

MANOR MONTHLY

NOTES FROM THE VILLAGE BOARD OF TRUSTEES

Village of Briarcliff Manor, New York

www.briarcliffmanor.org

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THE COMPREHENSIVE PLAN AND OPEN SPACE IN OUR VILLAGE

At recent Board Meetings, and in letters written to the newspaper, the topics of open space, land preservation and the Comprehensive Plan survey results have been addressed both officially and unofficially. We would like to dedicate this Monthly Newsletter to providing accurate reports of these topics.

The Comprehensive Plan process utilizes many mechanisms to gather resident input on important Village issues. The survey was just one source. Others include the five neighborhood meetings as well as the Public workshop. Also, historical information, other Village studies, consultant and staff input, as well as the leadership role of the Comprehensive Plan committee members will all contribute to the final document. Excerpts of the survey results which are only ONE source of input have been utilized by particular residents wishing to publish or quote them out of context to support their point-of-view. We would like interested residents to view them in their entirety. Survey results are available at Village Hall.

Both survey results and input provided from the neighborhood meetings indicate that residents are concerned about over development and would like the Village to take action to preserve open green space. The neighborhood meetings and public workshop were able to go beyond limited survey questions and promoted discussion on resident driven topics. At these meetings residents repeatedly voiced support for more downtown economic development in our Village, especially an increased retail presence. **Our Village has only 6.4% of its property as commercial/business based, compared to the County average for Villages of 13.7%.** This places an additional tax burden on the residential property owners. The property in discussion across from Village Hall is contiguous to the existing business district which addresses the low percentage of commercial property regarding a balanced tax burden as well as addressing the broad discussions calling for more businesses to better serve our community.

It is the responsibility of the BOT to explore ideas in many forums including public meetings. That is exactly what the Board did when it held a public hearing on October 16th to explore with residents the viability of re-zoning a parcel of Village land that abuts our commercially zoned central business district. Doing so is both good policy and appropriate due diligence. Because the Board does listen and understands the importance of preserving open space, and promoting responsible development, we are pleased to share two new initiatives with you:

1) **The formation of a new committee called Land Preservation and Open Space has already met several times and is working closely with the Westchester Land Trust professionals and The Hudson Valley Greenway.** The committee is charged with making recommendations to the Board of Trustees on developing an open space plan that assesses all our open space parcels, makes recommendations on their best disposition, and explores ways to establish and finance a Land Preservation Fund to preserve Open Green Space in the Village. Our goal is to maximize our value of our open space parcels for villagers within the context of our Comprehensive Plan, long-term financial and recreational needs. This Committee will also be working with the Board of Trustees to address changes in zoning and land use laws that will guard against over development and preserve open space.

2) **Our monthly newsletter, The Manor Monthly, and our website, www.briarcliffmanor.org, will soon include a section noticing all upcoming public informational meetings and public hearings, once the meetings are scheduled.** The section will provide a description of what will be discussed at the meeting or hearing. It will be easier for residents to know what public information sessions and public hearings are coming up, have an accurate overview of the issue and have advance notice of those meeting dates. We understand that in an environment where residents are bombarded with partisan information it is our responsibility to move beyond the traditional means of communication and provide you with easy access to accurate information on the important topics that will shape our Village.

We look forward to keeping you informed of the progress of the Comprehensive Plan, the Land Preservation/Open Space Committee as well as the Board of Trustees actions. Please stay involved and be informed with the facts.

*The Briarcliff Manor Board of Trustees
William J. Vescio, Mayor; David E. Venditti, Deputy Mayor,
Robert Mayer, Elsie Smith, Gayle Waxenberg, Trustees*

MANAGER UPDATE

The autumn season brings with it the leaf collection by the Department of Public Works. Public Works completes three or more laps of leaf pick up during the leaf collection season. Leaf collection normally begins mid October and continues with the final lap beginning the first Monday in December. Weather permitting, Public Works continues leaf pickup through the end of December; however, the dates are modified based upon when leaves actually start to fall. Residents can call Public Works at 941-9105 to hear a recording which will list the streets for collection on that particular day. The list is updated on a daily basis.

The deposit of leaves on roadways creates roadway hazards for vehicles and pedestrians. The Village Code states specifically where leaves are to be placed for collection purposes:

Leaves placed at curbside ... for pickup by vacuum trucks. These leaves shall be placed on the road right-of-way and not on the road surface.

In locations throughout the Village, leaves have been placed on the roadway surface and not on the grass next to the roadway. The leaves placed in the street narrow the driving surface of the road and force drivers and pedestrians into oncoming traffic. There are locations in the Village where the roadway surface has been narrowed to a point where it is difficult for one car to pass through that portion of the roadway not covered with leaves. In addition, leaf piles become wet when it rains, which can create a slippery surface for vehicular traffic.

The Village is asking for the cooperation of all residents to abide by the regulations for the placement of leaves for collection. Residents who have landscaping services are asked to inform their landscapers. The leaves are to be placed on the grass immediately next to the roadway, and not on the roadway. It is not the desire of the Village to commence the process of issuing summons for the placement of leaves, however, if voluntary compliance does not work, the Village staff will have no alternative. If the Village is forced to issue summons for appearance in the Village Justice Court, residents can be cited for a violation of the Village Code as well as the Vehicle and Traffic Law (obstructing traffic).

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