

Short Environmental Assessment Form

Part 1 - Project Information

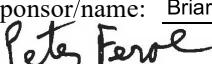
Instructions for Completing

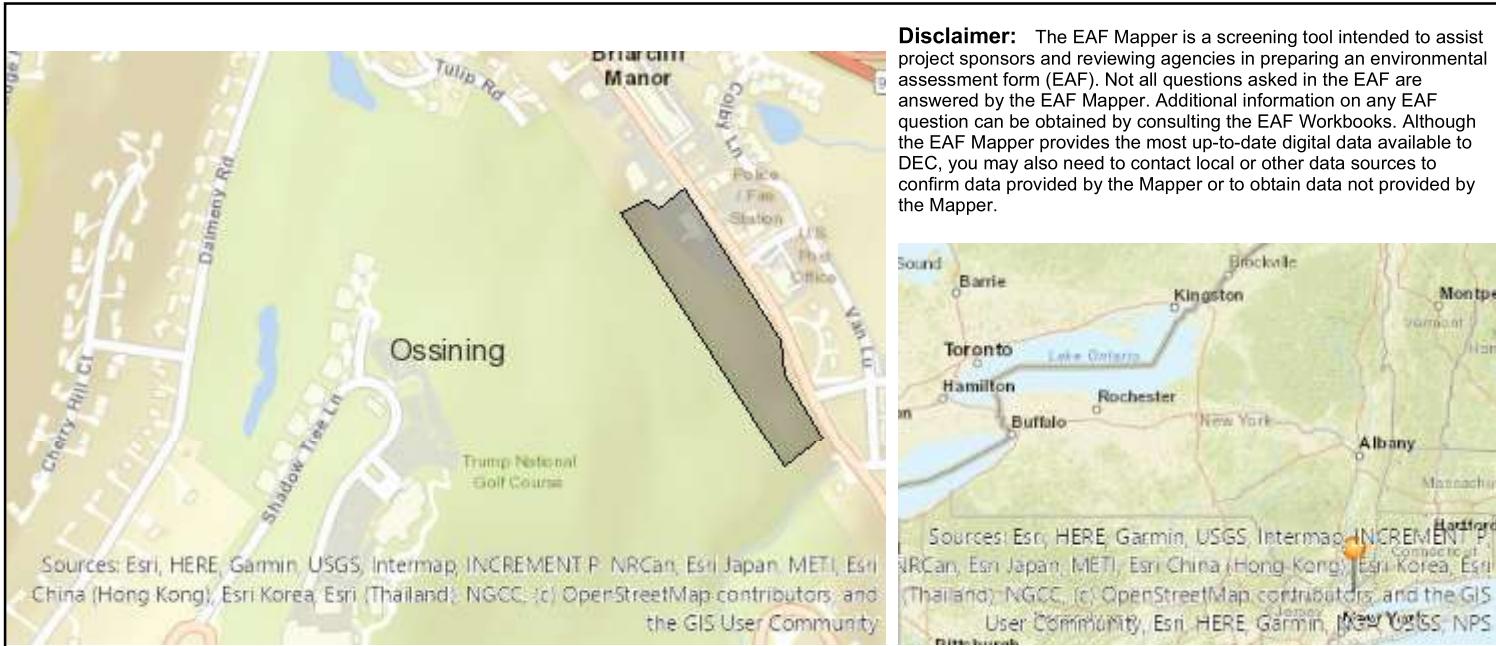
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Briarhouse & Village Justice Center			
Project Location (describe, and attach a location map): 1050 and 1030 Pleasantville Road, Village of Briarcliff Manor			
Brief Description of Proposed Action: See Appendix A, Project Description			
Name of Applicant or Sponsor: Briarhouse, LLC & Village of Briarcliff Manor		Telephone: (914) 557-5875 E-Mail: patrick@excelsiorhousing.com	
Address: 441 Lexington Ave, Suite 1202			
City/PO: New York City		State: NY	Zip Code: 10017
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See Attachment A		NO	YES
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.1 acres 4.7 acres 6.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Municipal and Golf Course <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Extent of encroachment, if any, to be determined. _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?			<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:			<input checked="" type="checkbox"/>
Stormwater runoff will be captured on-site and, after treatment, water would be discharged to the municipal storm sewer system in adjacent street.			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: Briarhouse LLC		Date: 10/9/2025	
Signature: 		Title: Peter Feroe, AICP; AKRF, Inc; Project Planner	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Briarhouse Short EAF

Appendix A

Project Description

9-23-2025

PROJECT DESCRIPTION

Briarhouse, LLC (the “Applicant”) has entered into a land development agreement (“LDA”) with the Briarcliff Manor Local Development Corporation (the “LDC”) and the Village of Briarcliff Manor (the “Village”) to develop certain municipal, public, and private residential/commercial improvements on two, Village-owned, tax lots located at 1050 and 1030 Pleasantville Road, tax parcel numbers 98.10-1-51 and 98.14-1-29 respectively (the “Project Site”) (see **Figure 1**).

The Applicant, per the LDA, proposes to develop the Project Site with a mixed-use, multifamily development consisting of two multifamily buildings with commercial uses on the first floor, together with associated improvements (“Briarhouse”), a Village Police Station and Court Facility with associated parking (the “Justice Center”), and various public improvements and amenities (together, the “Proposed Project”) (see the **Concept Plan**). Briarhouse would be owned and operated by the Applicant and would consist of two buildings, as well as public and residential amenities and parking. The buildings would be 4-stories in height and contain approximately 86 apartments comprised of studio, one- and two-bedroom units, with the first floor of both buildings having approximately 5,440 square feet of commercial space (totaling 10,880 square feet of commercial area). The Justice Center would be retained by the Village and would be two-stories, approximately 13,390sq ft, and include associated secure and public parking areas. The Proposed Project would also include various public improvements across both properties consisting of a trail system, sidewalks, and other public roadway improvements, in addition to a public plaza that will be a part of the Briarhouse development.

PROJECT APPROVALS

The Proposed Project requires various local approvals from the Village Board of Trustees, including the creation of the “Strategic Property Redevelopment Floating Zone,” (“SPR”), mapping the Project Site within that district, and approving an SPR Concept Plan for the Site. Additional local approvals include a lot line adjustment, and, for the Briarhouse project, site plan, wetlands, steep slopes, and tree permit approval, as well as a transfer of ownership from the Village/LDC to the Applicant (the “Proposed Actions”). The Project will also require approval of a SWPPP by the Village.

Other approvals for the Project may be required from the New York State Department of Environmental Conservation (freshwater wetlands) and the New York State Department of Transportation (roadway improvements).

PURPOSE AND NEED

On January 26, 2024, the Village issued a Request for Expression of Interest (RFEI) to redevelop the Project Site and co-locate a facility to fulfill the Village’s public safety needs, in addition to a mixed-use commercial and residential facility. The current Village Center is located across Pleasantville Road from the Project Site, and it houses the Fire Department, Police Department, Village Court, and Village Offices, which leaves no room for expansion. The proposed Justice Center would allow for additional public safety and justice court facilities, which help the Village achieve their goal to modernize the police force.

Both 1050 and 1030 Pleasantville Road were transferred to the LDC by the Village to facilitate a land development agreement between the LDC, the Village, and the Applicant to develop the property with a private, mixed-use development (to be retained by the Applicant), a municipal development (to be retained by the Village), and public amenities, such as a plaza and trail.

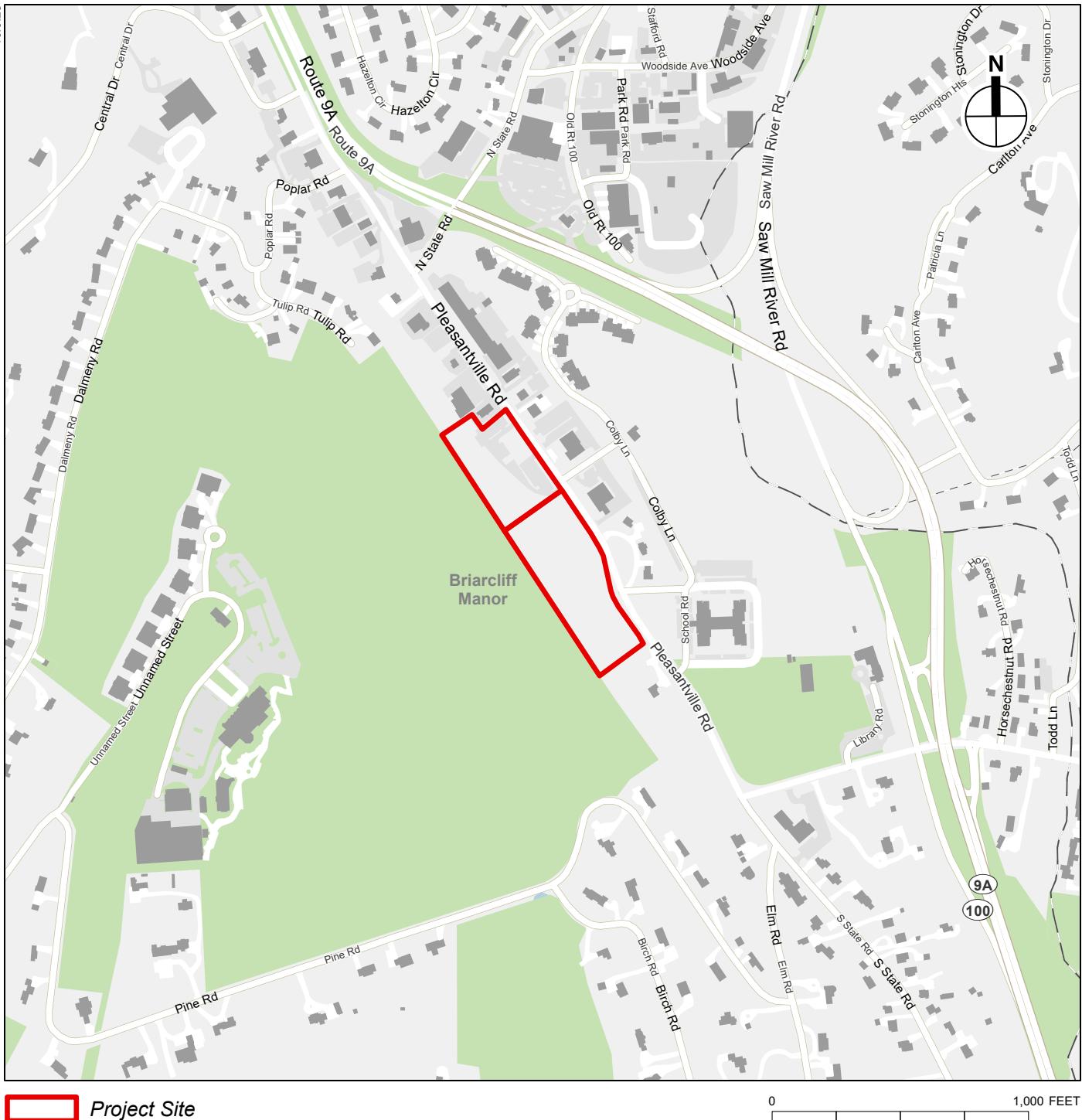
COMPREHENSIVE PLAN COMPATIBILITY AND PUBLIC BENEFIT

The Proposed Project would foster many of the Village’s critical economic and development goals as set forth in various planning documents. This includes the call in the 2007 Comprehensive Plan (and 2017 Addendum) for creating a vibrant, pedestrian-friendly Central Business District with a “sense of place” through flexible zoning and allowing a mix of uses. The Proposed Project would implement flexible zoning and replace an existing parking lot with critical municipal space, as well as high-end commercial and multifamily units, all with ample parking. The Project’s combination of uses and amenities will create a dynamic downtown hub for residents and patrons of businesses in Briarcliff Manor.

The Comprehensive Plan also recommends creating “a cohesive identity for commercial areas and enhance the streetscape experience” in the Central Business District. Introducing the SPR and approving the Project will transform an underutilized surface parking lot that adds very little to the downtown commercial character or experience, as well as a vacant property, both lacking sidewalks, into a distinct center of municipal, commercial, residential, and recreational activity. Streetscape improvements would be implemented in a fashion similar to the existing CBD. The proposed mix of uses would “[i]ncrease the vitality of the CBD” as envisioned in the Village Plan by enhancing visitors experiences.

The Project would also bring much needed new housing to the area, consistent with Village’s recognition that introducing “higher density housing in areas with well-developed, existing infrastructure and access to public transportation and shopping” is a proven strategy for diversifying housing stock to accommodate the Village’s demographic demands. Indeed, the Property presents a prime opportunity to introduce apartment-style multifamily units in the CBD for downsizers or “start up families” to live within walking distance to amenities.

The Proposed Project would provide several additional benefits to the public in the form of a public trail system to enhance recreational opportunities for residents, consistent with the call in Section 3.2.2 of the Village Plan to create additional trails and other passive-recreation facilities in the Village. The Project’s Public Plaza, located on the Briarhouse portion of the Site, will also be open for public use and will provide opportunities for public gatherings. Additionally, the Justice Center would facilitate the Village’s desire to address the space needs of its Police and Administrative departments as expressed in both the RFEI and Comprehensive Plan. Therefore, the Proposed Project would further many of the goals of the Comprehensive Plan, as well as fulfill the needs of the RFEI, providing significant public benefits.



Project Location
Figure 1

1050 PLEASANTVILLE ROAD