



Village of Briarcliff Manor: 1050 Pleasantville Road RFEI- April 30, 2024

AGENDA

- I. Introduction
- II. Overview of RFEI Components
- III. Presentation Summary
- IV. RFEI Submissions
- V. Summary of RFEI Submissions
- VI. Potential Next Steps

OVERVIEW OF RFEI COMPONENTS

- RFEI focuses on the 1050 Pleasantville Road site (2.52 acres)
- Aggregation with adjacent Village-owned parcel to the south could be considered (3.57 acres)
- Central Business-I (CB-I) Zoning District
 - The Village is open to consider proposals that might require zoning changes or variances
- Proposals should incorporate:
 - Multistory building (approx. 6,750 SF)
 - The Police Department (min. 5,760 SF) with a sally port area (1,040 SF)
 - The Village Court and associated offices (min. 4,500 SF)
 - 30 municipal parking spaces



PRESENTATION SUMMARY

5 submissions presented alphabetically

Topics covered:

- Development team
- Proposal description
- Bulk and size of buildings
- Constraints
- Zoning considerations
- Sustainability elements
- Unit type
- Affordable housing set-aside
- Project timeline
- Site plan and renderings
- Qualifications/relevant work



BRIARHOUSE, LLC PROPOSAL

BRIARHOUSE, LLC PROPOSAL

Development Team: Briarhouse, LLC

Proposal Description:

- 1050 Pleasantville Road (the “Northern Site”): Mixed-use development
- Village Parcel South of 1050 Pleasantville Road (the “Southern Site”): New Police Station and Village Court

Bulk and Size:

- “Northern Site”:
 - **Stories:** 5 stories (5th floor set back)
 - **Residential Units:** 73
 - **Parking Spaces:** 117
 - **Commercial Space:** 4,080 SF
- “Southern Site”:
 - **Police Station & Sallyport:** 6,750 SF
 - **Village Court:** 4,500 SF
 - **Parking Spaces:** 44 (20 dedicated to Court during open hours; 24 dedicated to municipal staff)
 - Proposal to work with Redstone Architects as Public Safety Design consultants

Constraints:

- Shallow rock will limit green infrastructure.

Zoning Considerations:

- Height
- Parking
- Use of Southern Site
- Floating Zone Proposal

Examples of Sustainability Elements:

- Multi-family building- EPA’s ENERGY STAR Multifamily New Construction Program (MFNC)
- The Police & Court Building- LEED Gold design standards

BRIARHOUSE, LLC PROPOSAL

Unit Type:

Type	#	%	SF
Studio	9	12.3%	565
1 BR	16	21.9%	700
1 BR + Den	6	8.2%	840
2 BR + Den	38	52.1%	1,240
2 BR + Den-Penthouse	4	5.5%	1,435
TOTAL	73	100%	

Affordable Housing Set-Aside:

- 10% set-aside at 60% of Area Median Income (AMI)
- 8 affordable units

Project Timeline:

Date	Item
July – Sept 2024	LDA fleshed out and adopted (3 months)
July 2024 – April 2025	Floating zone discussed, reviewed, analyzed, and adopted (9 to 10 months)
Oct 2024 – March 2025	Programming and design of Police Station + Village Court (6 months)
Oct 2024 – April 2025	Briarhouse design advanced; site plan application submitted to Village Board
April 2025 – Sept 2025	Site plan application reviewed and approved; Construction documents for the Police Station and Village Court completed
Sept – Dec 2025	Completes mixed-use construction drawings; secures building and other permits required for construction of mixed-use building
Jan 2026	Closes on construction financing; acquires 1050 Pleasantville Road; commences construction of the new Police Station + Village Court Building; commences construction on the mixed-use building
Dec 2026	Police Station + Village Court Building completed
June 2027	Briarhouse construction completed
July 2027	Initial occupancy of Briarhouse
Jan 2028	Briarhouse fully occupied



BRIARHOUSE, LLC PROPOSAL: SITE PLAN

CONCEPT PLAN

GRAPHIC SCALE
SCALE 1" = 80'

TWO PARCELS - PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK



BRIARHOUSE, LLC PROPOSAL: RENDERING

BRIARHOUSE, LLC PROPOSAL: Qualifications

Pelham Municipal Center

Pelham House Mixed-Use Development



Pelham Municipal Center



An aerial photograph of a modern residential complex. The development features several multi-story buildings with a variety of architectural styles, including brick, stone, and glass. A large, modern building with a dark, angular roof and stone walls is a central feature. The complex is surrounded by lush green trees and landscaped gardens. In the foreground, there is a paved walkway with people walking and sitting on outdoor furniture. A small park area with a grassy lawn and a paved path is visible. The overall image has a slightly blue-tinted, architectural rendering-like quality.

LANDMARK DEVELOPMENT PROPOSAL

LANDMARK DEVELOPMENT PROPOSAL

Development Team: Landmark Development

Proposal Description: “Gateway” site combining retail, commercial, services, entertainment, and residential. Village Court and Police Station adjacent to the existing Village Hall. Multi-purpose outdoor plaza, green space, and flagship restaurant building.

Bulk and Size:

Mixed-Use Component

- **Stories:** 3 stories, 5 buildings
- **Mixed-Use Buildings:** 254,825 SF
- **Residential Units:** 80
- **Retail/Office Units:** 30 (1,250 SF/space)
- **Restaurant:** 2 floors (approx. 6,000 SF total)
- **Retail Pavilions:** 5 units (Approx. 7,500 SF total)
- **Parking:** 120 spaces (24 spaces per building)

Municipal Building

- **Municipal Building:** 20,527 SF
- No additional parking specified.
- Overhaul the current Village Hall building and transform it into a modern fire station and administrative building.

LANDMARK DEVELOPMENT PROPOSAL

Constraints:

- 80 ft change in elevation.

Zoning Considerations:

- Zoning amendments
- Use of Southern Site

Examples of Sustainability Elements:

- LEED Gold rating for the Courthouse/Police Station.
- High levels of energy and water efficiency in the residential/retail buildings.
- Green roofs and “green” stormwater practices.

Unit Type:

- Not specified

Affordable Housing Set-Aside:

- Not specified

Project Timeline:

Years	Item
Year 1-2	Pre-Development and Design Phase
Year 3-4	Construction and Courthouse Redevelopment
Year 5	Finalization and Activation



LANDMARK DEVELOPMENT PROPOSAL: SITE PLAN



LANDMARK DEVELOPMENT PROPOSAL: AERIAL RENDERING



LANDMARK DEVELOPMENT PROPOSAL: RENDERING



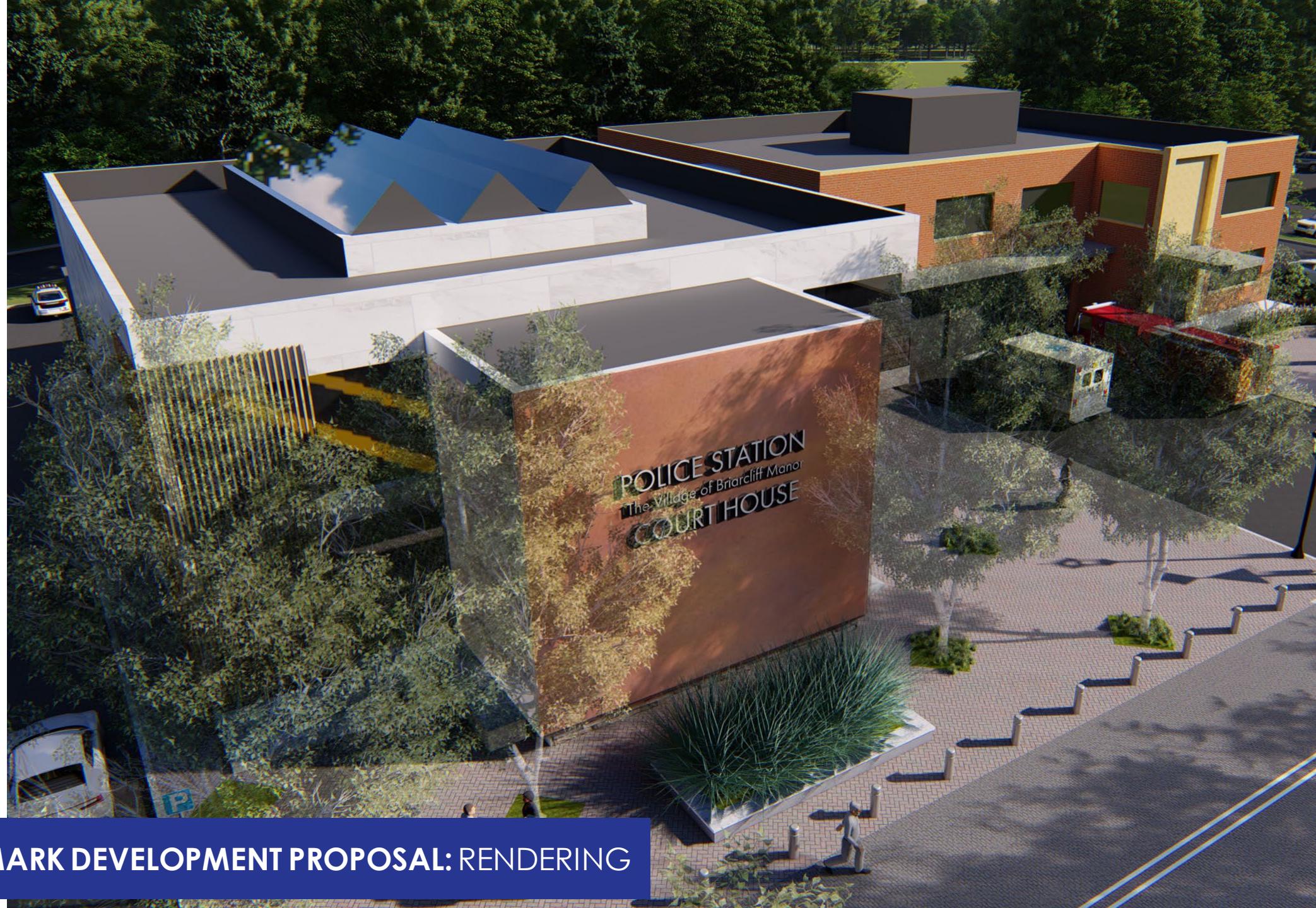
LANDMARK DEVELOPMENT PROPOSAL: RENDERING



LANDMARK DEVELOPMENT PROPOSAL: RENDERING



LANDMARK DEVELOPMENT PROPOSAL: RENDERING



LANDMARK DEVELOPMENT PROPOSAL: RENDERING



LANDMARK DEVELOPMENT PROPOSAL: CROSS-SECTION

LANDMARK DEVELOPMENT PROPOSAL: Qualifications



Wyandanch Rising Residence



Dudley Square Neighborhood Police Station

PENNROSE, LLC PROPOSAL

PENNROSE, LLC PROPOSAL

Development Team: Pennrose, LLC

Proposal Description: Mixed-use building along Pleasantville Road containing the Police Department, Village Court, residential housing, and parking. The redevelopment will span both 1050 Pleasantville Road and the southern parcel. There are two potential scenarios for affordability: all affordable, workforce housing or a mixed-income approach.

Bulk and Size:

- **Stories:** 4 stories
- **Municipal Ground Floor:** 11,500 GSF
- **Residential:** 59,184 GSF
- **Residential Units:** 60
- **Circulation/Lobby/Office:** 19,089 GSF
- **Parking Spaces:** 84 (22 dedicated for municipal)

Constraints:

- Limited areas for construction staging.
- Limited possibilities to incorporate a comprehensive stormwater management plan.

Examples of Sustainability Elements:

- Exceed HCR's Sustainability Guidelines through an all-electric building.
- "Stretch Goals" of Passive House Certification.

Zoning Considerations:

- Three-bedroom units
- Lot coverage
- Extra story
- Parking requirements

PENNROSE, LLC PROPOSAL

Unit Type:

Type	#	%	GSF
1 BR	12	20%	7,848
2 BR	36	60%	36,792
3 BR	12	20%	14,544
TOTAL	60	100%	59,184

Two Scenarios for Affordability:

1. Affordable, workforce housing model ranging from 30% AMI to 80% AMI
2. Mixed-income approach with affordable units at 60% AMI and middle-income, 110% AMI units

Mixed-Income Housing Scenario:

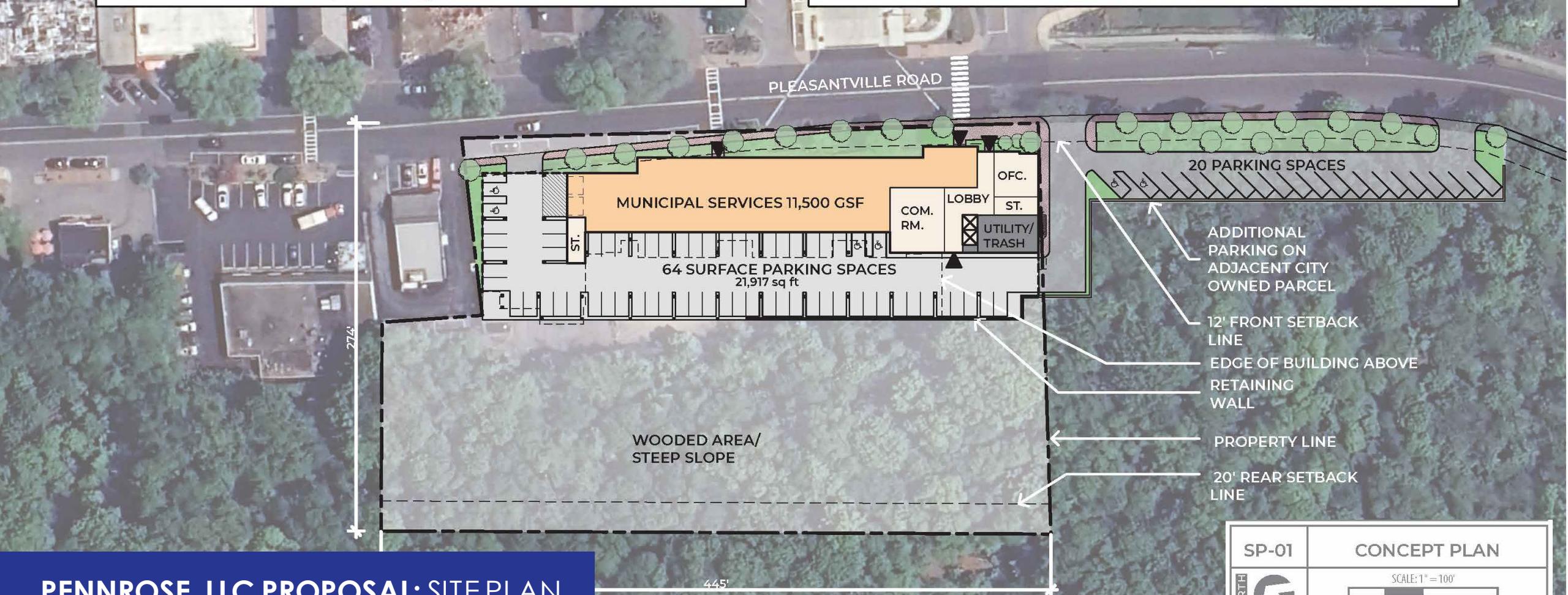
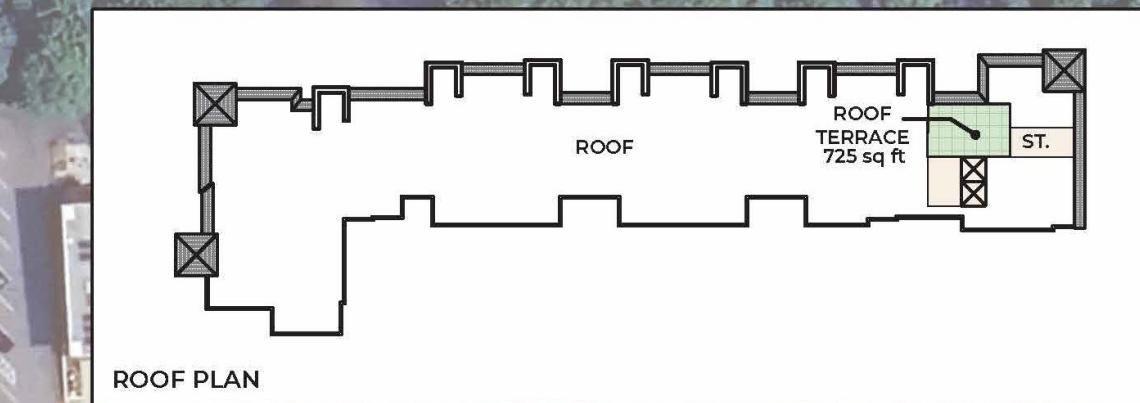
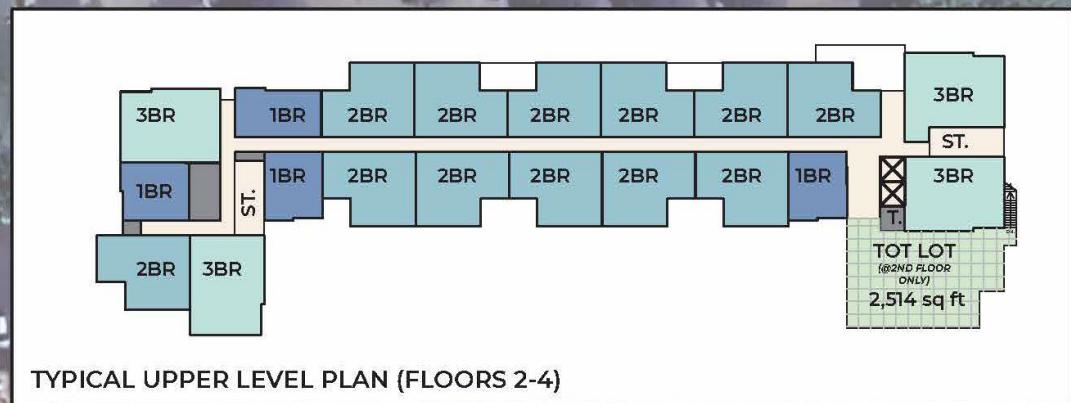
Avg AMI	# of Units	% of Total
60% AMI	41	68%
110% AMI	19	32%

Workforce Housing Scenario:

Avg AMI	# of Units	% of Total
30% AMI	7	12%
50% AMI	11	18%
60% AMI	26	43%
80% AMI	16	27%

Project Timeline:

Finish Date	Item
April 2024	RFEI Submission
July 2024	RFEI Selection, RFEI Designation
October 2024	LDA & PSA Negotiations
December 2024	Schematic Design Development
May 2025	Site Plan Approvals, Zoning Approvals, NQS/Count8 Financing Applications
July 2027	Construction
December 2027	Residential Marketing-Leasing
March 2028	Permanent Loan Conversion



PENROSE, LLC PROPOSAL: SITEPLAN



PENROSE, LLC PROPOSAL: RENDERING

NOTE:
ELEVATION NOTES
ARE TYPICAL U.N.O.



1

PLEASANTVILLE ROAD ELEVATION
SCALE: 1:40

PENNROSE, LLC PROPOSAL: ELEVATION

PENNROSE, LLC PROPOSAL: Qualifications

Taylor Apartments (Troy, NY)



Total Development Cost
\$140,000,000 (Projected)

Timetable
Completion:
Q4 2024 - Phase I
Q4 2027 - Phase II

Units
305 Units

One Thompson Avenue (Dover, NJ)



Total Development Cost
\$21,238,000

Completion Date
Winter 2021

Units
70 units



TRAMMELL CROW COMPANY

TRAMMELL CROW COMPANY PROPOSAL

Development Team: Trammell Crow Company and High Street Residential

Proposal Description: Mixed-use development including residential, commercial, and municipal spaces across two building structures on 1050 Pleasantville Road and the Village-owned parcel to the south.

Bulk and Size:

- **Stories:** 6
- **Residential:** 159,500 SF
(Combined Retail and Amenity Space: 13,500 SF)
- **Units:** 164
- **Village Court and Police Station:** 7,000 SF
- **Sallyport:** Not specified
- **Garage:** 80,000 SF
- **Parking Spaces:** 170 (none specified for municipal building)

Zoning Considerations:

- Height
- Coverage
- Parking

Sustainability Elements:

- Firmwide commitment to sustainability.

TRAMMELL CROW COMPANY PROPOSAL

Unit Type:

- Studios, one-bedrooms, and two-bedrooms plus den unit

Affordable Housing Set-Aside:

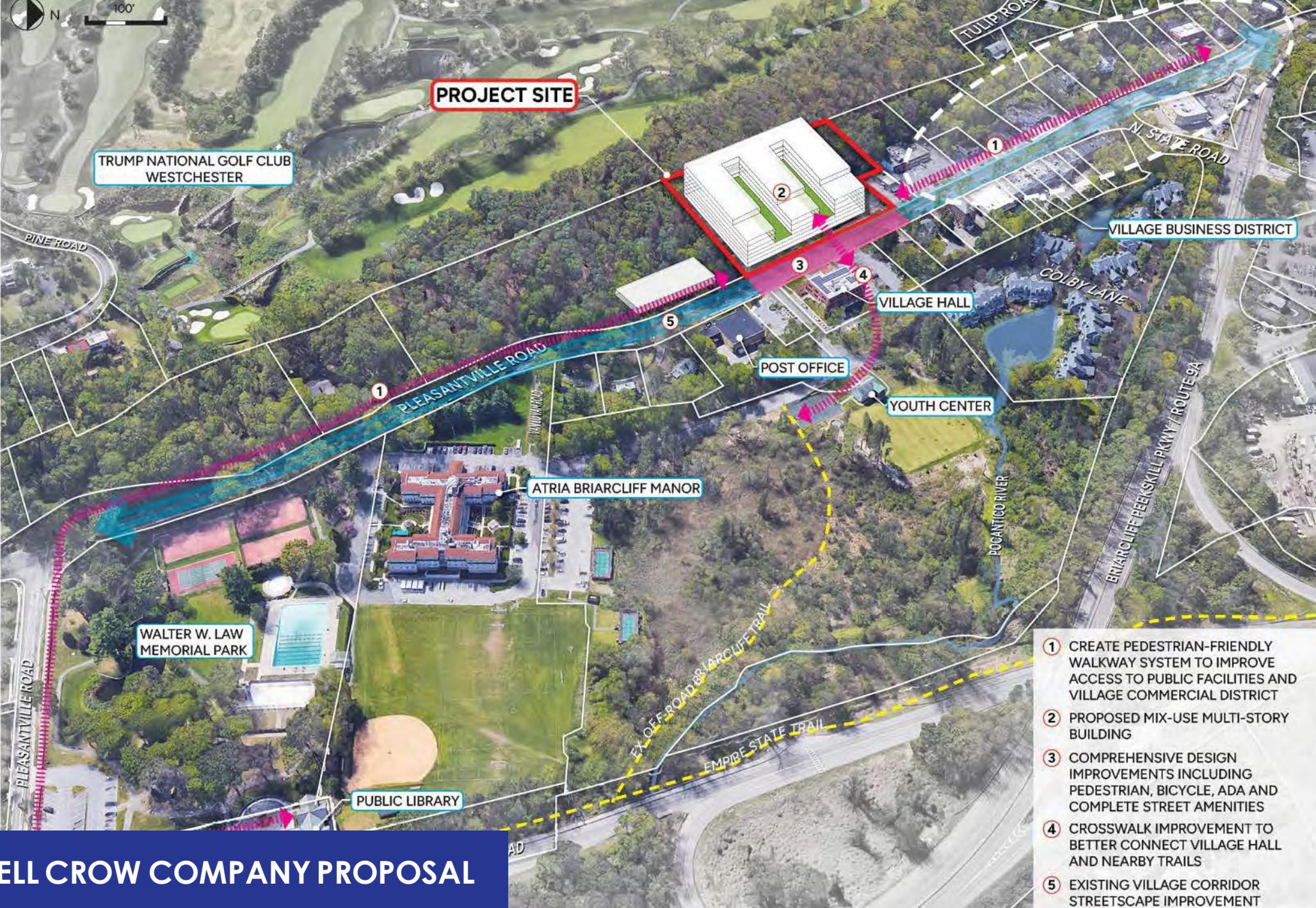
- 17 affordable units (10%)

Project Timeline:

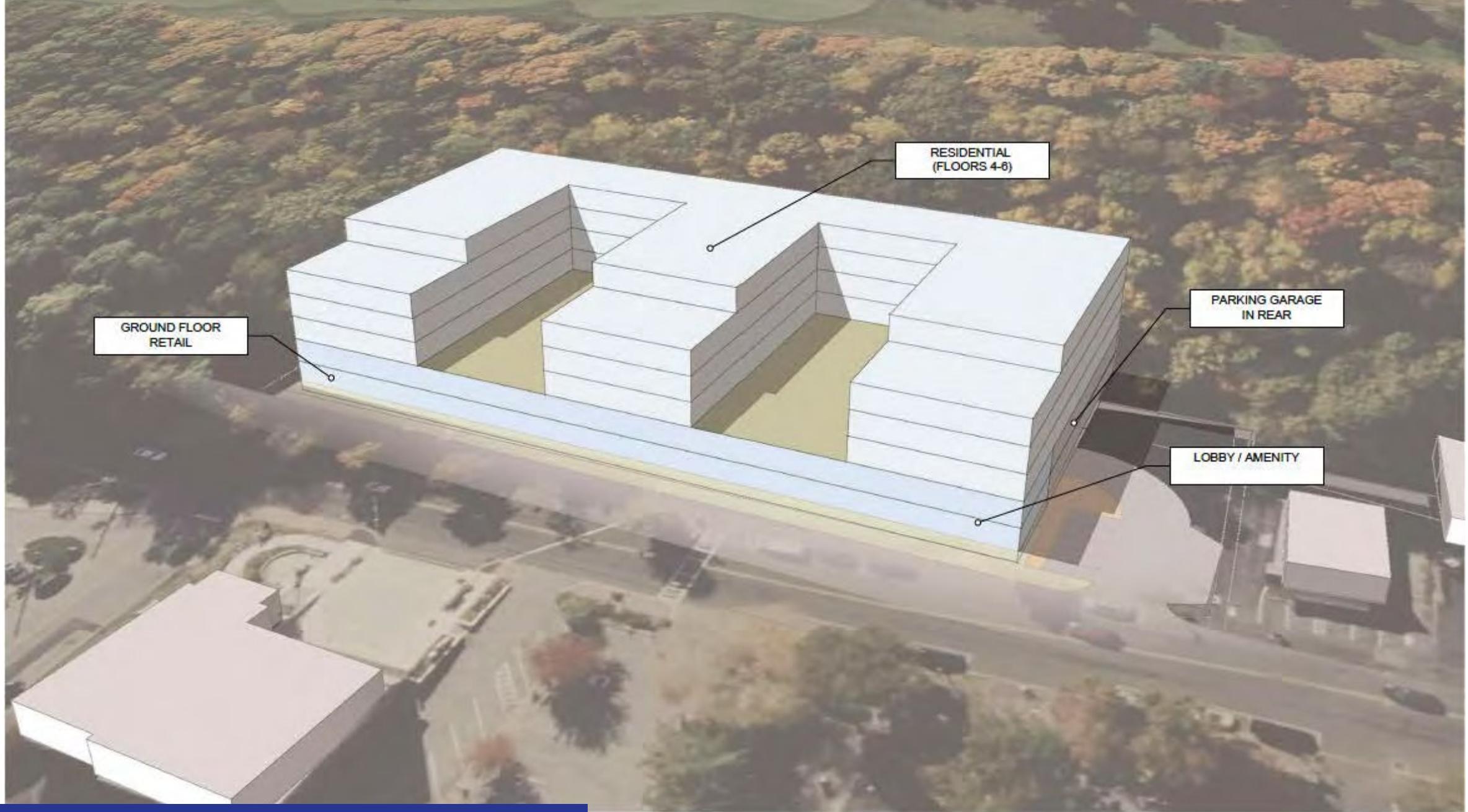
Years	Item
Year 1	Approval, Project Kick Off, Due Diligence
Year 2	Entitlements
Years 3-4	Design; Permitting & Land Conveyance
Years 5-6	Residential Construction, Municipal Buildings, Construction & Delivery, Residential & Retail Leasing



TRAMMELL CROW COMPANY PROPOSAL: SITE PLAN



TRAMMELL CROW COMPANY PROPOSAL



TRAMMELL CROW COMPANY PROPOSAL

TRAMMELL CROW COMPANY PROPOSAL: Qualifications



Cranberry Woods



Glasshouse



Matson Mill

VSCD CO. PROPOSAL



VSCD CO. PROPOSAL

Development Team: VS Construction and Development Co.

Proposal Description: “Whitson’s Commons”: mixed-use three-story development on 1050 Pleasantville Road site; parking spaces on Village-owned parcel to the south.

Bulk and Size:

- **Stories:** 3 story mixed-use development, 2 story municipal building
- **Residential:** 70,750 SF
- **Residential Units:** 61
- **Village Court and Police Station:** 10,200 SF
- **Sallyport:** 1,040 SF
- **Restaurant:** 7,321 SF
- **Parking Spaces:** 89 (mixed-use development), 30 (municipal services)

Zoning Considerations:

- Parking requirements
- Use of Southern Site

VSCD CO. PROPOSAL

Unit Type:

Type	#	%
1 BR	31	51%
2 BR	30	49%
TOTAL	61	100%

Affordable Housing Set-Aside:

- 6 affordable units (or 10%) at 80% AMI.

Project Timeline:

Months	Item
Month 1	Due Diligence Phase: Confirm soil, steep slope, environmental, title, and zoning assumptions.
Months 2-4	Pre-Application Phase: Meet Village staff and confirm scope, prepare zoning application package.
Months 5-23	Approvals Phase – Assumed Process to follow Normal Approvals: Zoning and site plan (SEQRA/EIS, Traffic, DPW), Architectural Review Advisory Committee (ARAC); Industrial Development Agency approvals and agreement; Development agreement
Months 24-29	Construction Documents and Building Permit: CD, GMP biddings, investment and loan agreements and building permit
Months 30+	Start of Construction: GMP agreement, pick up permit; Mobilization, staging, commence construction





VSCD CO. PROPOSAL: FIRST FLOOR PLAN



VSCD CO. PROPOSAL: BIRDS EYE VIEW



VSCD CO. PROPOSAL: RESTAURANT RENDERING



VSCD CO. PROPOSAL: SIDEWALK VIEW



VSCD CO. PROPOSAL: APARTMENT ENTRANCE



VSCD CO. PROPOSAL: PLEASANTVILLE ROAD VIEW LOOKING NORTH

VSCD CO. PROPOSAL: Qualifications



Putnam Valley
Retail Center



Bel Lago



Premier
Athletic Club



Briarcliff
Estates



Strawberry
Knoll



Peachwood
Estates



Putnam Chase



Catherine St.

SUMMARY OF RFEI PROPOSALS

Development Team	Zoning Compliant	Location of Municipal Building	Sally Port Area of 1,040 SF	Police Dept. min.	Village Court min.	30 Municipal Parking Spaces	Total Parking Spaces	Number of Residential Units	Sustainable Elements
				5,760 SF	4,500 SF				
Briarhouse, LLC	X	Southern Parcel	✓	11,250 SF		✓ (44)	161	73	✓
Landmark	X	1111 Pleasantville	✓	20,527 SF		X	120	80	✓
Pennrose, LLC	X	1050 Pleasantville*	✓	11,500 SF *on ground floor		X (22)	84	60	✓
Trammell Crow Company	X	Southern Parcel	X	7,000 SF		X	170	164	X
VSCD Co.	X	1050 Pleasantville	✓	10,200 SF		✓ (30)	119	61	X

*All uses located within one building

POTENTIAL NEXT STEPS

- Detailed evaluation of submissions
- Interviews
 - Request additional information
- Planning and legal considerations
- Selection or more detailed RFP
- Public outreach

