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October 14, 2025

Mayor Steven Vescio and  
Members of Board of Trustees  
Village of Briarcliff Manor  
1111 Pleasantville Road  
Briarcliff Manor, NY 10510

Re: JMC Project 24072  
Renaissance Briarcliff Manor  
235 Elm Road  
Village of Briarcliff Manor, NY

**Analysis of Potential Impacts to Municipal Services**

Dear Mayor Vescio,

This memorandum has been prepared to discuss the anticipated impact that the Renaissance Briarcliff Manor project (hereafter referred to as the “Proposed Action”) will have on municipal services. This analysis includes potential impacts to the School District, Police Department, Fire Department, Ambulance Corp & EMS, Water & Wastewater, and Solid Waste Collection.

The 37.17 acre site was previously developed and utilized as a former campus of Pace University. The Proposed Action consists of a 110-unit townhome development with community amenities including a clubhouse and pool complex. The number of townhome units can be broken down by unit type as follows:

- 13 Two-bedroom units
- 75 Three-bedroom units
- 22 Four-bedroom units

**Estimated Population Projection**

The projected population of the Proposed Action has been estimated utilizing the Rutgers University Demographic Multipliers Report entitled “Who Lives in New Jersey Housing,” latest edition, published in November of 2018. This report provides accepted industry standard population multipliers as follows for residents in townhomes:

- Two-bedroom units – 2.36 people per unit
- Three-bedroom units – 2.76 people per unit

- Four-bedroom units – 3.69 people per unit

Based on these provided population multipliers, the projected population for the Proposed Action is as follows:

- 13 Two-bedroom units – ±31 residents
- 75 Three-bedroom units – ±207 residents
- 22 Four-bedroom units – ±82 residents

The Proposed Action has a projected resident population of approximately 320 people.

### **School Children Generation**

In order to calculate the projected number of school children, formulas derived from the American Community Survey data and PUMS data for Westchester County were utilized. A school aged child is defined in the report as children attending school between kindergarten and twelfth grade. The following provides population multipliers as follows for school aged children living in single-family dwellings:

- Two-bedroom units – 0.15 school children per unit
- Three and four-bedroom units – 0.82 school children per unit

Based on these provided population multipliers the projected population for the Proposed Action is as follows:

- 13 Two-bedroom units – ±2 school children
- 97 Three and four-bedroom units – ±80 school children

The Proposed Action has a projected school aged children population of approximately 82 students.

As referenced in the Briarcliff Manor Downtown Adjacent Zoning Study prepared by BFJ Planning, the Briarcliff Manor Union Free School District anticipates a loss of approximately 23 students over the next five years. In addition, the project is anticipated to produce approximately \$3,300,000 in School District Tax Revenue. Given the approximate \$31,000 per student per year cost to educate referenced in BFJ's study, the anticipated School District Tax Revenue would adequately cover the impact associated with the 82 anticipated school children.

### **Water Usage / Wastewater Generation**

Public water is provided by the Briarcliff Manor Village Water District and Public sewer is provided by Westchester County's Saw Mill Sewer District. Based on the NYS Design Standards for Intermediate Sized Wastewater Treatment Systems, the standard rate of water & wastewater usage / generation is 110 gallons per day for each bedroom.

The Proposed Action contains 110-units, with the following unit breakdown:

- 13 Two-bedroom units, for a total of 26 bedrooms
- 75 Three-bedroom units, for a total of 225 bedrooms
- 22 Four-bedroom units, for a total of 88 bedrooms

Given a total of 339 bedrooms at 110 gallons per day, the Proposed Action's total anticipated demand of water / wastewater is  $\pm 37,290$  gallons per day.

This site was previously utilized as a campus for Pace University with approximately 700 residential students and 400 commuting students as referenced in the BFJ study. Based on the NYS Design Standards for Intermediate Size Wastewater Treatment Systems, the standard rate of water & wastewater usage is 75 gallons per day per residential student and 10 gallons per day per commuting student. By these standards, the rate of water & wastewater usage was 56,500 gallons per day at the former university campus.

Based on the NY State Standards, the Proposed Action is estimated to utilize less water than the previous use on the project site and will contribute less to the existing sanitary sewer network. In addition, the BFJ Planning Study discusses the existing infrastructure that serves the site and states that the existing water / sanitary sewer infrastructure is in good condition and can accommodate the projected flows from the proposed development.

### **Police Department / Fire Department / EMS Budget Summary**

Below is a summary of the Police Department, Fire Department and Emergency Medical Services as described in the BFJ Planning Study:

- Briarcliff Police Department - there are 20 sworn officers in the Village Police Department. These include a Police Chief, a Lieutenant, a Detective / Sergeant, 5 Uniformed Patrol Sergeants, and 11 Uniformed Patrol officers. The Police Department provides 24-hour, seven day per week patrol coverage.
- Briarcliff Fire Department – the fire department staff is all volunteer and consists of two stations. The Department is led by one Chief, two assistant Chiefs, and 150 members, of whom 90 are active.
- Briarcliff Ambulance Corp – The Briarcliff Manor Ambulance Corps operates within the Fire Department and has a staff of 72 volunteers who operate two ambulances 24 hours a day.

The Proposed Action is estimated to result in a population projection of approximately 320 additional people. It is important to note that the site for the proposed action is a former university campus that enrolled a student population of approximately 1,100 students that the Village First responder services formally served when the former

campus was in use. Given this, it is not anticipated that the Proposed Action will not result in an additional demand on Police / Fire / EMS services.

### **Solid Waste Collection**

The Proposed Action is a 110 townhome community development that will have privately owned roads. The development will have private pickup for solid waste collection.

Therefore, the Proposed Action will not create an additional demand for services from the Village's Department of Public Works.

### **Conclusion**

Based on the above analyses, it is the professional opinion of JMC that the Proposed Action would not have a significant impact on municipal services.

We trust that this information will assist you in your review of this application. If you have any questions regarding the above or require any additional information, please do not hesitate to call our office.

Sincerely,

**JMC** Planning Engineering Landscape Architect & Land Surveying, PLLC

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