

THE MANOR OF SPEAKING



NEWS FROM THE VILLAGE OF BRIARCLIFF MANOR

SUMMER/FALL 2020

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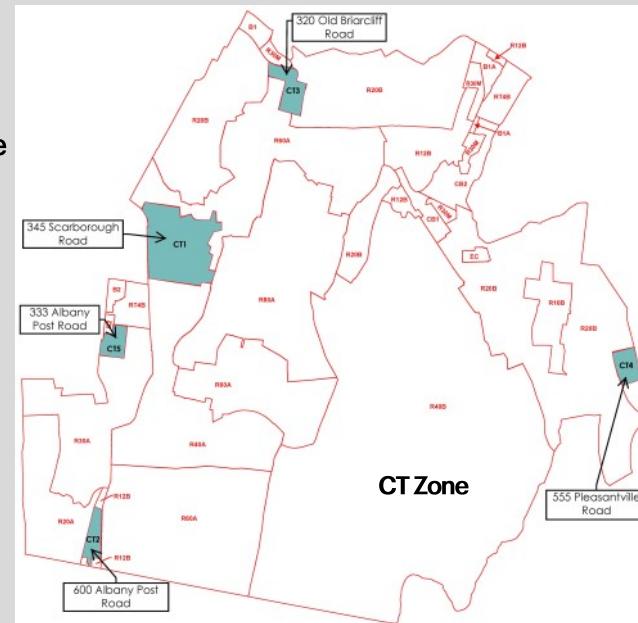
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B-Zone: The Board of Trustees has spent almost a year and a half working with planners, counsel, and the Building Department, revisiting the recommendations of the B Zone Advisory Committee, and discussing ways to revitalize the five corporate campus properties formerly known as the B Zone. We were focused on three main tenets in our approach to these parcels, which are now located in the renamed "Complementary Use Transition" or "CT Zones":

1. Make the properties more attractive for commercial development

by expanding the list of possible uses for Special Permit consideration. Historically, these properties were only allowed for office and research laboratory use. While each application would be individually reviewed under a Special Permit process, we are opening the potential uses to include:

- Office including multi-tenant office space
- Data Storage
- Conference Center/event space
- Research Laboratory, Bio-medical & Biotech Facilities
- Medical office, outpatient and ambulatory care facilities
- Fitness clubs, training facilities
- Mixed-use development (emphasizing commercial as primary use)
- Clubs, lodges, recreation facilities
- Self-storage facilities
- Hospital or philanthropic institutions



Continued from previous page . 2. Modify the Special Permit process to require an applicant to submit additional analyses, including, specifically, an infrastructure and utility study, a traffic study, a municipal services impact study, and a fiscal impact analysis. We hope to give the Planning Board more data to understand the impacts of any proposed application, and more tools to work with a developer to improve any approved project.

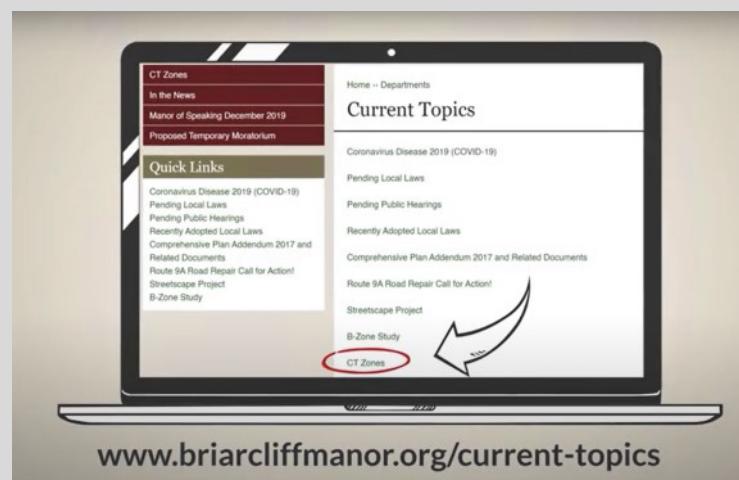
3. Implement new tax treatment (Chapter 195) for improvements to the five CT Zone properties as well as properties in the Central Business District. Under this plan, any owner who improves a commercial property in these zones and raises the assessed value by more than \$50,000 will receive a delayed phase-in of the increased tax assessment over a 10-year period. (Once the property is improved, the taxes will immediately increase by only 50% of the additional appraised assessment, and 5% of additional assessment will be added for each of the next 10 years, until 100% of the assessed value is taxed.) This gives a developer some time to get their operations up to speed before they are hit with the full burden of additional taxes. We hope that longer-term focus will encourage development of these CT and Central Business Zone commercial properties so all residents benefit from commercial investment in our community.

A video was created to give a simple explanation of the process. If you'd like more info there's a document called "CT Zone Primer" on the Village website that provides a user friendly overview of all we have done. If you want even more details, we've even placed all the new legal code on the website too.

The primer and video, as well as all the various code changes we have made, are available here: <https://www.briarcliffmanor.org/current-topics/pages/ct-zones>.

Please share your thoughts, worries, suggestions, or kudos at bot@briarcliffmanor.org. We'd love to hear your feedback.

The CT Zone Primer contains a high level overview of our changes, clean versions of the new Zoning Chapters, and blacklined copies for those of you who want to see more details and can be found at <https://www.briarcliffmanor.org/current-topics/pages/ct-zones>.



PUBLIC WORKS FACILITY UPGRADES: Over the past few months DPW has gone through a few upgrades. The Village's Fuel Pump which used to be located behind Village Hall is now located up at DPW at 10 Buckhout Road. This new and improved Fuel Island was part of a 2018/19 Capital Project. Additionally a new Water Garage has been constructed with the help of the DPW employees, Franzoso Contracting and JCS Construction.



DO NOT SOLICIT REGISTRY

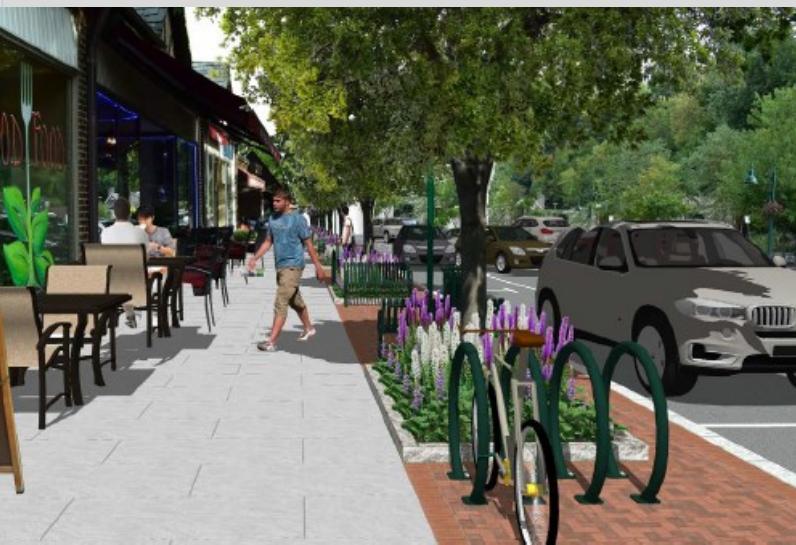


Under Chapter 157 "Peddling and Soliciting" of the Village Code, all property owners are able to add their address to a village-maintained "Do Not Solicit" list. Simply register by clicking on the button on the homepage of the website www.briarcliffmanor.org. Any commercial peddler who receives a permit will be given a list of homes that should not be targeted for any solicitation. Free Speech solicitation is exempt.

Only one person from each household needs to register.

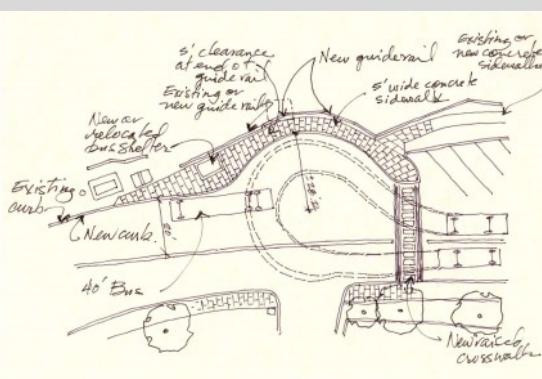
FYI children 16 years of age or younger with or without an accompanying adult, who are: a) offering sales of cookies, cakes, coupons, or other fundraising items as part of an annual fund drive for a local school, team, or recognized civic organization; or b) offering snow shoveling or plowing services shortly after a storm or any other minor chores, including but not limited to car washing or lawn mowing, for which children may be typically compensated from time to time are exempt from this provision.

Capital Project Overview:



STREETSCAPE PROJECT:

This Capital Project has been designed to revamp the entire appearance of the Village's Central Business District. This project will increase the footprint of the sidewalk on the East Side of Pleasantville Road, creating a better flow of pedestrian traffic. With this additional space our downtown restaurants and shops will be able to create a larger outdoor dining and shopping experience. Additional features of this project are the installation of new streetlights to reduce the light pollution and enhance the overall look of our Downtown. Pedestrian safety and vehicle traffic was a major concern when designing this project. All new raised crosswalks will be installed as well as a new and improved "Turnaround" by the bus station past the soon to be former Holbrook Cottage. The Design Architects have been working with the Village's Beautification Committee to find and utilize Native Plants where applicable.

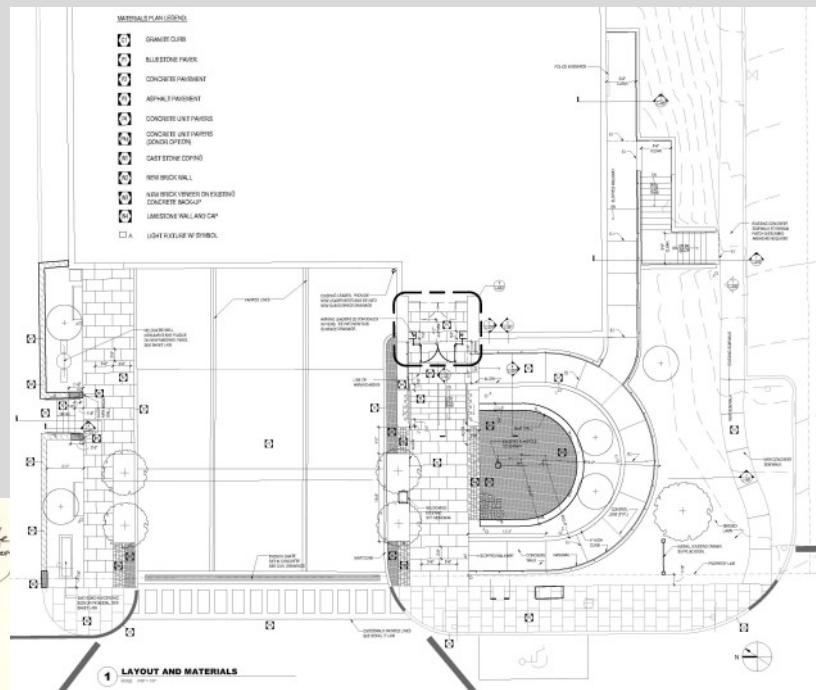


Overall the project will take place in three (3) phases. Phase I will include work on the West side of Pleasantville Road from

North State to Poplar. Phase II improvements are limited to the West Side of Pleasantville Road, from North State to the Bus Shelter. Phase III, the final phase, includes improvements along the East Side of Pleasantville Road, from the Post Office to North State Road, including the turnaround.

TUTTLE ROADWAY AND DRAINAGE IMPROVEMENT PROJECT:

The Tuttle Roadway rehabilitation project is the first phase of the Law Park Drainage Basin project. During this phase Tuttle Road will be revamped including new drainage pipes, pavement of the roadway and new sidewalks. This project will be pedestrian friendly, creating a safer walking experience.



VILLAGE HALL ADA PROJECT:

With help from a DASNY Grant, Village Hall will soon be becoming more ADA accessible and be receiving a facelift.

Some New Features Include:

- ADA Accessible Ramp connecting the front of Village Hall with the Police Department
- New Sitting Wall with charging stations
- Repaving of Firehouse Driveway
- Revamped Landscaping Plan using Native Plants that provide natural habitat
- Increased lighting, highlighting the Monument Bell and other features

UPCOMING EVENTS

- **2020 Pool Schedule:** Bonus weekend September 12th and 13th from 12pm-5pm
- **Fall 2020 Recreation Programs:** Please see the Recreation Page to view upcoming programs.
- **WC Mobile Shredder:**
Saturday, October 3rd
10am-1pm by the Youth Center on Van Lu Van Rd.

SANITATION CORRECTION

- **12/23 Wednesday and Thursday Pickup**
- **12/24 Friday pickup ONLY**
- **12/30 Wednesday and Thursday Pickup**
- **12/31 Friday pickup ONLY**

NEW HISTORICAL SOCIETY SITE
<https://www.briarcliffhistory.org>

2020 POOL SEASON:



The challenges of operating a public pool facility in the midst of a pandemic were embraced by both our full-time staff members and our seasonal pool employees, who worked very hard this summer to make everyone feel safe and protected while visiting our facility. Our patrons also did a great job of adhering to our revised policies and procedures, and, all in all, everyone came together to make the 2020 pool season a great success in spite of the Covid-19 virus.

The Recreation Department extends a **HUGE THANK YOU** to everyone who helped us provide a little bit of normalcy for our residents during this far from normal summer!

We hope you enjoy the remainder of the season, and we hope 2021 is less challenging for all! Stay safe everyone!

**100 Year Old Pool Regular
Leo Sietz with Pool Director
Rhonda Nolan**

With the cooler temperatures and changing colors, Fall is a great time to get out and hike. The Village has piggybacked on a platform created by REI, a leading vendor for all things outdoorsy, called The Hiking Project.

This platform at <https://www.hikingproject.com/directory/8023666/briarcliff-manor> provides GPS mapping of our trails, and allows users to search for trails based on level of hiking difficulty, terrain, location, elevation, appropriateness for dogs. Users can add their own comments, and it brings an off-trail community to the on-trail hiking experience.

Download iOS or Droid versions of the app here: <https://www.hikingproject.com/mobile-app>

In our continuing drive to make our trails the envy of all other communities, the Village is pleased to introduce the new trailhead kiosks, showcasing maps, important info for hikers.

This project was a joint effort between several Eagle Scouts -- Declan O'Neill, Kevin Morrissey, Joseph Murray -- and a handful of always dedicated Rec Department employees, including Superintendent Henry Jamin, Mike Mas, Dan Curtis, and Lauren Gualdino, not to mention our all-volunteer Recreation Advisory Committee led by Georgina Gualdino (<https://www.briarcliffmanor.org/recreation-advisory-committee>).

And thanks, as always, to Village Manager Phil Zegarelli, who manages to keep these icing-on-the-cake projects going while still delivering a full dessert cart to keep the Village running on a daily basis. Thank you all for another job very well done.



Stay tuned to Recreation News for an exciting Geocaching Challenge.



Scarborough Park Shoreline Stabilization Project:

The shoreline of Scarborough Park was restored and stabilized to combat effects from the constant storm and tidal effects of the Hudson River, which over decades have seriously eroded the parkland itself. The NYSDEC and the US Army Corps of Engineers approved this important VBM Project. Village Staff and many interested and concerned residents (in particular, our special thanks to Planning Board Alternate Member, Krista Mastrocila) have assisted in obtaining the approvals on an accelerated basis with all the work done all in-house by our own Department of Public Works. Incredible sunsets, and the sights and sounds of the majestic Hudson River, await you at this six-acre, 97 year-old park. This riverside park, located right next to the Scarborough train station, is one of the hidden jewels of the Village's park system.

Village Election Date. After several postponements, the VBM Village election has been set for Tuesday, September 15th. Voting will be held at the WJV Community Center from 6:00 AM to 9:00 PM and will be by individual paper ballots. You will be provided your own individual, new/unused pen to mark your ballot. Social distancing and sanitizing measures will be in place throughout the day.



NYS law, as well as our local Property Maintenance Law, requires all premises to be clearly identified by easily read signage. I'll bet you didn't know that. Your house number is not just for receiving junk mail! NYS code requires "approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property." The numbers must contrast with their background, use Arabic numerals or alphabet letters not less than 4 inches in height with a minimum stroke width of 0.5 inches. Some lawyer came up with that language.

Moments count in the event of an emergency, and an ambulance, fire truck, or police car needs to find you without circling your block. And, especially for business addresses, a second number in the rear of your building might be a life- or property-saver as well.



Make sure your house can be found. Lack of numbers can result in a Village fine and, more important, wasted precious minutes during an emergency response.

CENSUS 2020

Everyone in Briarcliff Counts!... the door is closing. Briarcliff's Complete Census Committee is working to get 100% of the Village's residents counted. We're currently at 80.4%. You can help by responding using your Census identification number, and by talking to your family, friends and neighbors about how important the Census results are to our community.

We understand that the deadline to respond to the 2020 census is **Wednesday, 30 September**. The Census 2020 not only defines but limits the NYC Water Board's base water rate: it's per capita based as of the most recent Census x 130 gallons of water (on average) per person per day. Every month we get a NYC water bill. Water consumption beyond our standard allocation from NYC automatically increases the cost of Village water. While that doesn't raise fees to households immediately – we cover the difference out of our saved water funds – increased consumption could force us to raise rates in the future. This is why we all need to push everyone to register. But like you see on those cable TV commercials, there's more!: then there is NYS Sales tax ... based on the new Census, NOT the point of sale. Then there is the overall State and Federal formula for local aid based on the new Census numbers estimated at about \$2.7K per person over the next ten year span. **You can still go to my2020census.gov to register directly.**

We only have about a month to go: Register!



Walter Law's Lantern:

Donated to the Village by Susan Sears and Greg Sundberg in October 2019 and restored by Robert Neil Carpenter, an accomplished stone restorer.

The 8' tall stone (granite) lantern is of Japanese style tachigata-doro ("standing -form lantern") specifically called kasuga-doro after the Kasuga Shrine in Nara, Japan. The form began in China, but became popular in Japan. Several similar lanterns were sent to Walter W. Law, in thanks for his generosity for supporting the missionary effort in the Far East. We believe it is reasonable to assume that the lanterns came sometime between 1902-1907.



It is also reasonable to believe they were very old when they were given to Law. And although many things are not knowable since 100+ years have passed, one thing is for sure: they are undeniably majestic and beautiful!

We are fortunate that everyone in the Village will be able to admire the lantern in the *public* Law Memorial Park and thank those that have worked so hard to make it possible for the beautiful stone lantern that will stand for many years beyond our lives. The BMSHS; the couple who donated the lantern; The Mayor and Board of Trustees, the Village Manager, Phil Zegarelli; and the many DPW employees.

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