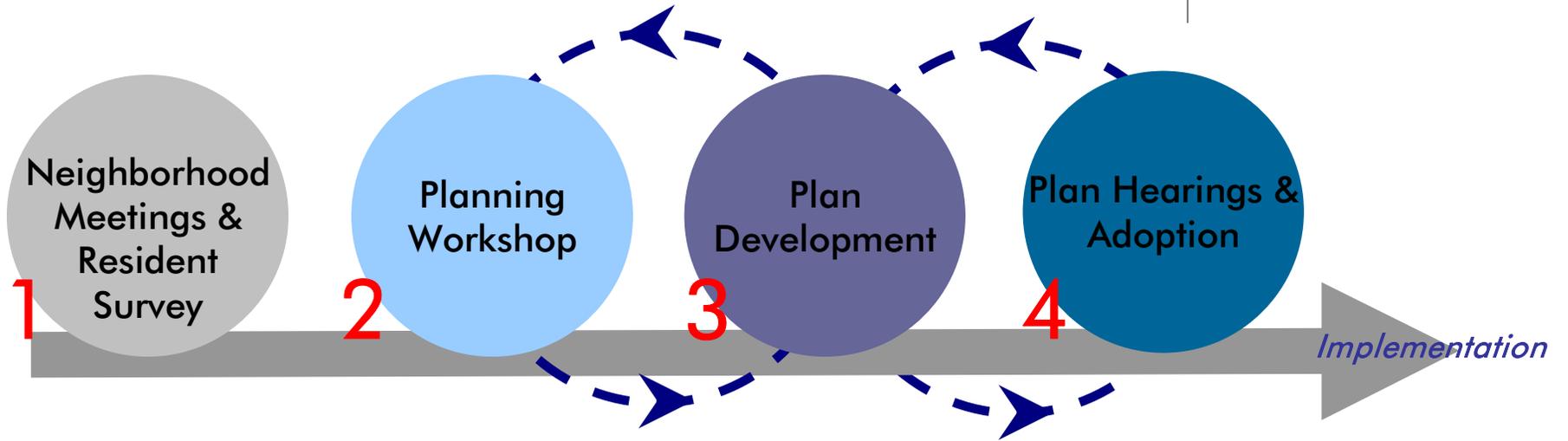
Agenda

BRIARCLIFF MANOR COMPREHENSIVE PLAN

1. Introduction
 - Trustees and Committee Members
 - Consultants: BFJ Planning
 - Harlan Sexton AICP, Senior Associate
2. Presentation: The Village Plan
3. Scheduled Public Hearings
 - July 31
 - September 10
 - September 11
 - September 17

Planning Process

BRIARCLIFF MANOR COMPREHENSIVE PLAN



24-Month Process

Phase 1: Village Vision

Phase 2: Draft Plan Chapters

Phase 3: SEQR, Public Hearings & Final Plan

Project Schedule

BRIARCLIFF MANOR COMPREHENSIVE PLAN

		2005			2006											
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
PHASE ONE: VILLAGE VISION																
1	Opinion Survey	█														
2	Neighborhood Meetings (5)	█			Dates: 12/7/05, 1/11/06, 1/26/06, 2/1/06, 2/9/06											
3	Phase One Report: Review and Revisions	█			April 06 completed											
4	On-going: Working Meetings with Committee	█														

		2006												2007									
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	
PHASE TWO: DRAFT PLAN																							
1	Plan Chapters																						
	<i>Introduction</i>	█																					
	<i>Regional and Historic Context</i>													█									
	<i>Land Uses, Zoning, and Community Character</i>	█																					
	<i>Village Population</i>	█																					
	<i>Natural Resources</i>													█									
	<i>Public Workshop</i>													█									
	<i>Transportation</i>													█									
	<i>Business Areas</i>													█									
	<i>Community Facilities, Parks, and Recreation</i>													█									
	<i>Village Plan</i>													█									
2	Draft Unified Plan: Review and Revisions													█									
3	CBD (Downtown) Concept Drawings													█									
4	Public Hearing (Comprehensive Plan Committee, BOT)													█									
5	Committee Transmittal of Plan to Trustees													█									
6	On-going: Committee Meetings with Consultant, Internal	█																					

		2007								
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
PHASE THREE: SEQR, PUBLIC HEARING and FINAL PLAN										
1	SEQR	█								
2	Public Hearing (Board of Trustees)	█								
3	Final Draft Plan	█								
4	Adoption of 2007 Plan by Trustees	█								

Plan Chapters

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Introduction

Regional and Historic Context

Land Uses, Zoning & Community Character

Village Population

Natural Resources

Transportation

Business Areas

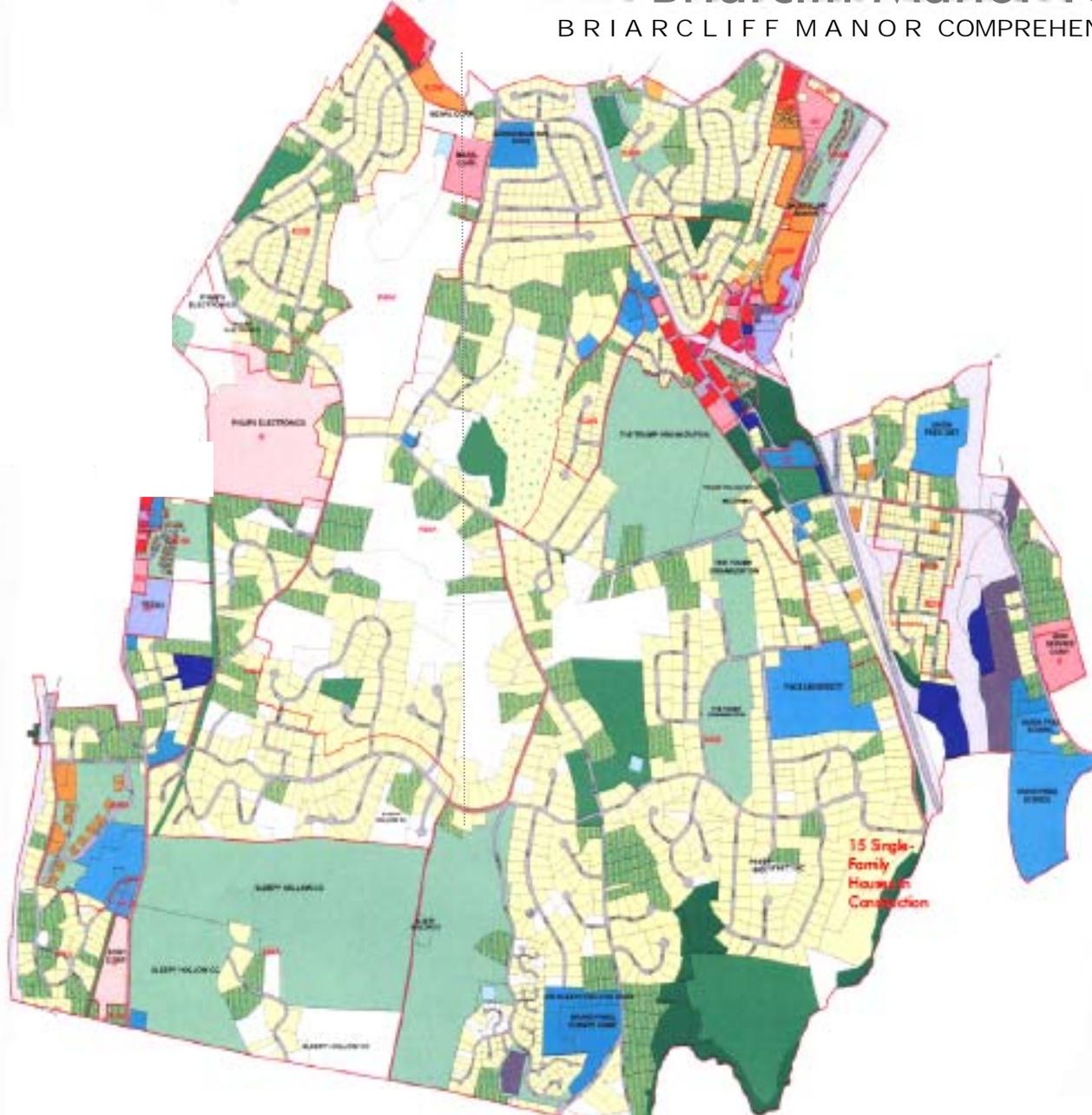
Community Facilities, Parks & Recreation

The Village Plan

BEJ Planning

Briarcliff Manor Today

BRIARCLIFF MANOR COMPREHENSIVE PLAN



- Land Uses
- Demographics
- Parks & Open Space
- Natural Resources
- Transportation
- Business Areas

Village-Wide Vision

BRIARCLIFF MANOR COMPREHENSIVE PLAN

- Provide open space, parks, passive and active recreation opportunities
- Protect unique setting: slopes, wetlands, views, trees, semi-rural environment
- Maintain neighborhood character of traditional and varied housing
- Promote measured growth, physical and visual improvements in business districts to provide a variety of goods and services, expand the commercial tax base and create a more vibrant downtown experience
- Enhance pedestrian amenities and streetscape experiences
- Provide safe circulation network for vehicles, pedestrians and bicycles, focusing on links between commercial areas east and west of Route 9A
- Provide reliable infrastructure in good working order in fiscally sound way
- Maintain/enhance quality of police, fire, library, public works and government services while seeking ways to keep taxes under control

Goals and Objectives: Land Use

BRIARCLIFF MANOR COMPREHENSIVE PLAN

GOAL: Value and protect natural and manmade features of the village (i.e. wetlands, steep slopes, open space, historic structures, etc.)

Objectives:

- Develop an open space plan for public and privately owned properties
- Protect wetlands
- Preserve trees
- Preserve and protect steep slopes
- Establish a stormwater pollution plan
- Identify and recognize the significant and historic features of the village
- Show leadership in using best practices for energy conservation, sustainable building strategies



Goals and Objectives: Open Space and Recreation

BRIARCLIFF MANOR COMPREHENSIVE PLAN

GOAL: Maintain and enhance the Village's open space and parklands for active and passive enjoyment by residents

Objectives:

- Develop a plan for active and passive recreation
- Coordinate recreational planning and use with schools and other entities



Goals and Objectives: Housing

BRIARCLIFF MANOR COMPREHENSIVE PLAN

GOAL: Provide a range of housing styles and alternatives to meet the needs of a varied and diverse population

Objectives:

- Rezone the Scarborough area to a minimum 2 acre (R80) lot size
- Provide housing opportunities in areas with well developed infrastructure, access to public transportation and major highways
- Explore regional and cooperative solutions to alternative housing needs



Goals and Objectives: Business Districts

BRIARCLIFF MANOR COMPREHENSIVE PLAN

GOALS:

- Create a successful central business district with a distinct sense of place by building on historic, economic, natural and cultural amenities
- Create pedestrian-friendly business districts to promote greater sense of community, improve opportunities for social interaction and enhance downtown vitality
- Increase the commercial tax base

Objectives:

- Improve CBD character
- Strengthen the commercial tax base



Downtown Concept Plans

BRIARCLIFF MANOR COMPREHENSIVE PLAN

WEST DOWNTOWN:

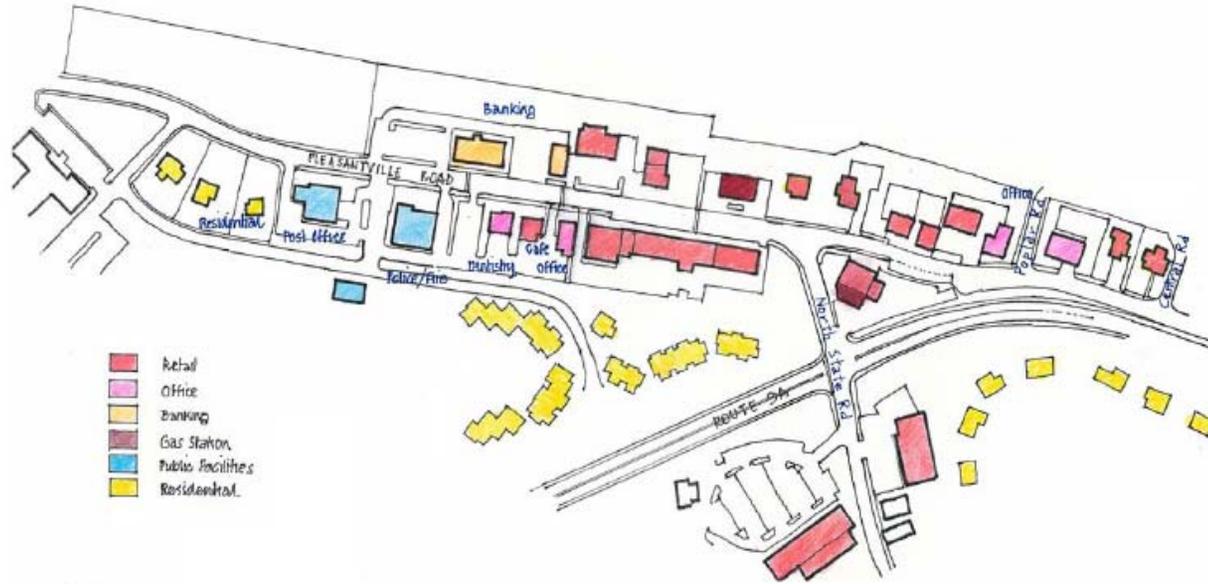
- Development Controls
 - Design standards
 - Uses: Allow a Mix
 - Bulk standards
- Pedestrian Experience
 - Streetscape
 - Sidewalks
- Parking
 - On-street and on-site
 - Shared parking, lot connections
 - Merchant and employee parking

EAST DOWNTOWN:

- Long-range economic development location
 - Land assembly (parcelization)
- Development Controls:
 - New mixed-use district with design controls
 - New (reduced) parking
 - Floor area less than B-1
- Circulation
 - Internal Main Street boulevard
 - Fully connected network

West & East Downtowns Today

B R I A R C L I F F MANOR COMPREHENSIVE PLAN



East Downtown: Concept



West Downtown: Concept

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Pleasantville Road Existing Conditions

West Downtown: Concept

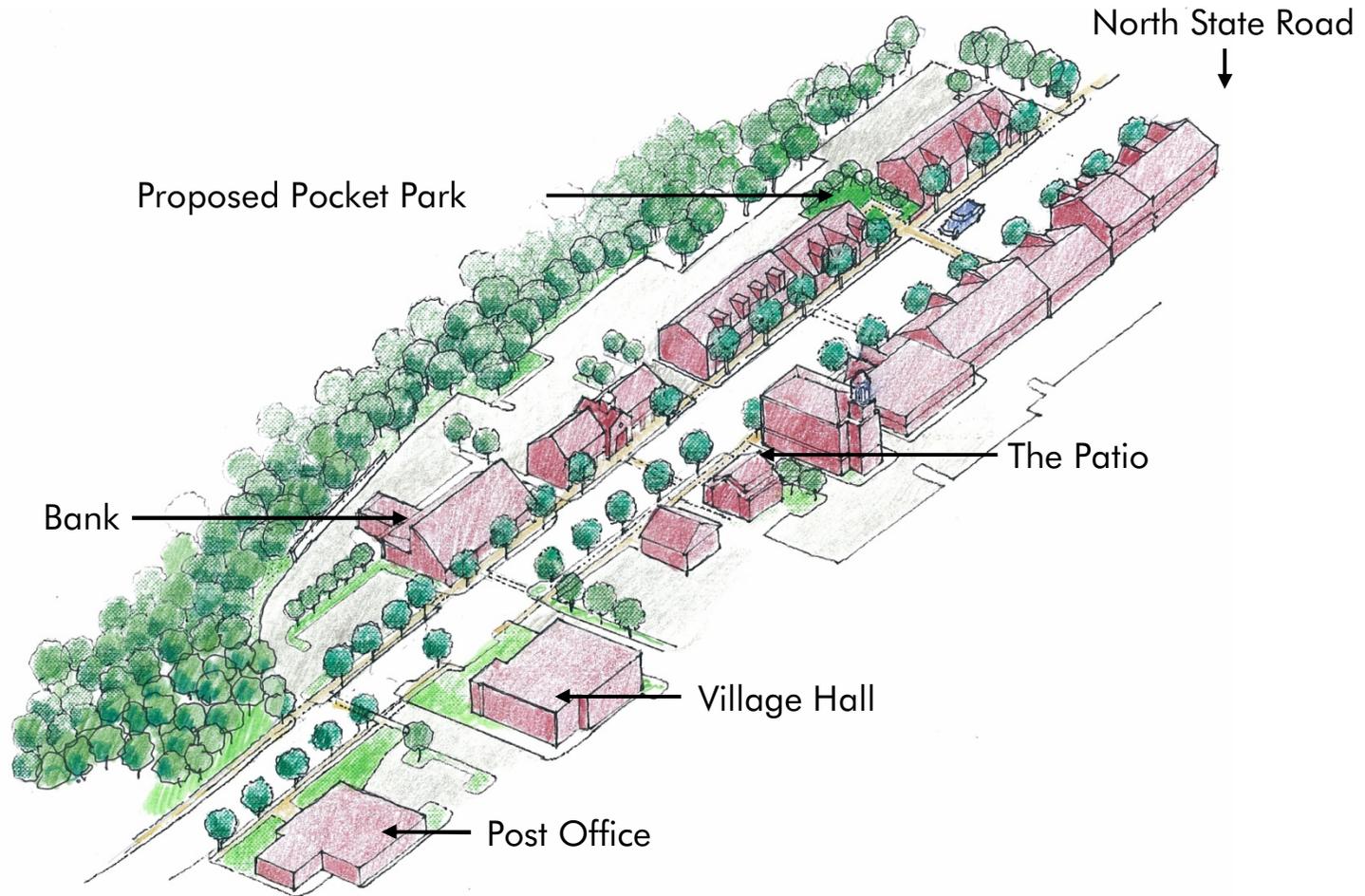
BRIARCLIFF MANOR COMPREHENSIVE PLAN



Pleasantville Road with Redevelopment on West Side

West Downtown: Concept

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Pleasantville Road with Redevelopment

West Downtown: Concept

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Pleasantville Road, West Side: Existing and Proposed Elevations

West Downtown: Concept

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Pleasantville Road, East Side: Existing and Proposed Elevations

West Downtown: Concept

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Pleasantville Road, East Side: Two-Story Development

West Downtown: Concept

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Existing Character of Pleasantville Road
View Looking Toward North State Road

West Downtown: Concept

BRIARCLIFF MANOR COMPREHENSIVE PLAN



Redeveloped Character of Pleasantville Road

View Looking Toward North State Road

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