
MANOR MONTHLY

NOTES FROM THE VILLAGE BOARD OF TRUSTEES

Village of Briarcliff Manor, New York

www.briarcliffmanor.org

February 2006

No. 107

2006 PROPOSED ZONING CODE REVISIONS

On March 2nd at 7:30 PM, at the Board of Trustees meeting, a public hearing will be opened regarding the proposed changes to the Zoning Law in relation to Housing Bulk. Following is a summary of the changes:

TERMINOLOGY

1. **GFA** – Gross Floor Area is the sum of the horizontal areas of the floors of the building (s).
GFA includes living space as well as other areas such as garages.
2. **SF** – Square Feet
3. **Setbacks** – distance from footprint of the house to the front, side and rear property lines.
4. **Footprint** – the foundation of the house

BULK ZONING TABLE OF CALCULATIONS

1. **Max % of Lot Coverage:** A limit on the maximum amount of building coverage on a lot is added back into the law. This will address environmental concerns such as drainage and runoff caused by impervious surface (a surface that does not let water penetrate)
2. **Decreased Side & Rear Setbacks:** Ratio for Rear and Side yard Setback increases are changed from 100% to 50% of the ratio exceeding 3500 SF. Front yard setbacks remain the same at 100%. This change permits new construction as well as add-ons to existing homes to be more properly shaped and placed on irregularly shaped lots, a common occurrence in Briarcliff. The Zoning Board of Appeals has experienced (and approved) a 43% increase in side and rear yard setback variance requests since the current law went into effect.
3. **Existing Homes built at previously allowed minimum setbacks:** Existing homes will be allowed an addition of 500 SF to their homes along current building line (the minimum setback) without applying for a variance. If an existing home has been built at two or more minimum setbacks the owner can only apply for relief along one of the setbacks. The other setback (s) must comply with the new schedule. This proposed change provides some relief to existing homeowners who cannot change the position of their home on their lot.
4. **Sloped Properties:** For sloped properties with 15% slope across the footprint only 50% of basement area shall be included in the GFA calculation for increased setback in the direction of the downhill slope. If property is sloped in more than one direction, relief may be provided in only one direction. All other setback calculations shall include the rear exposed basement. Under the current Bulk Housing Law, the largest view of the structure is moved towards the neighbor, invading privacy and causing an awkward positioning of the home.

BULK ZONING TEXT

1. **Attics:** Deleted Attics from the GFA calculation.
2. **Decks & Patios:** Deleted decks & Patios (those not enclosed with walls & ceiling) from GFA calculation.
3. **Floor to Ceiling Height:** Changed 14' to 17' to eliminate double counting area in GFA. Maximum heights of buildings continue to be regulated.
4. **Definition of Story:** Changed definition of story to be consistent with NY State Building Code language.
5. **Enclosed Porch or Enclosed Breezeway:** A definition for Enclosed Porch or Breezeway is added to the Code. This proposed change eliminates confusion and ambiguity, and includes enclosed porches and breezeways in GFA calculations.
6. **Bulk:** The term "Bulk" has been deleted from name of the law and the Zoning Schedule. The law will now simply be the Zoning Code of the Village of Briarcliff Manor

ALL OTHER CONDITIONS, TERMS AND LANGUAGE OF BOTH THE TEXT AND TABLE REMAIN THE SAME

Finally, if residents are not able to attend the public hearing and would like to submit a question to the Board on the proposed changes they can do so by e-mail to managersoffice@briarcliffmanor.org. This Board of Trustees meeting, like all meetings can be viewed at home on channel 78 and continues to air at 6:00 PM and 9:00 PM. Copies of the proposed amendment can be obtained from the Village Clerk.

"Village of Briarcliff Manor and Stormwater Management"

Part of a continuing series of articles to be published in order to inform residents and businesses of the need to improve water quality in the Village of Briarcliff Manor.

Public Participation and Involvement is the second of six (6) minimum measures designed to help residents and businesses understand how to improve water quality in the Village of Briarcliff Manor. Utilizing the Village Newsletter and website, residents and businesses will be asked to assist the Village in the development of its Stormwater Management Program. Volunteer based programs including beautification projects, plantings, roadside cleanups, stream walks and stormwater catch basin stenciling are just a few ways in which residents can participate with improving water quality. If you have any questions on the program, or wish to learn how to volunteer to assist the Village in program implementation, you may contact David Turiano, Village Engineer at 941-4800.

The regularly scheduled Board of Trustees meeting to be held on Thursday, February 16, 2006 has been canceled. The next meeting will be held on Thursday, March 2, 2006.

Join the *Briarcliff Manor Volunteer Fire Department*

For the Most Exciting, Rewarding Volunteer Work You Can Do!

Did you know that your Fire Department is an **all-volunteer** agency? **The *BMFD* is the first responder for the Village—fighting fires and providing ambulance services.**

JOIN—and HELP US - HELP YOU and your neighbors.

No experience is necessary to become a member. We need firefighters, EMTs, ambulance drivers and attendants. Training is available for all jobs. You choose the time commitment according to the hours and time you can work. There are no mandatory hours.

Learn new skills and enjoy the unique camaraderie and excitement of the fire service and ambulance corps. Residents from all walks of life are ***BMFD*** volunteers. What they have in common is that they all care about the community and want to make a difference. Not interested in active firefighting or ambulance service? You can contribute to the effort in a number of ways that don't require going on fire and ambulance calls.

For information on joining ***BMFD*** contact the Chief's Office at 914-941-0879 or email at FDChief@briarcliffmanor.org

VILLAGE GOVERNMENT MEETING DATES

<u>MEETING</u>	<u>DATES</u>	<u>TIME</u>
BOARD OF TRUSTEES	1st and 3rd Thursday	7:30 PM
PLANNING BOARD	2nd Tuesday	8:00 PM
ZONING BOARD	1st Tuesday every other month	8:00 PM
CABLE COMMITTEE	1st Wednesday	7:00 PM
LIBRARY BOARD	2nd Wednesday	7:30 PM
BOT WORK SESSION	1st Thursday 4th Tuesday	6:30 PM 5:45 PM
BEAUTIFICATION	2nd Monday	7:00 PM
CONSERVATION ADVISORY COUNCIL	1st Monday	7:30 PM

BOARD OF TRUSTEES
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 David Venditti, Deputy Mayor
 Elsie Smith, Trustee
 Gayle Waxenberg, Trustee
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