

October 14, 2025

**Via Hand Delivery & Email**

Hon. Steven Vescio  
Mayor, and Board of Trustees  
Village of Briarcliff Manor  
1111 Pleasantville Road  
Briarcliff Manor, New York 10510

***Re: Application of Rose Enterprises Group  
Zoning Amendment and Preliminary PUD Approval  
235 Elm Road – Renaissance Briarcliff Manor***

Dear Mayor Vescio and Members of the Board of Trustees:

On behalf of our client, Rose Enterprises Group (“Applicant”), contract vendee of the property located at 235 Elm Road (“Property”), we respectfully submit the enclosed Zoning Petition and supporting application materials in connection with the Applicant’s request for: (i) establishment of a Downtown Adjacent Planned Unit Development (“DA-PUD”) District and (ii) Preliminary Planned Unit Development approval (“Preliminary PUD Approval”) pursuant to §220-22(E)(2) of the Village’s draft legislation.

The following materials are included in this submission package and delivered in accompanying hard copy binders, consistent with the checklist under §220-22(E)(1):

- Zoning Petition
- JMC Preliminary Site Plan Set
- Stormwater Pollution Prevention Plan (SWPPP)
- Mobility Summary and Trip Generation Analysis Letter
- Architectural Elevations
- Affidavit of Ownership
- Full Environmental Assessment Form (EAF), Part 1
- Analysis of Potential Impacts to Municipal Services

**PROJECT**

The proposed Project, known as Renaissance Briarcliff Manor, envisions the redevelopment of the long-vacant 37-acre former Pace University campus into a thoughtfully planned residential community. The plan includes 110 townhomes on the campus site and 5 single-family homes along Tuttle Road, complemented by significant permanent open space, including a

publicly accessible walking trail system, landscaped buffers along Elm and Tuttle Roads and a 10-acre preserved wooded area, together encompassing approximately 30% of the Property. The Project also provides for residential amenities, including a clubhouse and pool, while preserving steep slopes, wetlands and wooded areas consistent with the recommendations of the Downtown Adjacent Zoning Study (May 2025).

a) Homeowners' Association / Covenants

Consistent with the requirements of §220-22(D)(10) of the DA-PUD regulations, the Project will be governed by a Homeowners' Association (HOA). The HOA will be responsible for ownership and maintenance of all common elements, operating under recorded conditions, covenants and restrictions ensuring compulsory membership and equitable assessments. This framework and applicable documents will be subject to review and approval by the Village Attorney as part of the Final PUD Plan process.

b) Construction Schedule

The Applicant anticipates an overall construction schedule of 18-24 months following approvals, with work sequenced to minimize impacts on surrounding neighborhoods while delivering housing, open space and community benefits efficiently. Timing is obviously influenced by market conditions.

c) Number of employees

The Project is not anticipated to generate any permanent onsite employment. Day-to-day management and maintenance of common areas, landscaping and amenities will be overseen by the Homeowners' Association and its agents, with limited staffing needs (*e.g.*, property manager, maintenance personnel, or service providers) retained on an as-needed and contracted basis, typical of HOA-governed properties.

### **CONCLUSION**

We respectfully request that this matter be placed on the agenda for the October 21, 2025 Board of Trustees meeting so that the Applicant may present the Project and supporting documentation, and so that the Board may formally commence its coordinated review under SEQRA as Lead Agency.

We look forward to working collaboratively with the Village and its professional staff to advance this important Project that responds to the goals identified in the Downtown Adjacent Zoning Study and fulfills the legislative purpose of the new DA-PUD District.

Thank you for your consideration. Please do not hesitate to contact us should you require any additional information in advance of the meeting.

Respectfully submitted,

**ZARIN & STEINMETZ LLP**



By: \_\_\_\_\_

David S. Steinmetz  
Matthew T. Behrens

cc: *via email*

Joshua Ringel, Village Manager  
Joshua Subin, Esq., Village Attorney  
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Kevin Leddy, Village Engineer  
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Leonard Glickman, Rose Enterprises Group  
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Albert Pirro, Jr., Esq./Jeffrey Cohen, Esq., Counsel to current  
Property Owner