



# Village of Briarcliff Manor

## *Comprehensive Plan Workshop*

*November 5, 2025*



# AGENDA

- Welcome & Introductions
- Comprehensive Plan Overview & Vision
- Community Profile
- Goals & Key Recommendations
- Next Steps

# INTRODUCTIONS

## COMPREHENSIVE PLAN WORKING GROUP

**Christine Dennett**, Assistant Village  
Manager / Village Clerk

**Amy Karpati**, Ph.D., Environmental Advisory  
Council Chair

**Rhea Mallett**, Village Trustee

**Malcolm Netburn**, Village Trustee

**Josh Ringel**, Village Manager

## BFJ PLANNING

**Sarah Yackel**, Principal

**Michelle Gilman**, Project Manager

**Nick Cerdera**, Project Planner

*The Comprehensive Plan update is funded in part by a grant from the Hudson River Valley Greenway.*

# **Comprehensive Plan Overview & Vision**



# WHAT IS A COMPREHENSIVE PLAN?

- Long-range strategy that offers policy guidance for the Village's future growth, land use and development issues, infrastructure, transportation, open space, community facilities, and more
- Sets goals and recommended actions to achieve community priorities
- Foundation for future decisions on development and zoning, capital spending, and general village-wide policy decisions

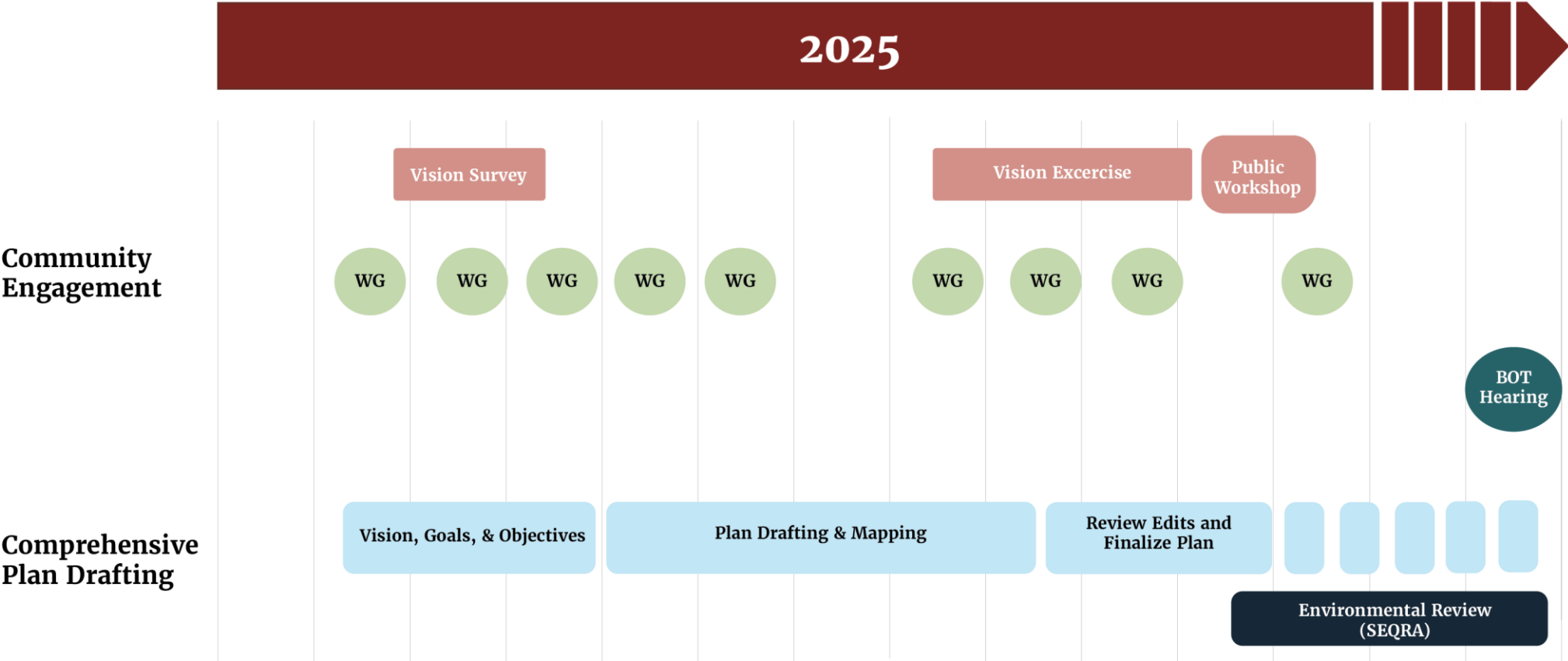


*Chilmark Park*

# WHAT ISN'T A COMPREHENSIVE PLAN?

- Zoning or any other kind of regulation
- Development approval for any specific property
- A revision to tax assessments or processes
- A change to environmental regulations. Instead, it should align with environmental conservation goals and sustainable practices
- A requirement that the Village take specific spending actions

# TIMELINE



# COMMUNITY OUTREACH

- Vision Survey
- Stakeholder Meetings
- Questionnaires
- Visioning Exercise
- Briarcliff Manor Community Day Pop Up
- ★ Comprehensive Plan Public Workshop
- Public Hearing



*Briarcliff Manor Community Day*



# PLAN STRUCTURE

## I. Plan Vision and Background

## II. Plan Elements

Chapter II.1: Natural Resources and Sustainability

Chapter II.2: Housing

Chapter II.3: Downtown and Business Areas

Chapter II.4: Parks, Recreation, and Open Space

Chapter II.5: Transportation

Chapter II.6: Community Facilities and Services

## III. Implementation Plan

## Appendices

Appendix A: Open Space Element



*Walking path at the Club*

# DRAFT PLAN VISION

*Briarcliff Manor's future is rooted in its natural beauty, strong sense of community, and enduring semi-rural character. As a vibrant and welcoming Village, it strives to become a model of thoughtful, sustainable living—where a thriving downtown, well-connected neighborhoods, and abundant open spaces reflect a deep commitment to both people and place. By **protecting vital natural resources**, thoughtfully **integrating nature into the built environment**, focusing **residential growth in and around the downtown**, supporting a **robust local economy**, and investing in **resilient infrastructure**, Briarcliff Manor will ensure an inclusive and environmentally responsible future for generations to come.*

# Community Profile



# POPULATION SNAPSHOT

- The Village has a population of 7,333 residents
- Since 2010, the Village has shrunk by 7% or 534 people
- In 2023, 50% of Briarcliff Manor residents were at least 50 years old, compared with 36% of residents in 2010
- 55% of Village households are in the U.S. Census's top income bracket

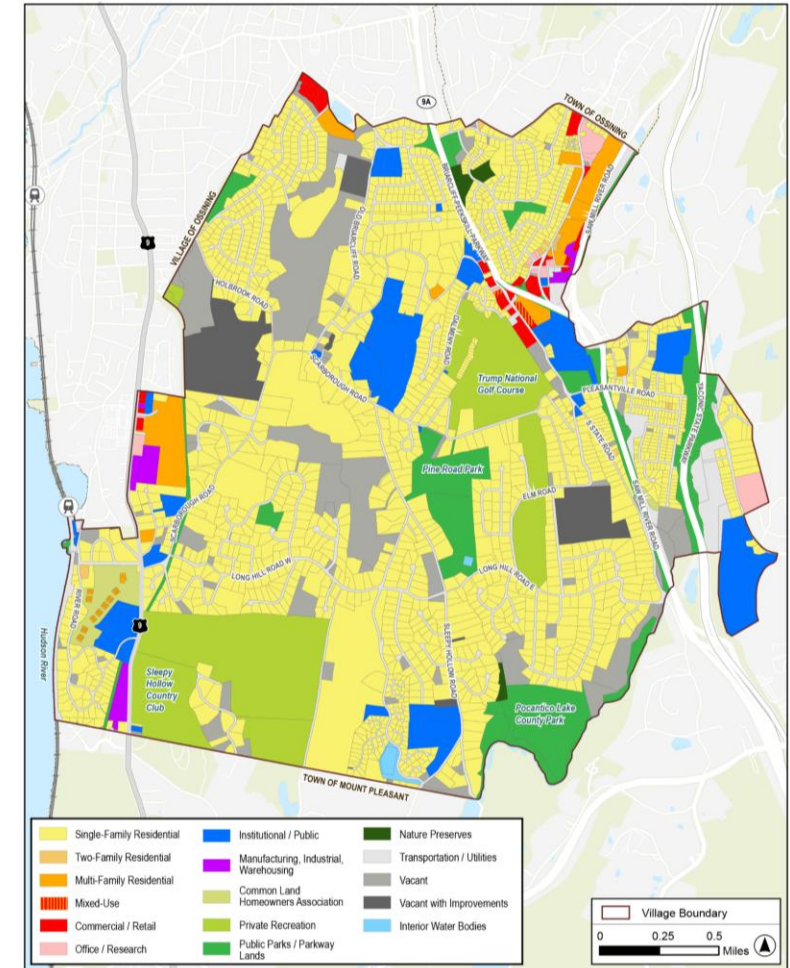


*Briarcliff Manor welcome sign*



# EXISTING LAND USE PATTERNS

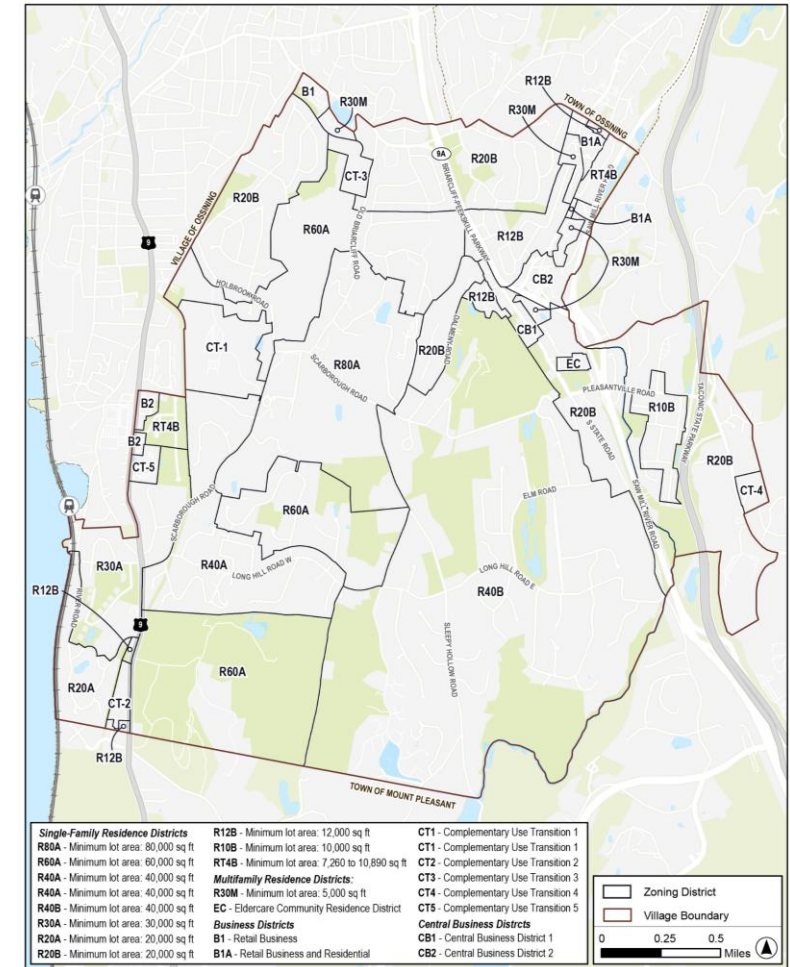
- Briarcliff Manor occupies 3,672 acres or 6 square miles
- Single-family homes comprise approximately 45% of the Village's land area
- Parks and open space represent approximately 20% of Village land
- Commercial uses are primarily concentrated in the western, northern, and eastern edges of the Village



Existing Land Use

# ZONING CHANGES

- Adoption of the B1A, CB1, and CB2 zoning districts has enabled mixed-use development in commercial areas
- Upzoning the Scarborough corridor has preserved the low-density character of existing residential neighborhoods
- The 5 Complementary Use Transition districts were developed to ensure that new land uses on these properties are complementary with surrounding land uses and create a contextual transition between neighboring zoning districts



Existing Zoning

# Goals and Key Recommendations

# SUSTAINABILITY AND NATURAL RESOURCES

The Natural Resources and Sustainability Element outlines Briarcliff Manor's environmental assets and ongoing sustainability efforts and highlights key challenges and opportunities to advance resource protection, enhance biodiversity, and strengthen the Village's climate resilience.





# EXISTING CONDITIONS

- The Village is a registered member of the New York State Climate Smart Communities Program
- Nearly 30% of Village land consists of steep slopes
- Located between two rivers with watercourses that drain into the Hudson
- Flood prone areas are concentrated along the Pocantico River, Hudson River, and Caney Brook
- Sea level rise threatens Scarborough Park, the Scarborough Train Station, the Metro-North Railroad tracks



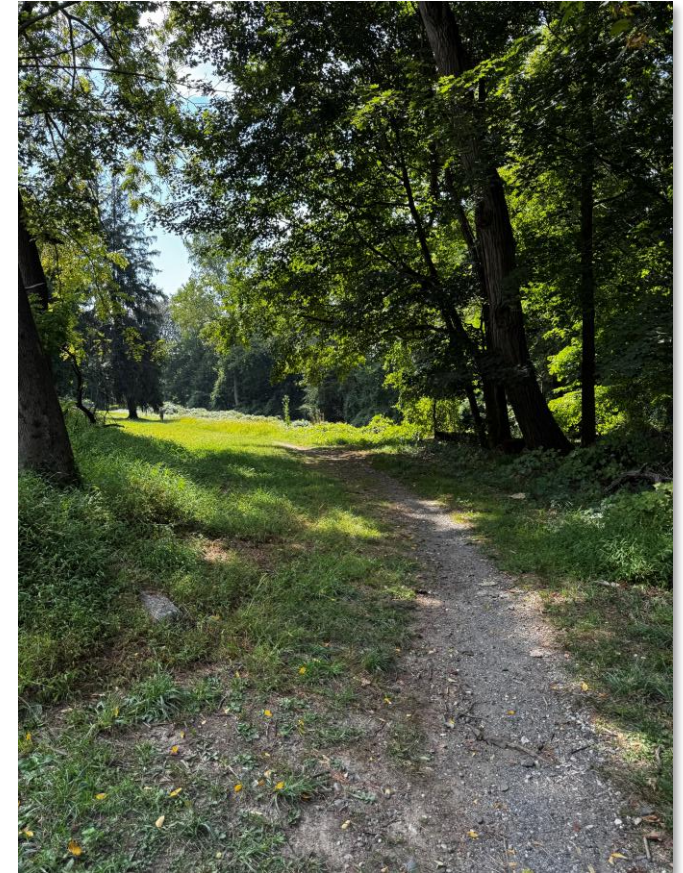
*The Pocantico River*

# GOALS

**Protect and Enhance Natural Assets:** Conserve and strengthen the Village's valuable natural resources—including wetlands, steep slopes, open spaces, trees, habitats, and watercourses.

**Integrate Nature-Based Solutions into the Built Environment:** Encourage land use and design strategies that seamlessly incorporate green infrastructure and the natural landscape throughout our community, in both public and private spaces, to enhance biodiversity and protect the Village's ecosystem.

**Build Climate Resilience:** Plan and invest in infrastructure upgrades that address the impacts of climate change, including shifts in precipitation and extreme weather conditions.



*Old Croton Aqueduct Trail*

# RECOMMENDATIONS

## Protect and Enhance Natural Assets

**Complete a Natural Resources Inventory.**

**Formally incorporate the Environmental Advisory Council (EAC) and the Sustainability Advisory Committee (SAC) into relevant review processes.**

**Reactivate the Conservation Advisory Council.**

**Amend existing local regulations to strengthen natural resources protections.**

**Consider additional measures to strengthen natural resource protections.**

# RECOMMENDATIONS

## Integrate Nature Into Development

**Adopt incentives to encourage natural landscaping and the integration of Low Impact Development practices.**

**Amend § 190 Subdivision of Land to support use of conservation subdivisions as the primary subdivision design for developments.**

**Launch a public education campaign informing residents about the benefits of adopting natural landscaping practices and strategies to integrate natural resources into drainage capture.**



# RECOMMENDATIONS

## Build Climate Resilience

**Continue to adopt and implement strategies that reduce Village greenhouse gas emissions.**

**Consider strategies to improve solid waste management across the Village.**

**Pursue climate adaptation strategies.**

**Adopt mitigation and resilience strategies to address extreme heat.**

# HOUSING

The Housing Element reviews the Village's housing stock, affordability in the housing market, and identifies key issues and opportunities related to meeting Briarcliff Manor's future housing needs while maintaining Briarcliff Manor's village-scale and bucolic character.



# EXISTING CONDITIONS

- 2,692 households in Briarcliff Manor
- Average household size of 2.64
- Homeowner vacancy rate of 0.3% and rental vacancy rate of 0%
- 80% of renters and 22% of homeowners are housing cost burdened
- Potential housing development under review
  - 1050 Pleasantville Road mixed use development
  - 235 Elm Road Planned Unit Development



*Scarborough Glen townhomes*

# GOAL

**Expand Housing Options:** Promote a variety of housing types and affordability levels, while encouraging higher-density residential development in suitable locations to meet the changing needs of Briarcliff Manor's population.



55 Woodside Avenue



# RECOMMENDATIONS

## Expand Housing Options

**Support additional and diverse housing in Briarcliff Manor.**

**The Village should continue to promote opportunities for affordable housing.**

**Review existing housing regulations to identify gaps and improve clarity.**

# DOWNTOWN & BUSINESS AREAS

The Downtown and Business Areas Element examines the Village's commercial districts, identifies challenges faced by business and commercial property owners, and explores opportunities to strengthen the local economy and foster a sense of place within the central business district.



# EXISTING CONDITIONS

- West Downtown (CB1)
  - Ongoing streetscape improvements
  - 2025 Parking study
  - 1050 Pleasantville Road mixed-use development
- East Downtown (CB2)
  - Squires Shopping Center, Green's Natural Foods Plaza, and Woodside Plaza
  - 55 Woodside Avenue
  - Briarcliff-Peekskill Parkway Study



*Businesses along Pleasantville Road*

# EXISTING CONDITIONS

- B1: Retail Business
  - Chilmark Shopping Center
- B1A: Retail Business and Residential
  - Briarwood Shopping Center, office buildings, and 445 North State Road, a mixed-use affordable housing development
- B2: General Business
  - Retail and light industry along South Highland Avenue, adjacent to the Arcadian Shopping Center



*Chilmark Shopping Center*



# GOALS

**Define Downtown as a Vibrant Local Hub:** Support the continued revitalization of Briarcliff Manor's downtown by leveraging local assets to foster economic activity, attract investment, and welcome new residents, businesses, and visitors.

**Energize the Village's Local Economy:** Promote the success of all Village business districts by encouraging context-sensitive growth, supporting local enterprise, and investing in improvements that enhance accessibility, resilience, and community character.



*The Patio Building on Pleasantville Road*

# RECOMMENDATIONS

## Define Downtown as a Vibrant Local Hub

Improve the downtown streetscape to enhance the districts' sense of place.

Ensure the architectural integrity and continuity of the downtown districts.

Explore Local Interest in Establishing a BID.

Leverage existing development initiatives to catalyze further downtown investment and redevelopment.

# RECOMMENDATIONS

## Energize the Local Economy

Modernize commercial regulations and the zoning code.

Review and adjust downtown parking requirements, as needed.

Promote active transportation.

Expand collaboration and support for local businesses.

Streamline Village processes to facilitate the establishment and expansion of existing and new businesses.

# PARKS, RECREATION, & OPEN SPACE

The Parks, Recreation, and Open Space Element catalogues Briarcliff Manor's parks, recreation, and open space assets, and discusses key issues and opportunities to enhance community recreation options, expand open spaces, and protect ecological resources in the Village.





# EXISTING CONDITIONS

- Parks and open space represent nearly 20% of Village land
- Ongoing upgrades:
  - Chilmark Park
  - Law Memorial Park
  - Pine Road Park
- Astor Estate Trails



*Chilmark Park*

# GOALS

**Enhance Community Recreation:** Maintain and enhance the Village's parks and recreation facilities to expand accessibility and support both active and passive enjoyment by all residents.

**Protect Open Spaces:** Preserve and expand the Village's open space network. Promote the conservation of privately owned land as open space through partnerships, incentives, and stewardship to strengthen the community's ecological health.



*Jackson Road Park*

# RECOMMENDATIONS

## Enhance Community Recreation

Continue to invest in parks, trails, and recreation facility upgrades.

Pursue opportunities to expand Village parks, trails, and recreation facilities.

Continue to support municipal staff involved in parks, recreation, and open space efforts.

# RECOMMENDATIONS

## Protect Open Spaces

Consider a range of zoning strategies to conserve privately held open space.

Explore methods to fund open space acquisition and conservation.

Work with community members and local organizations to encourage protection of private lands.



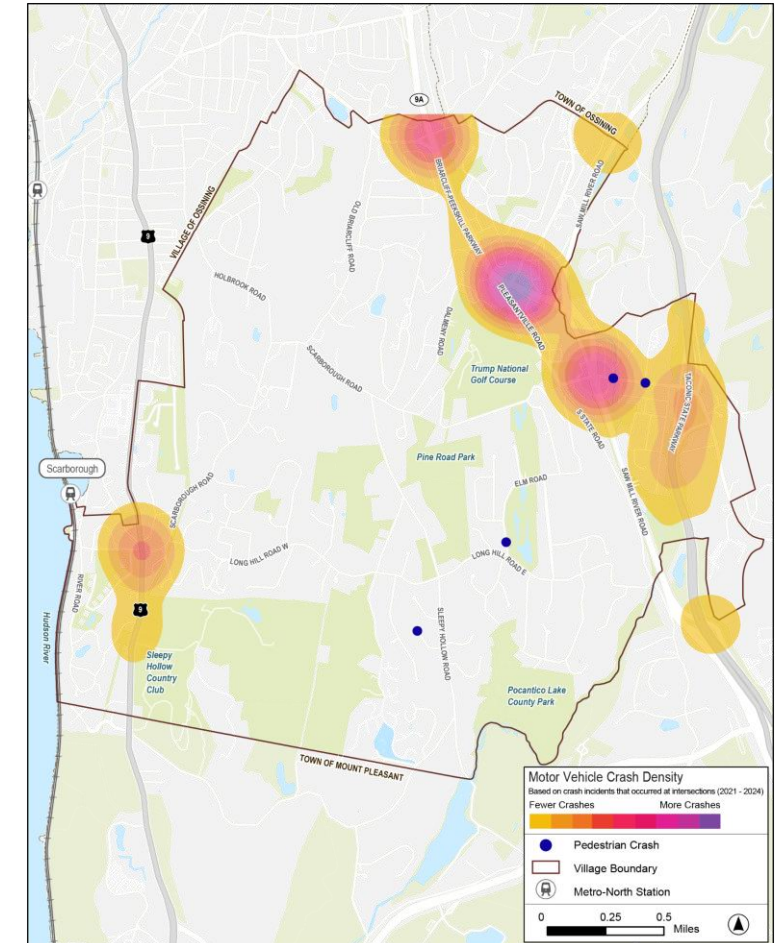
# TRANSPORTATION

The Transportation Element reviews Briarcliff Manor's roadway network, pedestrian and bicycle infrastructure, parking facilities, and public transportation access, and identifies opportunities to improve roadway safety and enhance connectivity for all users throughout the Village.



# EXISTING CONDITIONS

- Streets with highest average annual daily traffic:
  - Taconic State Parkway
  - Saw Mill Parkway
  - State Route 9A
  - State Route 9
  - Pleasantville Road
- Traffic Safety
  - 25-miles-per-hour Village-wide speed limit
  - Highest crash intersections
    - Briarcliff Peekskill Parkway (9A) / Chappaqua Road
    - Briarcliff Peekskill Parkway (9A) / North State Road

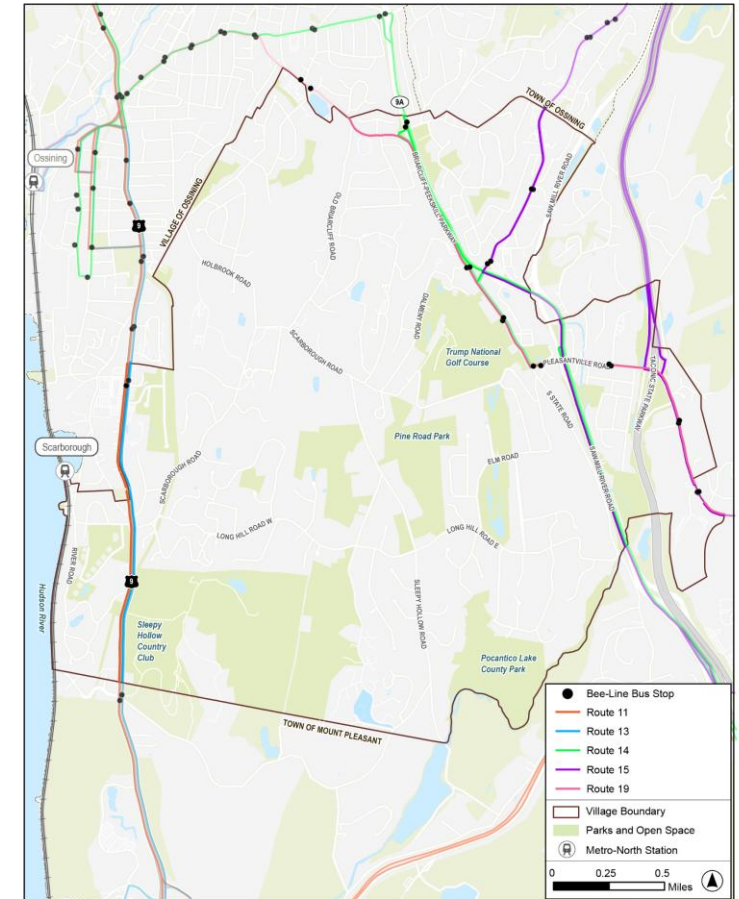


**Intersection Crash Density (2021 - 2024)**

Sources: BFJ Planning, NYSDOT, Westchester County

# EXISTING CONDITIONS

- 2025 Parking Study
- Public Transportation
  - Metro-North Railroad – Scarborough Station
  - Westchester County Bee-Line
- Pedestrian and Bicycle Facilities
  - Limited sidewalk network, concentrated in downtown districts and neighboring residential areas (e.g., Pleasantville Road, Elm Road, North State Road)



**Public Transportation**  
Sources: BFJ Planning, Westchester County

# GOALS

**Promote Safe and Efficient Mobility:** Ensure that pedestrians, cyclists, and drivers can all travel safely and efficiently throughout the Village.

**Enhance Connectivity:** Improve neighborhood connectivity and access to the Metro-North Scarborough Station.



*Solar-powered speedometer on Pleasantville Road*

# RECOMMENDATIONS

## Promote Safe and Efficient Mobility

Improve roadway safety.

Continue to support transportation alternatives.

## Enhance Connectivity

Expand pedestrian and cyclist infrastructure.

The Village should continue to incorporate parking management strategies downtown.



# COMMUNITY FACILITIES & SERVICES

The Community Facilities and Services Element surveys Briarcliff Manor's existing community facilities and services, including emergency services providers, government agencies, and schools, and identifies opportunities to enhance support for emergency responders and upgrade municipal infrastructure to better serve residents and promote long-term sustainability.



# EXISTING CONDITIONS

- Village Hall
- Justice Court
- Emergency Service Providers
  - Police
  - Fire
  - EMS
- DPW
- Library
- Community Center



*Briarcliff Manor Library and Community Center*

# EXISTING CONDITIONS

- Briarcliff Manor Union Free School District
  - 2023-2024 enrollment of 1,346 students, decrease of 13% (-207 students) since 2013-2014
- Ossining Union Free School District
  - 2023-2024 enrollment of 4,703 students, an increase of 5% (+236 students) since 2013-2014



*Briarcliff High School*



# GOALS

**Invest in Emergency Services:** Prioritize ongoing support and resources to ensure essential emergency services remain reliable, responsive, and prepared to protect the community.

**Modernize Municipal Facilities:** Promote thoughtful, cost-effective upgrades to Village facilities that improve efficiency, meet community needs, and support long-term sustainability.



*Briarcliff Manor fire truck*

# RECOMMENDATIONS

## Invest in Emergency Services

Continue to support emergency services providers.

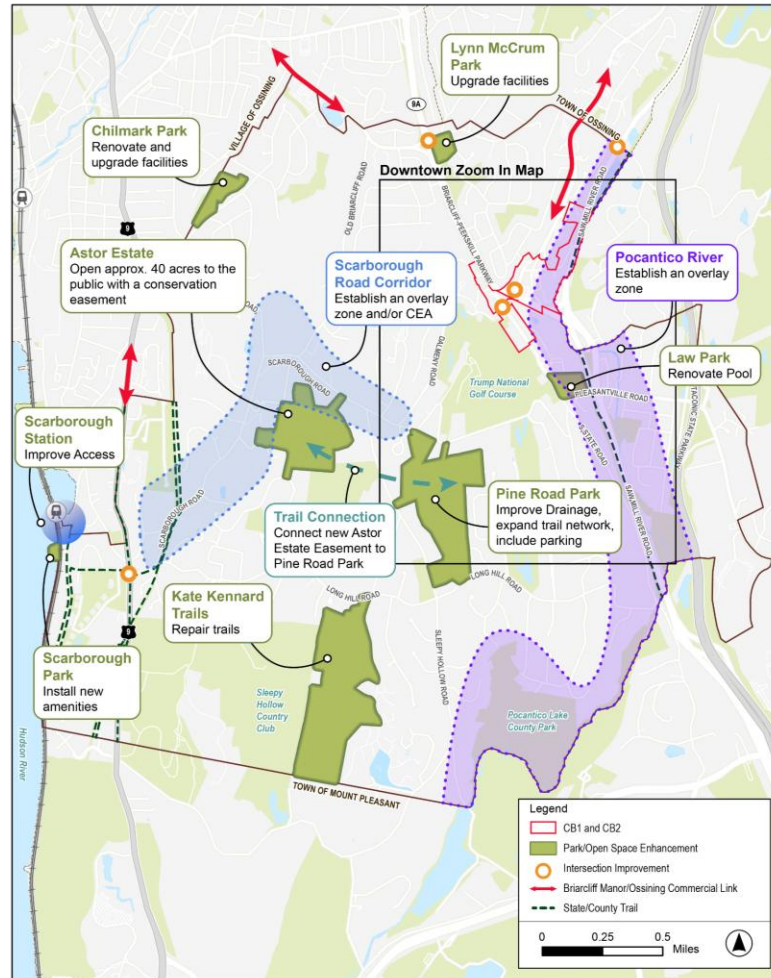
## Modernize Municipal Facilities

Invest in staffing, facility, and technology upgrades.

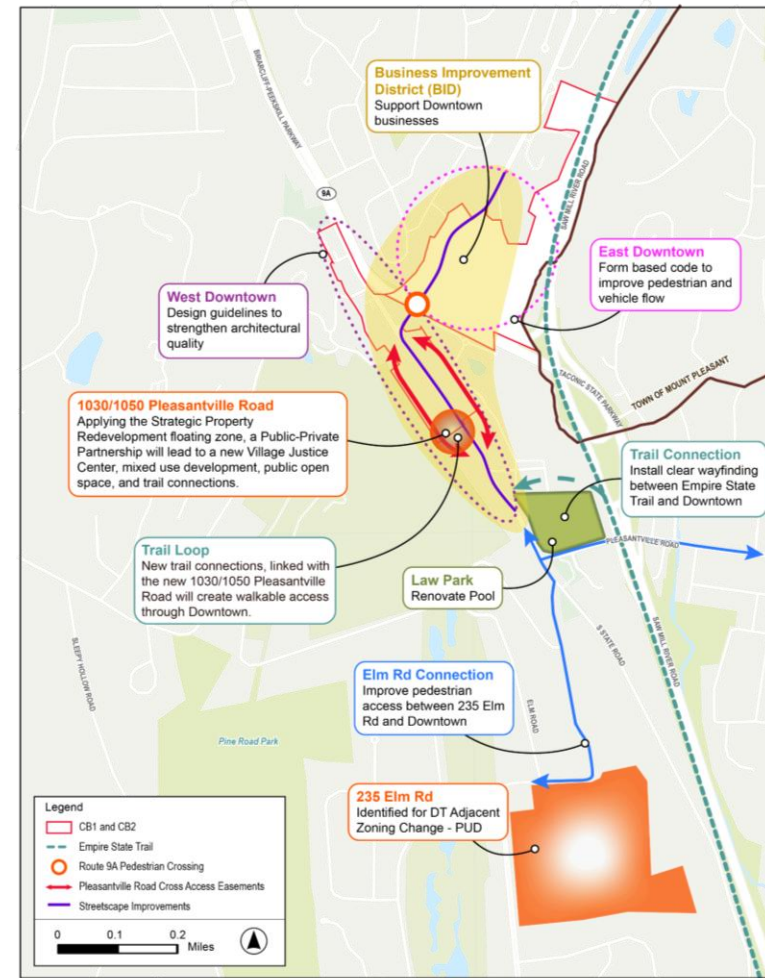
Continue coordination with the Briarcliff Manor Union Free School District and the Ossining Union Free School District.



# IMPLEMENTATION



Generalized Land Use Approach



Generalized Land Use Approach - Downtown

# IMPLEMENTATION

Goal	Rec #	Recommendation	Implementation Leads	Timeframe
Build Climate Resilience	II.1.9	<b>Continue to adopt and implement strategies that reduce Village greenhouse gas emissions.</b>	Board of Trustees, EAC, SAC, DPW	Ongoing
		<i>II.1.9.1 Continue to complete Climate Smart Communities (CSC) checklist actions in pursuit of Bronze Certification.</i>	Village Manager, SAC	Short-term
		<i>II.1.9.2 Complete the Government Operations Climate Action Plan.</i>	Village Manager, SAC	Short-term
		<i>II.1.9.3 The Village could continue to monitor new green technologies, including BESS, and evaluate potential for inclusion in the Village Code.</i>	Board of Trustees, Village Manager	Ongoing
		<i>II.1.9.4 Promote walking and cycling as mobility alternatives for Village circulation.</i>	SAC, Recreation Department, DPW	Short-term/ Ongoing
		<i>II.1.9.5 Adopt green building standards.</i>	Board of Trustees, Building Department	Short-term
	II.1.10	<b>Consider strategies to improve solid waste management across the Village.</b>	DPW, Board of Trustees, Village Manager	Short-term
		<i>II.1.10.1 Prioritize ongoing investment in the Village's water and sewer systems.</i>	DPW, Board of Trustees, Village Manager	Ongoing
		<i>II.1.10.2 Consider modifications to the sanitation and recycling schedule to streamline pick-up services.</i>	DPW, Board of Trustees, Village Manager	Short-term
	II.1.11	<b>Pursue climate adaptation strategies.</b>	Board of Trustees, Village Manager, EAC	Short-term
		<i>II.1.11.1 Prepare a Blue-Green Infrastructure Master Plan to address flood risk and stormwater management.</i>	Village Manager, DPW, Village Engineer	Short-term
		<i>II.1.11.2 Modify the dimensional requirements in the Zoning Code to provide a maximum impervious surface coverage allowance in all residential and PUD districts.</i>	Board of Trustees	Short-term

# Next Steps

# NEXT STEPS



Review and  
incorporate public  
comments



Send draft plan to  
Board of Trustees



State Environmental  
Quality Review Act  
(SEQR)



Public Hearing

**Questions?**



# Thank you!



<https://www.briarcliffmanor.gov/487/Comprehensive-Plan-Update>