



Village of Briarcliff Manor: Downtown Adjacent Zoning Study – September 16, 2025

AGENDA

- I. Downtown Adjacent Zoning Study
- II. Proposed Zoning: Downtown Adjacent Planned Unit Development (PUD) District

ZONING STUDY: PURPOSE

- Study Purpose:
 - Evaluate potential for increased housing density in areas adjacent to Downtown.
 - Identify sites that may be appropriate for increased residential density.
- The study supports the following Village Comprehensive Plan (2007) goals:
 - Increase housing stock and housing variety
 - Grow the downtown as a vibrant, mixed-use district
 - Focus growth in developed areas, minimize environmental impacts.



ZONING STUDY: CONTEXT

- The Village has made significant investments in downtown, including:
 - Adoption of CB1 and CB2 mixed-use zoning districts in 2015.
 - Proposed streetscape improvements along Pleasantville Road.
 - Selection of developer of 1050 Pleasantville Road as a mixed-use public-private partnership.
- The Study focuses on identifying walkable, downtown-adjacent properties that:
 - Can accommodate new housing.
 - Help locate future residents within walking distance of Downtown businesses and amenities.



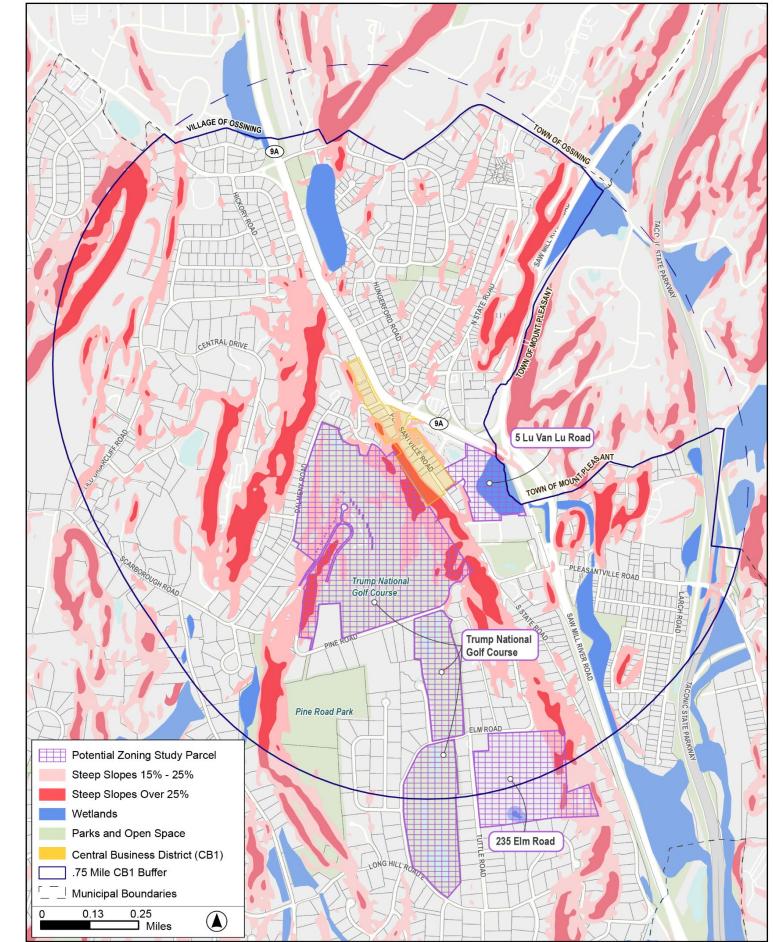
ZONING STUDY: DEMOGRAPHIC TRENDS

- Demographic Trends (2010 – 2023):
 - **Population Decline:** Briarcliff Manor's population decreased by 7% or -534 residents.
 - **Shrinking Households:** Average household size dropped from 2.77 to 2.64 persons.
 - **Age Shift:** Significant decline in younger age cohorts:
 - Children (0–17): Down by 25% (~500 fewer children).
 - Young Adults (18–34) and Adults (35–49) also declined.
 - **Aging Population:**
 - Over 50% of residents are now 50+ years old.
 - Median age increased from 43.4 (2010) to 49.6 (2023).



ZONING STUDY: SELECTION OF STUDY AREA SITES

- Site selection criteria was established to systematically identify eligible parcels:
 - Geographic Proximity to Downtown – 0.75 miles
 - Parcel Size – 10 acre minimum
 - Environmental Constraints – steep slopes, wetlands, floodplains
 - Existing Pedestrian Access
- Three sites identified, only one advanced: 235 Elm Road.



Environmental Constraints of Potential Downtown Adjacent Development Parcels

ZONING STUDY: 235 ELM ROAD

- 37-acre site, zoned R40.
- Currently vacant (10+ years); 10 deteriorating buildings.
- Primarily occupied by tax-exempt educational institutions over the last century .
- Located 0.7 miles from Downtown, with direct pedestrian access via sidewalks.



Existing Dorm Building



Macadam Parking Lot

ZONING STUDY: 235 ELM ZONING SCENARIOS

- Six zoning scenarios were evaluated – four existing zoning districts (R40, R20, R10, R30M) and two Planned Unit Development (PUD-1 and PUD-2) options.
- Adaptive reuse of existing buildings was considered and eliminated (PUD-3):
 - Buildings are in disrepair and require significant upgrades to meet modern codes.
 - High costs due to: Hazmat abatement (e.g., asbestos, lead paint); outdated mechanical, electrical, plumbing systems; and structural and design limitations.

ZONING STUDY: EVALUATION OF ZONING SCENARIOS

- The study compared the impacts of the zoning scenarios to illustrate the differences in developmental outcomes:
 - Number of permitted units
 - Public-school children generation
 - Taxes
 - Vehicle trips
 - Recreation fees
 - Water and sewer impacts

Estimated Environmental Impact by Zoning District Scenario

	R40	R20	R10	R30M	PUD-1	PUD-2
Total Units	26	52	104	208	128	115
Unit Type	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached (townhomes)	Single-family attached (townhomes) + single-family detached
Total Estimated Public School Children (Owner-occupied) ^b	21	43	85	34	30	23
Total Estimated Water/Sewer (gallons / day) ^d	20,020	40,040	57,200	90,640	70,400	61,160
Total Estimated Annual Tax Revenues ^e	\$1,736,335	\$3,472,670	\$5,644,905	\$1,040,000	\$5,518,494	\$5,040,457
Total Estimated Annual Village Tax Revenues ^f	\$365,073	\$730,145	\$1,186,868	\$218,665	\$1,160,289	\$1,059,780
Total Estimated Annual School District Tax Revenues ^g	\$1,137,640	\$2,275,280	\$3,425,296	\$686,400	\$3,615,696	\$3,302,488
Total Estimated Cost to Educate ^h	\$669,714	\$1,339,429	\$2,678,858	\$1,079,704	\$952,042	\$726,744
Total Estimated Trips Generated (AM peak) ⁱ	24	49	98	106	61	56
Total Estimated Trips Generated (PM peak) ⁱ	18	36	73	83	73	67
Revenue from Recreation Fees ^k	\$312,000	\$624,000	\$1,248,000	\$1,664,000	\$1,536,000	\$1,380,000

ZONING STUDY: EVALUATION OF ZONING SCENARIOS

Summary of Estimated Environmental Impact by Zoning District Scenario

	R40	R20	R10	R30M	PUD-1	PUD-2
Total Units	26	52	104	208	128	115
Unit Type	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached	Single-family attached/ detached
Total Public- School Children	21	43	85	34	30	23
Total Annual Tax Revenues	\$1.73 mil	\$3.47 mil	\$5.65	\$1.04 mil	\$5.5 mil	\$5.04 mil
Total Trips Generated (AM/PM peak)	24/18	49/36	98/73	106/83	61/73	56/67

ZONING STUDY: RECOMMENDATION

- PUD-2 is recommended because it best balances:
 - Housing diversity (115 units; mix of traditional single-family and 2-, 3-, & 4-bedroom townhomes)
 - Environmental sensitivity
 - Fiscal benefit (\$5+ million in tax benefits)
- Provides a contextual transition between Downtown and low-density neighborhoods.
- Allows for open space, trails, and buffers.

PROPOSED ZONING: DOWNTOWN ADJACENT PUD DISTRICT

- What is a PUD?
 - **Flexible Zoning Tool:** Allows a mix of housing types (e.g., single-family, townhomes, multifamily) within a single, coordinated development plan.
 - **Key Features:**
 - Flexibility in Land Use
 - Customized Design Standards
 - Open Space Requirements
 - Integrated Infrastructure

PROPOSED ZONING: DOWNTOWN ADJACENT PUD DISTRICT

- A PUD may be mapped on the zoning map by BOT adoption of a local law along with approval of a preliminary planned unit development plan.
- A PUD sets the upper limit of allowable development – any change would require a zoning amendment and a new approval process.
- Approvals
 - The BOT holds the authority to approve PUD plans.
 - The Planning Board will review and make advisory recommendations during the PUD review process.