



# **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.





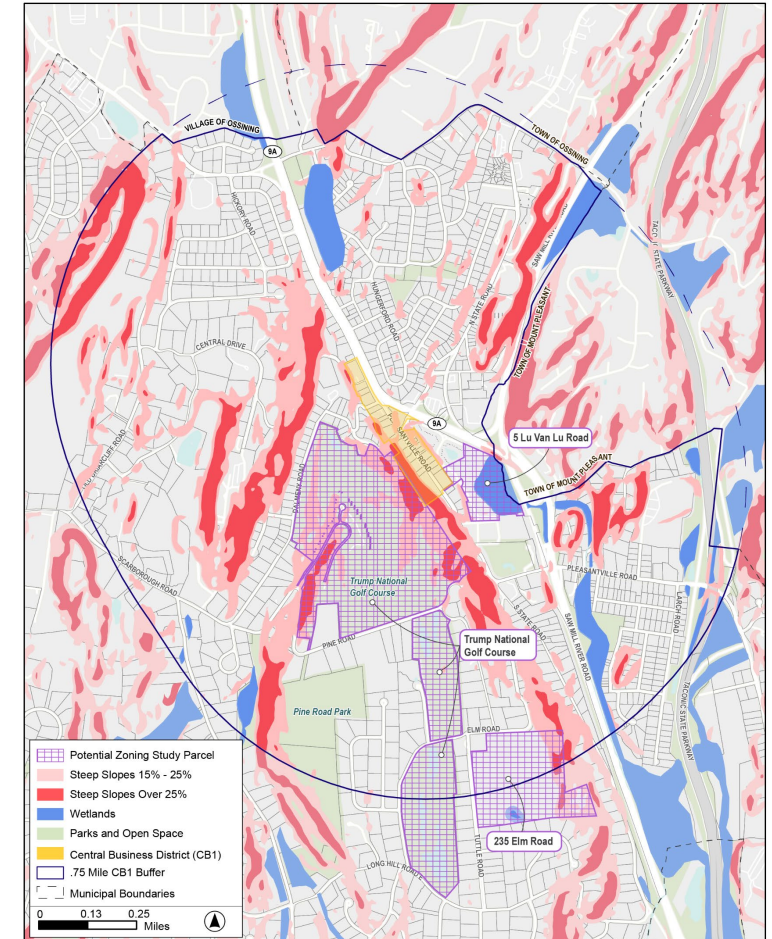
# ZONING STUDY: DEMOGRAPHIC TRENDS

- 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
<b>Total Units</b>	26	52	104	208	128	115
<b>Unit Type</b>	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached (townhomes)	Single-family attached (townhomes) + single-family detached
<b>Total Estimated Public School Children (Owner-occupied)<sup>b</sup></b>	21	43	85	34	30	23
<b>Total Estimated Water/Sewer (gallons / day)<sup>d</sup></b>	20,020	40,040	57,200	90,640	70,400	61,160
<b>Total Estimated Annual Tax Revenues<sup>e</sup></b>	\$1,736,335	\$3,472,670	\$5,644,905	\$1,040,000	\$5,518,494	\$5,040,457
<b>Total Estimated Annual Village Tax Revenues<sup>f</sup></b>	\$365,073	\$730,145	\$1,186,868	\$218,665	\$1,160,289	\$1,059,780
<b>Total Estimated Annual School District Tax Revenues<sup>g</sup></b>	\$1,137,640	\$2,275,280	\$3,425,296	\$686,400	\$3,615,696	\$3,302,488
<b>Total Estimated Cost to Educate<sup>h</sup></b>	\$669,714	\$1,339,429	\$2,678,858	\$1,079,704	\$952,042	\$726,744
<b>Total Estimated Trips Generated (AM peak)<sup>i</sup></b>	24	49	98	106	61	56
<b>Total Estimated Trips Generated (PM peak)<sup>j</sup></b>	18	36	73	83	73	67
<b>Revenue from Recreation Fees<sup>k</sup></b>	\$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
<b>Total Units</b>	26	52	104	208	128	115
<b>Unit Type</b>	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached	Single-family attached/ detached
<b>Total Public- School Children</b>	21	43	85	34	30	23
<b>Total Annual Tax Revenues</b>	\$1.73 mil	\$3.47 mil	\$5.65	\$1.04 mil	\$5.5 mil	\$5.04 mil
<b>Total Trips Generated (AM/PM peak)</b>	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.