

VILLAGE OF BRIARCLIFF MANOR: BOARD OF TRUSTEES
WESTCHESTER COUNTY: STATE OF NEW YORK

----- X
In the Application of: :

ROSE ENTERPRISES GROUP, INC. : **PETITION FOR
ZONING
AMENDMENT**

For an Amendment to the Zoning Chapter of
the Village of Briarcliff Manor Pursuant to Section 220-22
of the Zoning Code

----- X

Petitioner **ROSE ENTERPRISES GROUP, INC.**, the developer of the proposed Project described below (“Petitioner”), by its attorneys Zarin & Steinmetz LLP, respectfully petitions the Village Board of Trustees of the Village of Briarcliff Manor (“Village”), as follows:

Introduction

1. Petitioner, as contract vendee of the premises located at 235 Elm Road, Briarcliff Manor, New York (SBLs: 98.19-2-10, 11 and 11.1) (“Property” or “Site”), respectfully petitions the Village to establish a Downtown Adjacent Planned Unit Development (“DA-PUD”) District for the Property in accordance with the new zoning provisions recently proposed by the Village, and to approve a residential redevelopment project for the former Pace University Campus.

Property

2. The Property consists of approximately 37 acres in the R40B District, bounded by Elm Road to the north and Tuttle Road to the west, and located just over ½ mile from downtown Briarcliff Manor. The Site has direct pedestrian access to downtown via continuous sidewalks along Elm Road, South State Road, and Pleasantville Road.

3. The Property was historically occupied by Briarcliff College (1903-1977) and later Pace University (1977-2017), which operated under a special permit authorizing 700 resident students and 400 commuter students (approximately 1,100 students total). Since Pace’s departure,

the Property has remained vacant and fallen into a state of disrepair, with a total of 10 campus buildings, 324 parking spaces and two Elm Road access points. A 2021 amendment to the Zoning Code eliminated eligibility for institutional uses on the Property, leaving the Site without a viable adaptive reuse pathway under current R40 zoning.

4. The Property is located within a residential area of the Village. Natural existing features include steep slopes (approximately 9.27 acres, 25% of the Site) and a locally regulated wetland and intermittent watercourse (approximately 21,500 square feet) on the southern portion of the Site. The Property is (and has historically been) serviced by Village water, sewer, storm drainage, and electric utilities. Given the much higher intensity of usage from the Site's previous use as a college campus for approximately 1,100 students, it is expected that adequate water and sewer exist to accommodate the proposed development, subject to any further study, testing and confirmation as necessary.

The Project and the Property's Strategic Transitional Location

5. The proposed Project, referred to as Renaissance Briarcliff Manor, is based on the PUD Option 2 identified in the Downtown Adjacent Zoning Study conducted by the Village (May 2025). It provides a balanced, contextual design that transitions between the lower-density neighborhoods to the south and west and the higher-density residential and mixed-use areas to the north and east. The Project includes:

- i. **Frontage Consistency.** 5 single-family homes on approximately 0.7 acre lots, respectively, along Tuttle Road, consistent with the existing residential pattern on the west side of the street.
- ii. **Clustered Interior Housing.** 110 townhomes (two-, three-, and four-bedroom units) in the center of the Site, heavily screened from Elm and Tuttle Roads and

adjoining properties with a 10-acre wooded area and between 50-175 feet of landscaped buffers.

iii. **Permanent Open Space.** A publicly accessible 1.6-acre open space area along Elm Road, a 1-mile walking trail with access from Elm and Tuttle Roads, 50-175 feet of landscaped buffers and a 10-acre wooded area, preserving the existing Briarcliff neighborhood character. Overall, approximately 30% of the Property would remain permanent open space (altogether, the “Project”).

6. At a gross density of 3.1 units per acre, the plan is substantially less dense than other townhome communities in the Village (Colby Lane, Wyndcrest, and Olde Willow Way) and far less impactful than the prior campus use.

7. The location of 235 Elm Road establishes it as a key transitional site, strategically connecting the downtown commercial area of Briarcliff Manor with surrounding neighborhoods and the adjacent country club, thereby strengthening the Village’s long-term downtown revitalization efforts through responsible and context-appropriate development.

8. As required under proposed Section 220-22(E) of the Village Code, Petitioner is submitting herewith the Concept Plan materials, including a Preliminary Site Plan Set, Mobility Summary and Trip Generation Analysis Letter, Stormwater Pollution Prevention Plan (SWPPP), Architectural Elevations, and other preliminary application items in the accompanying binder. These materials are intended to satisfy the application requirements for Preliminary Planned Unit Development Plan Approval, as outlined in Section 220-22(E)(1).

Alignment with Village Planning Goals

9. The Village’s Downtown Adjacent Zoning Study evaluated multiple zoning scenarios – R40, R20, R10, R30M, and three PUD options. It concluded that the new Downtown

Adjacent PUD District Option 2 could best achieve the Village's planning objectives by balancing density, housing variety, open space, and compatibility.

- i. **Housing Diversity.** PUD-2 introduces attached and detached housing typologies that broaden options for seniors, young families and empty-nesters.
- ii. **Walkability.** The site's 0.7-mile connection to downtown by continuous sidewalks places residents within walking distance of shops, services and transit.
- iii. **Open Space Preservation.** At least 30% of the Site will be preserved as interconnected open space, trails, and buffers, including a significant 10-acre wooded area.
- iv. **Mobility/Traffic.** PUD-2 is projected to generate 56 AM and 62 PM peak-hour trips, substantially less than the roughly 165 AM and 165 PM trips generated when Pace University operated the campus.
- v. **Fiscal Benefits.** PUD-2 is estimated by the Village to generate \$5.0 million in annual property taxes (including \$1.06 million in Village revenue) and \$3.3 million in School District Tax Revenue, along with appropriate recreation fees.
- vi. **Local Economic Benefits.** Beyond the substantive fiscal revenues anticipated for the Village, the Project will generate meaningful economic activity within the Village and surrounding community. The new residents will contribute directly to local businesses and services through their ongoing household spending, thereby reinforcing and bolstering the longevity and vitality of the Village's downtown commercial sectors and supporting sustained local economic growth.

10. The Study recommended PUD-2 as the preferred alternative, noting its contextual design, minimal environmental impacts, and strong fiscal benefits.

SEQRA Compliance

11. The proposed zoning amendment and Project are subject to environmental review under the New York State Environmental Quality Review Act (SEQRA). Petitioner acknowledges that the Board of Trustees may act as Lead Agency for a coordinated review with the Planning Board, Architectural Review Advisory Committee (ARAC), the Westchester County Departments of Health and Planning, and any other Involved and Interested Agencies. The Applicant intends to provide empirical data to enable the Village to simultaneously study the new draft legislation at the same time as it studies the Project.

12. The generic comparative analysis contained in the Downtown Adjacent Zoning Study demonstrates that redevelopment under PUD-2 would have fewer impacts than both the historic Pace University use and higher-density alternatives. A site-specific environmental review will be undertaken as part of the Board's review and approval process.

Requested Relief

13. Petitioner respectfully requests that the Board of Trustees of the Village of Briarcliff Manor take the following actions:

- i. Declare its intent to serve as Lead Agency pursuant to SEQRA;
- ii. Refer this Petition and application materials to the Village Planning Board, Architectural Review Advisory Committee, Westchester County Department of Planning, and other agencies as required by law, for their review and recommendations;

- iii. Adopt a Local Law amending Chapter 220 of the Zoning Code to establish a new Downtown Adjacent Planned Unit Development (DA-PUD) District for the Property;
- iv. Approve the Final PUD Plan; and
- v. Grant such other and further relief as this Board deems proper.

WHEREFORE, it is respectfully requested that the instant matter be placed on the next available agenda of the Board of Trustees to commence the formal review process.

Dated: October 14, 2025
White Plains, New York

ZARIN & STEINMETZ LLP



By: _____
David S. Steinmetz
Matthew Behrens
Attorneys for Petitioner
81 Main Street, Suite 415
White Plains, NY 10601
(914) 682-7800