



BRIARCLIFF MANOR DOWNTOWN ADJACENT ZONING STUDY

Village of Briarcliff Manor, New York

Prepared on behalf of:
Village of Briarcliff Manor Board of Trustees
Village Hall
1111 Pleasantville Road
Briarcliff Manor, NY 10510

May 21, 2025

BEJ Planning

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1.0 Introduction

1.1 Study Purpose

The Briarcliff Manor Downtown Adjacent Zoning Study (“Zoning Study”) examines the potential for increasing housing density on larger, underutilized properties adjacent to downtown Briarcliff Manor in accordance with (1) the Village’s adopted Comprehensive Plan (2007), (2) the Village’s efforts to grow the downtown as a vibrant, mixed-use district, (3) to support Briarcliff Manor’s goal to increase the Village’s housing stock and expand housing diversity, and (4) to balance housing development with natural resource preservation by channeling growth towards the developed portions of the Village and away from environmentally sensitive areas. Additionally, this Zoning Study seeks to identify locations where additional housing density and diversity could be accommodated to support the Village’s evolving housing needs, while also amplifying downtown revitalization efforts to support local businesses and grow the Village’s tax base.

The Village of Briarcliff Manor has made significant investment in its downtown to reimagine the area as a walkable, mixed-use district, including the 2015 adoption of the downtown mixed-use zoning districts (Central Business District 1 and 2), proposed Pleasantville Road streetscape improvements, and the 2024 Request for Expressions of Interest (“RFEI”) for 1050 Pleasantville Road, as a future mixed-use public-private partnership. To further support the Village’s planning goals and downtown revitalization efforts, this Zoning Study, seeks to identify properties proximate to the downtown that have the potential to provide additional housing density and diversity while also locating new residents within walking distance to downtown businesses.

1.2 Land Use and Zoning Context

Downtown Briarcliff Manor is defined by its two Central Business Districts (CB1 and CB2), which occupy two proximate areas, separated by Route 9A (see Figure 1). The west downtown, which follows the boundary of the CB1 District, encompasses parcels fronting Pleasantville Road, from Van Lu Van Road north to Central Drive and consists of a more traditional village downtown scale. To the east of Route 9A, the east downtown, which follows the boundary of the CB2 District, includes the Green’s Natural Foods Plaza, a shopping center on North State Road (at its intersection with Route 9A), and the properties bounded by Route 9A, North State Road, Woodside Avenue and the Village’s boundary with the Town of Mt. Pleasant. This area is built to a more suburban strip scale. The Village’s 2007 Comprehensive Plan notes the physical disconnect between the two downtown areas, and recommends the Village explore opportunities to better connect the two districts. One barrier to pedestrian connectivity between the east and west downtowns is the intersection of Route 9A and North State Road. This intersection is difficult for pedestrians to navigate, and the Village has prioritized pursuing safer pedestrian connections at this location. The Village’s preferred concept involves an elevated pedestrian bridge over North State Road over 9A.¹

Principal permitted uses in the CB1 district include retail, restaurants, and other personal services in addition to multifamily housing on the upper floors of buildings.² The CB1 zoning requires that

¹ This concept is outlined in the Modernization of Briarcliff-Peekskill Parkway Engineering Scoping Report, 2024. The study recommends advancing these concepts to preliminary engineering as funding becomes available.

² See [Chapter 220 Attachment 3](#) of the Briarcliff Manor Code for the complete list of permitted principal and accessory uses in the CB1 district.

buildings be built to a ‘build-to-line’ of either 10 or 12 feet, depending on whether the property is located on the east or west side of Pleasantville Road³. This is to ensure that new buildings are built to the sidewalk to create a continuous street wall along Pleasantville Road supporting a walkable and pedestrian-scale downtown. This condition currently exists on the east side of the road, but buildings are setback on the west side with parking lots in the front. The intent of the zoning is to eliminate this condition as properties are redeveloped on the west side of the street to create a more pedestrian friendly environment and more inviting traditional downtown or “main street” appearance.

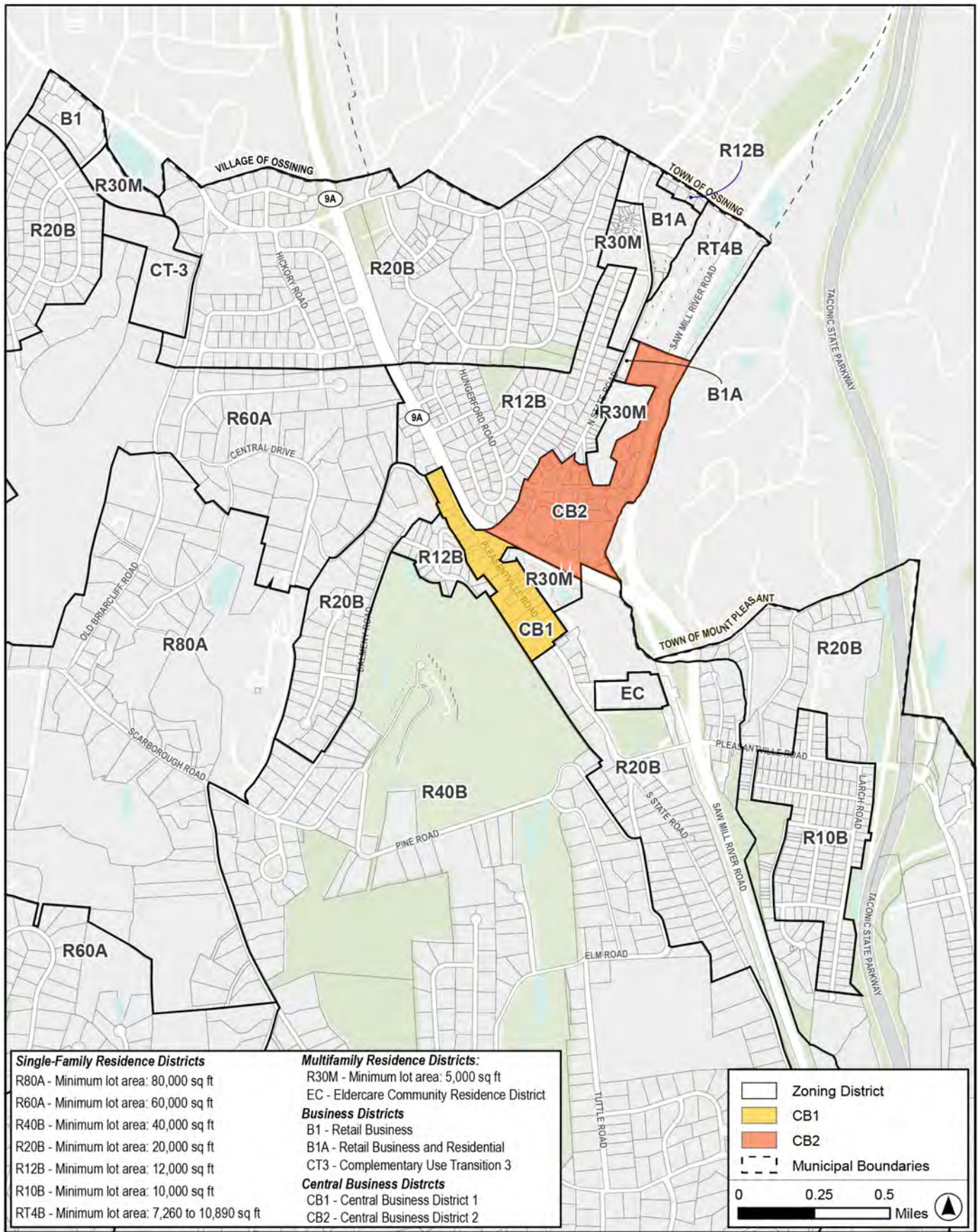
The west downtown (CB1) is predominantly characterized by one-story buildings containing small-scale local retail, restaurants, professional and medical offices, and personal service uses (see Figure 2). Multifamily housing is currently permitted on the second and third floors of buildings in the district; however, only two buildings, both of which are currently under construction, accommodate upper-level residential uses (1123 and 1133 Pleasantville Road). Village Hall is also located within the CB1 portion of downtown and contains the Police Department, the Fire Department, Village Court, and Village governmental offices.

The CB1 is bounded by single-family residence districts to the north (R12B), west (R20B, R12B, and R40B), and south (R20B) (see Figure 2). To the east, the district abuts the CB2 district and the Village’s multifamily residence district (R30M).

Like CB1, principal permitted uses in CB2 include retail, restaurants, offices, and other personal and professional uses, in addition to multifamily housing on the upper floors of buildings.⁴ East downtown is characterized by small shopping facilities like the Squires Shopping Center, Green’s Natural Foods Plaza, and Woodside Plaza, in addition to auto-repair shops and medical and professional offices located in stand-alone structures. Two mixed-use developments have been recently approved in CB2. Opened in 2024, 55 Woodside Avenue is a five-unit, mixed-use building across from Woodside Plaza. Adjacent to it, 157 North State Road, is proposed to be a two building 10-unit mixed-use development approved by the Planning Board in 2022. The districts abutting CB2 reflect a mix of uses, including single-family of varying densities (RT4B, R12B, and R20B), business (B1A and CB1), and multifamily housing (R30M).

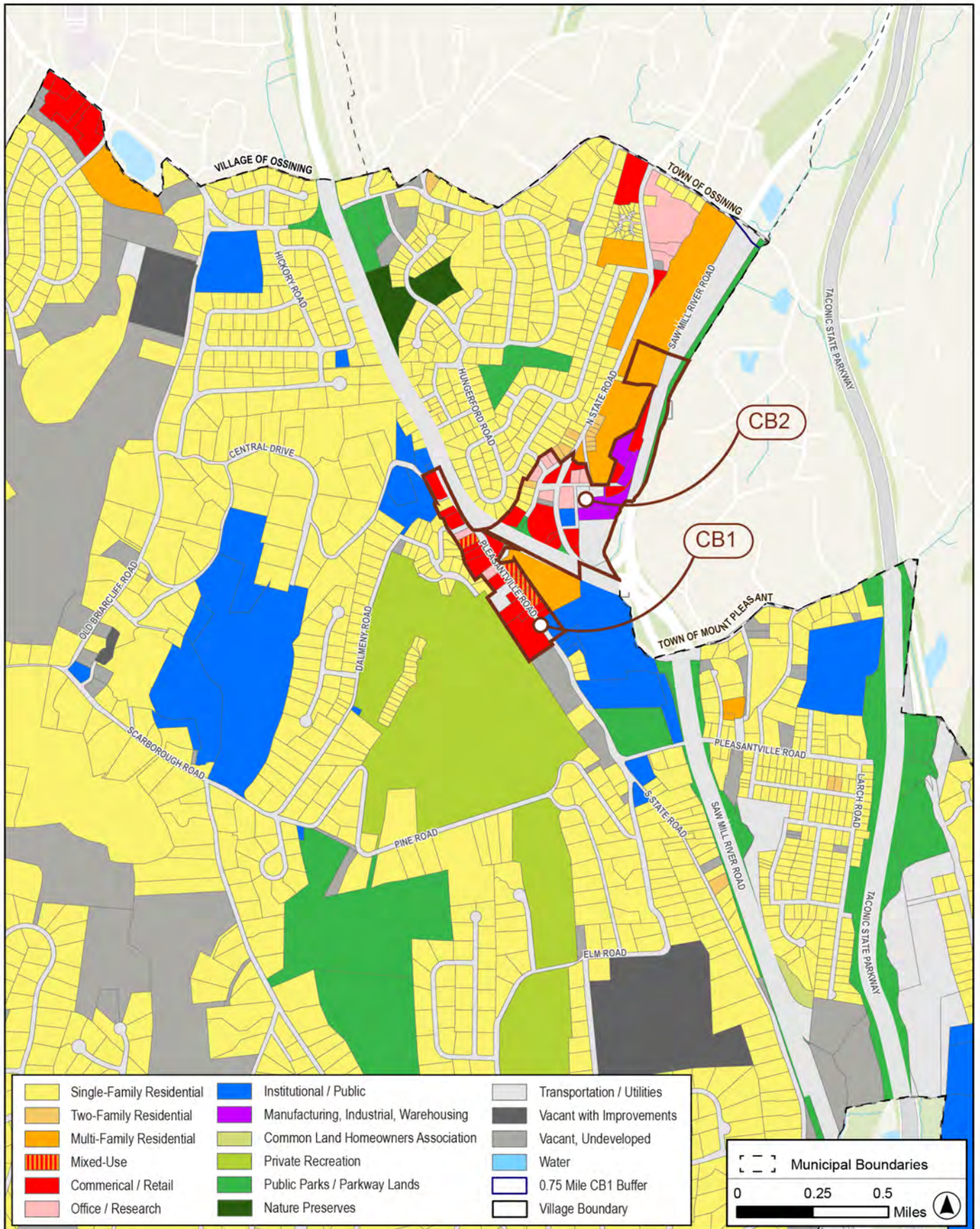
^{3 3} See [Chapter 220 Attachment 3](#) of the Briarcliff Manor Code for the complete list of permitted principal and accessory uses in the CB1 district.

⁴ See [Chapter 220 Attachment 3](#) of the Briarcliff Manor Code for the complete list of permitted principal and accessory uses in the CB2 district.



BRIARCLIFF MANOR

FIGURE 1: DOWNTOWN ADJACENT ZONING DISTRICTS



BRIARCLIFF MANOR

DOWNTOWN ADJACENT ZONING STUDY

FIGURE 2: DOWNTOWN ADJACENT LAND USE

SOURCES: BFJ PLANNING, ESRI, WESTCHESTER COUNTY

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Further, in support of its Comprehensive Plan goals, the Village has taken steps to channel additional housing density to its downtown (adoption of CB1 and CB2 District in 2015) and away from the more environmentally sensitive underdeveloped portions of the Village (i.e. Scarborough Corridor). However, given the demand for housing experienced in Briarcliff Manor and in Westchester County, along with the need for a diversity of housing types to serve an aging population, young families, and empty-nesters (see Section 1.3 for a summary of Briarcliff Manor’s demographic and housing characteristics), the Village is exploring opportunities for sites that could provide additional housing density and types within a walkable distance to downtown. Areas proximate to west downtown are uniquely positioned to offer future residents easy access to retail and restaurants along Pleasantville Road, as well as to community amenities like the library, community center, and Law Memorial Park. This Zoning Study provides an analysis of potential development sites proximate to the CB1 district that could provide an opportunity to help the Village meet its long-held goals of supporting a vibrant downtown district while also providing additional and diverse housing options.

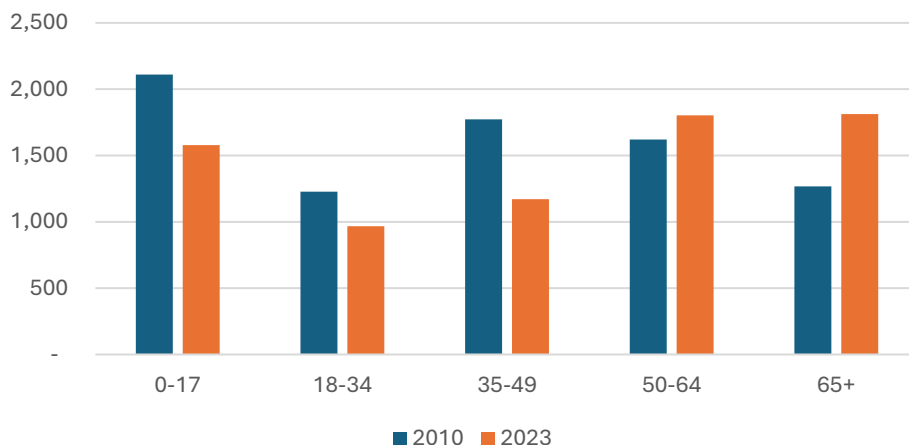
1.3 Population Profile

Briarcliff Manor has a population of approximately 7,300 residents. The population rose quickly from 1950 until 1970, consistent with the national “Baby Boom” trend. From 1990 through 2010, the population increased at a slower rate, with the population peaking in 2010 at 7,867 residents. There was a 7 percent decrease in population between 2010 and 2023.

Based on conversations with the Village administration and examination of other Census data, the population decline can largely be explained by smaller household size and composition, a result of both families choosing to have fewer children and children moving away from home for school or work.

Correspondingly, during this same period, average household size shrank from 2.77 persons per household to 2.64 and the Village experienced a decline in the youngest three age cohorts: children (0-17), young adults (18-34), and adults (24-49). In 2023, there were about 500 fewer children than in 2010, a 25 percent decrease (see Figure 3). This trend is reflected by a decline in school enrollment (see Section 1.5). Conversely, there was an increase of more than 700 adults over the age of 50, an expected trend following the 2019 opening of The Club, a seniors housing community with 287 units. The shifting of age cohorts results in 50 percent of the residents of the Village of Briarcliff Manor being 50 years old or above, compared to 39 percent in Westchester County. Accordingly, the median age of Briarcliff Manor residents has increased significantly over the last decade, reaching 49.6 in 2023, up from 43.4 in 2010.

Figure 3: Briarcliff Manor Population by Age, 2010-2023



Source: U.S. Census Bureau, ACS 2005-2010 5 Year Estimates, ACS 2019-2023 5 Year Estimates

Briarcliff Manor’s median household income is \$226,053. With more than half of households making more than \$200,000, Briarcliff Manor has a significantly higher median household income than Westchester County. Both Briarcliff Manor and Westchester County saw increases in median household income; however, when adjusted for inflation⁵, the Village saw a slight decrease of 6.9 percent while Westchester County saw a slight increase of 6.4 percent. It is possible that the recorded fall in median household income is caused by smaller household sizes, which tend to have lower household incomes, an older population, which generally has a lower participation in the workforce, and the omission of capital gains from the Census Bureau’s data collection.

There are 2,692 households in Briarcliff Manor, with 65 percent of the housing stock made up of single-family homes and 82.7 percent of all units are owner-occupied. The median home value in Briarcliff Manor is \$850,500, 33 percent higher than the median home price of \$638,400 in Westchester County.

These demographics speak to changing resident needs for housing. Aging residents or empty nesters seeking to age in the community have limited options to downsize out of single-family homes on larger lots. Additionally, young families looking to enter the community have limited options for smaller starter homes.

⁵ Inflation data calculated using the Federal Reserve of Minneapolis’ Inflation Calculator

1.4 Relevant Plans and Policies

This section summarizes adopted plans and policies related to housing and development in downtown Briarcliff Manor. These plans and policies demonstrate that providing housing opportunities in developed areas has been a Village goal for nearly two decades. Additionally, they highlight recent Village efforts to support the establishment of affordable and diverse housing.

Comprehensive Plan

The Village of Briarcliff Manor is in the process of updating its 2007 Comprehensive Plan. While the plan is in draft form and has not been adopted, the 2007 Plan's recommendations to strengthen the Village's downtown economic activity and increase housing supply remain a Village priority.

2007 Comprehensive Plan

The 2007 Plan emphasizes the need to provide a variety of housing types in Briarcliff Manor, particularly in areas with preexisting infrastructure and transportation access. Relevant housing goals include the following:

- Provide a range of housing styles and alternatives to meet the needs of a varied and diverse population.
- Provide housing opportunities in areas with well-developed infrastructure, and access to public transportation and major highways.

The 2007 Plan recommends defining the Village's Central Business District (CBD) and suggests strategies to improve the CBD's character; these strategies include fostering a cohesive local identity by establishing design standards for existing buildings and new construction and enhancing the streetscape experience by improving pedestrian safety and green infrastructure. Additional strategies include creating a Business Improvement District and amending zoning to allow mixed use two- and three-story buildings. Relevant goals include the following:

- Increase vitality of the CBD by providing for a mix of retail, office, housing, and park uses, and adequate parking
- Amend zoning to allow mixed-use two- and three-story buildings and encourage mixed use buildings that include housing appropriate for seniors, i.e. smaller units on one floor with handicapped-accessible features.

The 2007 plan presents a vision for a walkable, mixed – use downtown. It acknowledges the Village's need for more affordable and diverse housing and identifies areas with existing infrastructure as priority areas for potential redevelopment.

Affordable Housing Code

The Village of Briarcliff Manor Zoning Code requires the creation of affordable housing units in new residential developments (see § 220-10D). Within all developments of five (5) or more units in a single-family zoning district, no less than 10 percent of the total number of units must be created as affordable, or AFFH⁶ units. Within multifamily zoning districts, at least 10 percent of the units must be established as AFFH.

⁶ Affordable Affirmatively Furthering Fair Housing Unit (AFFH).

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For-sale AFFH units are defined as affordable to a household whose income does not exceed 80 percent of the area median income (AMI) for Westchester County and for which the annual housing cost of a unit does not exceed 33 percent of 80 percent AMI, adjusted for family size.⁷ Rental AFFH units are defined as affordable to a household whose income does not exceed 60 percent AMI and for which the annual housing cost of the unit does not exceed 30 percent of 60 percent AMI, adjusted for family size.⁸

1050 Pleasantville Road RFEI

In January 2024 Briarcliff Manor issued a Request for Expression of Interest (RFEI) to solicit proposals for the redevelopment of a 2.52-acre Village-owned property located at 1050 Pleasantville Road in downtown Briarcliff Manor. The Village is seeking a developer or a public-private partnership to redevelop the site as a mixed-use development that incorporates municipal functions to support the relocation of the Police Department and Village Court from the existing Village Hall building. Termed a “gateway site,” the redevelopment area abuts both commercial and mixed-use land uses, as well as residential and recreational uses. Once redeveloped, this site has the potential to contain ground floor retail, multifamily housing, a public open space and trails, and a new municipal building. The Village expects to enter into an agreement with a preferred developer in spring/summer 2025.

Westchester County Housing Needs Assessment

This 2019 study established a data-based foundation for creating and preserving affordable housing and identifying housing needs for the both the County and its municipalities. The study outlined recommendations to improve the affordable housing landscape. The assessment was not a fair share housing allocation, and it did not assign specific unit requirements to municipalities.

Westchester County Housing Needs Assessment noted a substantial shortage of housing for extremely low-income renters, people with disabilities, seniors, large families and the homeless. The report determined that the County needed 11,703 new affordable units and outlined 12 recommendations to address this shortage. These recommendations include tracking and monitoring housing construction, creating a community land trust, crafting model ordinances to expand housing options, and increasing available funding for the County’s affordable housing programs.

The Housing Needs Assessment also included profiles for each municipality in Westchester County.⁹ The Briarcliff Manor profile summarized relevant housing affordability statistics and evaluated affordability by homeownership and rental housing and estimated that the annual income needed for a median priced home in Briarcliff Manor is \$281,000. For renters, the County’s housing assessment estimated that the average renter can afford a monthly rent of \$923, but the fair market rent for a two-bedroom apartment in Briarcliff Manor is \$1,687.¹⁰ Under these circumstances, a renter would need to work 73.1 hours per week to afford an apartment at fair market rate in the

⁷ See [Chapter 220: Zoning](#) for definition of Affordable Affirmatively Furthering Fair Housing

⁸ See § 220-2 for complete AFFH requirements.

⁹ Westchester County Housing Needs Assessment, [Appendix C](#).

¹⁰ The Westchester County Housing Needs Assessment only provided information on representative two-bedroom apartments.

Village, demonstrating a significant gap between what the average renter can afford, versus what the rental market offers in Briarcliff Manor.

1.5 Community Facilities

Police

Downtown Briarcliff Manor and the adjacent neighborhoods are served by the Briarcliff Manor Police Department. The department has 20 sworn police officers, including a Chief of Police, one lieutenant, one detective/sergeant, five uniform patrol sergeants, and 11 uniform patrol officers. The police provide 24-hour, seven-day-per-week patrol coverage. The Police Department is in Village Hall, but the Village plans to relocate the department to the new municipal building at 1050 Pleasantville Road (see discussion above).

Fire

The Briarcliff Manor Fire Department is an all-volunteer organization with two stations: one at Village Hall and another at Scarborough Station in western Briarcliff Manor. The department is led by one fire chief and two assistant chiefs, and has approximately 150 members, 90 of whom are active.

Emergency Medical Services

The Briarcliff Manor Ambulance Corps operates within the Fire Department and responds to the emergency medical needs of the Village. The Ambulance Corps, located at Village Hall, has a staff of 72 volunteers who operate two ambulances 24 hours a day.

Schools

Downtown Briarcliff Manor and the adjacent neighborhoods are within the Briarcliff Manor Union Free School District, which is controlled by its own legislative body, independent of the Village. The district has one elementary school, one middle school, and one high school, all of which are located east of Route 9A.

For the 2023-2024 school year, total enrollment in the Briarcliff Manor Union Free School District was 1,346 students, a decrease of approximately 13 percent (-207 students) since the 2013-2014 school year (see Table 1). The 2023-2024 annual cost to educate a school child in the district was approximately \$31,335.¹¹ The Briarcliff School District's 2024 Long Range Financial Plan projects an additional net loss of 23 students over the next five years, constituting a 1.7 percent loss from 2023-2024 enrollment.

¹¹ The cost to educate a school child was calculated by dividing the total annual budget for the 2023/2024 school year (\$44,982,025 minus \$2,804,606 in state aid) by the total number of students (1,346).

Table 1: Briarcliff Manor Union Free School District Enrollment, 2013-2024

Grades	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	% Change from 2013-2014 to 2023-2024
K-5	605	582	562	552	519	508	513	524	537	564	572	-13.3% (-207 students)
6-8	363	348	346	347	359	355	317	282	267	294	296	
9-12	585	592	561	581	548	567	560	545	533	488	478	
Total	1,553	1,522	1,469	1,480	1,426	1,430	1,390	1,351	1,337	1,346	1,346	

Source: New York State Education Department (NYSED), 2025.

2.0. Selection of Study Area Sites

2.1 Site Selection Criteria

As stated above, the purpose of this Zoning Study is to identify potential sites proximate to the Village's downtown that may be appropriate for increased residential density. Site selection criteria was established to systematically identify eligible parcels based on proximity of the parcel to downtown, parcel size, pedestrian accessibility, and environmental constraints.

- **Geographic Proximity to Downtown Briarcliff Manor**

For the purposes of this study, a parcel is qualified as "downtown adjacent" if the parcel is within 0.75 miles (i.e., a 15-to-20-minute walk) of the CB1 district.

- **Parcel Size**

Due to the economies of scale associated with residential development, only parcels 10 acres or larger were considered in the evaluation.

- **Existing Pedestrian Access**

In addition to downtown adjacency, parcels were only deemed eligible if they had direct pedestrian access (i.e. existing sidewalk connection and not separated by a limited access highway) to downtown Briarcliff Manor to ensure that the potential development is walkable to local businesses and community facilities.

- **Environmental Constraints**

The evaluation considered whether steep slopes, wetlands, or flood plains were present on qualifying parcels; parcels with limited developable area were removed from further consideration.

- **Designated Parkland**

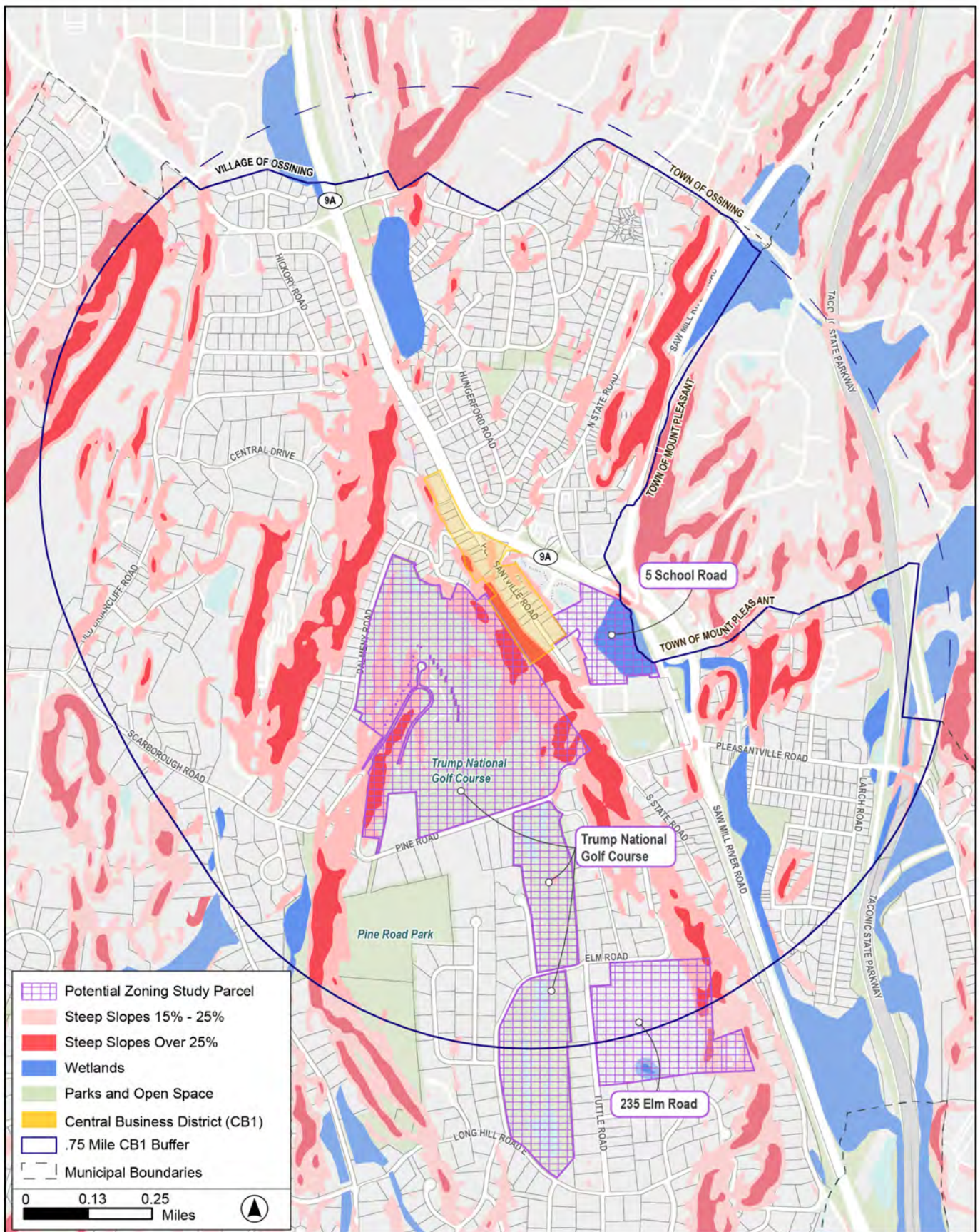
Parcels containing designated parkland or conservation easements were removed from consideration.

2.2 Potential Development Sites

The site selection criteria identified three downtown adjacent parcels with potential suitability for downtown adjacent redevelopment: 1) 5 Van Lu Van Road; 2) 100 Shadow Tree Lane; and 3) 235 Elm Road (see Figure 4).

5 Van Lu Van Road

5 Van Lu Van Road (formerly known as School Road) is a 13.4-acre Village-owned site off Pleasantville Road in the R20B district, abutting the southern border of the CB1 district, with direct pedestrian access to downtown Briarcliff Manor. The center of the parcel is vacant open space, while the edges of the parcel are occupied by various recreation facilities, including basketball courts, tennis courts, and the Briarcliff Manor Youth Center. Approximately half the site (± 45 percent) is constrained by wetlands, reducing the developable area to less than 10 acres. Additionally, the recreation facilities, which are located outside of the wetlands, are popular community resources for Briarcliff Manor residents. For these reasons, 5 Van Lu Van Road was eliminated from further evaluation.



**FIGURE 4: ENVIRONMENTAL CONSTRAINTS OF POTENTIAL
BRIARCLIFF MANOR
DOWNTOWN ADJACENT DEVELOPMENT PARCELS**

100 Shadow Tree Lane (Trump National Golf Club Westchester)

The Trump National Golf Club Westchester (“Trump National”) is a privately-owned parcel located in the Village’s R40B district. Trump National abuts CB1, as well as R12B, R20B, and R40B residential districts. This 147.4-acre property, located at 100 Shadow Tree Lane, was originally constructed in 1923 as the Briar Hall Country Club. It reopened in 2001 as Trump National Golf Club Westchester, a private, 18-hole golf course. Trump National facilities include a club house, guest suites, recreational facilities, a pool, and 16 townhomes. Golf course cart paths are available seasonally for Village pedestrian use and residents can access portions of the golf course during winter months for cross country skiing and sledding.

Trump National Golf Club is a popular recreational amenity that generates tax revenue for the Village. The property has maintained a recreational use for more than 100 years and, while private, is an important open space amenity in the Village. Additionally, Trump National continues to invest in maintaining its facilities - the Village recently approved an amendment to Trump National’s special permit to allow the construction of new irrigation wells and a storage building on the site.¹² With approximately 34 acres of steep slopes as well as locally regulated wetlands, significant portions of the parcel are environmentally constrained. Finally, there is notable grade separation (±56 feet) between Trump National and the CB1 district due to the steep slopes present on the eastern portion of parcel that creates a natural separation and distinction between the golf use and downtown. For these, and other related reasons, the Trump National Golf Club was eliminated from further evaluation.

235 Elm Road

235 Elm Road is a privately-owned parcel located approximately 0.7 miles from downtown Briarcliff Manor. The site occupies 37 acres in the Village’s R40B district and is bounded by Elm Road to the north and Tuttle Road to the west. The site has direct pedestrian access to downtown Briarcliff Manor via sidewalks along Elm Road, South State Road, and Pleasantville Road. The site was formerly occupied by Pace University but has been vacant for nearly a decade. While steep slopes and wetlands are present on the parcel, they do not restrict the developable area of the site. For these reasons, 235 Elm has been included in this study for additional consideration and analysis as a downtown adjacent development parcel.

¹² [Application-for-Special-Use-Permit-Amendment Trump-National-Golf-Club_11_1_2024](#)

3.0 235 Elm Road Development Site

3.1 Existing Conditions

Past Use of the Site

235 Elm Road has primarily been occupied by tax-exempt educational institutions over the past century. It initially housed Briarcliff College, a former women's college, from 1903 to 1977. Pace University purchased the site in 1977, and in 1978 the Village granted special permit approval to expand, allowing an enrollment of 700 residential students plus an additional 400 commuting students. Pace University occupied 235 Elm Road until 2017, when it sold the property to the Research Center on Natural Conservation, a nonprofit organization. In 2021, the Yeshivath Viznitz D'khal Torath Chaim, Inc ("Yeshivath"), also a nonprofit tax-exempt entity, purchased the property from the Research Center.

Land Use and Zoning

Development Site

While 235 Elm Road is currently vacant, the site was previously occupied by Pace University, which operated under a special permit as a "private institution of higher learning" under Village Code §220-6.J.(3) within the R40B single-family residence district. The development site consists of 10 vacant buildings in various states of disrepair that served as a dining hall, administrative offices, classrooms, and residential dormitories. The main campus building Dow Hall, was constructed in the early 20th century when the site was occupied by Briarcliff College and is notable for its architecture. The site also features 324 parking spaces and two driveway access points on Elm Road approximately 800 feet east of Tuttle Road (see Figures 5 and 6).

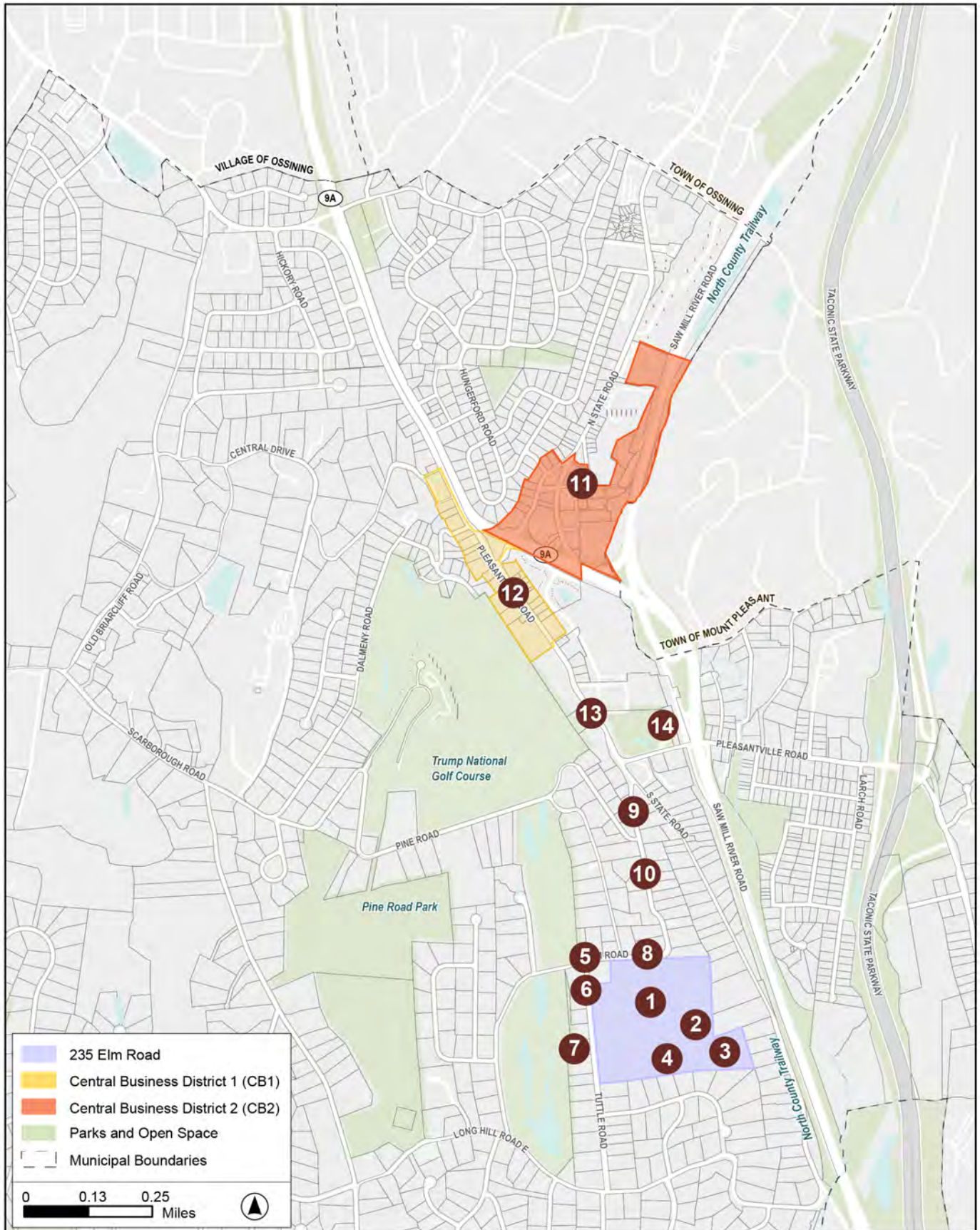
Principal permitted uses in the R40B district include single-family dwellings on lots with a minimum size of 40,000 square feet, parks, playgrounds, municipal buildings and parking lots, and special permit uses subject to §220-6.¹³ The Village amended the Zoning Code in 2021 to require that eligible parcels for special uses have primary access from, and frontage of no less than 200 feet along a state, county, arterial, or collector road¹⁴, which was not previously required. Following the 2021 amendments, the site no longer meets the roadway frontage requirements and is therefore ineligible for future special permit uses under existing R40 zoning district requirements.

Project Area

Residential neighborhoods of varying lot sizes and open space characterize the land uses to the south and east of the project site. To the west and north of 235 Elm Road is Trump National Golf Club Westchester, which operates a private 18-hole golf course, club house, and 16 townhomes on 147.4-acres. Cart paths are available for Village pedestrian use from December 1 to March 1. Walking is permitted on the southern portions of the club and along the service road adjacent to Pine Road. Residents can access portions of the golf course during winter months for cross country skiing and sledding. To direct people to appropriate areas, signs are posted at the golf course.

¹³ Special permit uses in residence districts include hospitals, places of worship, recreational facilities, nursery schools, museums, and art galleries.

¹⁴ See § 220-6J



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FIGURE 5: PHOTO KEY MAP

SOURCES: BFJ PLANNING, ESRI, WESTCHESTER COUNTY

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Photo 1: Dow Hall looking east



Photo 2: Macadam Parking Lot looking east



Photo 3: Steep slopes on the eastern portion of the development site, facing south



Photo 2: Walking path on the southern portion of the development site, looking west



Photo 5: Crosswalk at Elm Road and Tuttle Road facing southwest



Photo 6: Crosswalk on Tuttle Road facing south



Photo 7: Single-family home on Tuttle Road, facing west



Photo 8: Utility poles on Elm Road, facing east

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FIGURE 9: OFF-SITE PHOTOS

SOURCE: BFJ PLANNING

BFJ Planning



Photo 9: Sidewalk on the east side of Elm Road, facing northeast



Photo 10: Sidewalk on the west side of Elm Road, facing south



Photo 11: 55 Woodside Avenue looking west



Photo 12: West downtown businesses on Pleasantville Road, facing north

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FIGURE 11: OFF-SITE PHOTOS

SOURCE: BFI PLANNING

BFI Planning



Photo 13: Sidewalk along Pleasantville Road, facing south



Photo 14: Briarcliff Manor library facing north

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FIGURE 12: OFF-SITE PHOTOS

SOURCE: BFJ PLANNING

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The area to the south and west of 235 Elm Road is zoned R40B. One-acre single-family homes line the west side of Tuttle Road, a two-lane road with a center median and sidewalks on both the east and west sides of the road (see Figure 8). The Village installed sidewalks along Tuttle Road in 2021, connecting the neighborhood and the development site to the sidewalk network that extends into downtown Briarcliff Manor (see Figures 9 and 10).

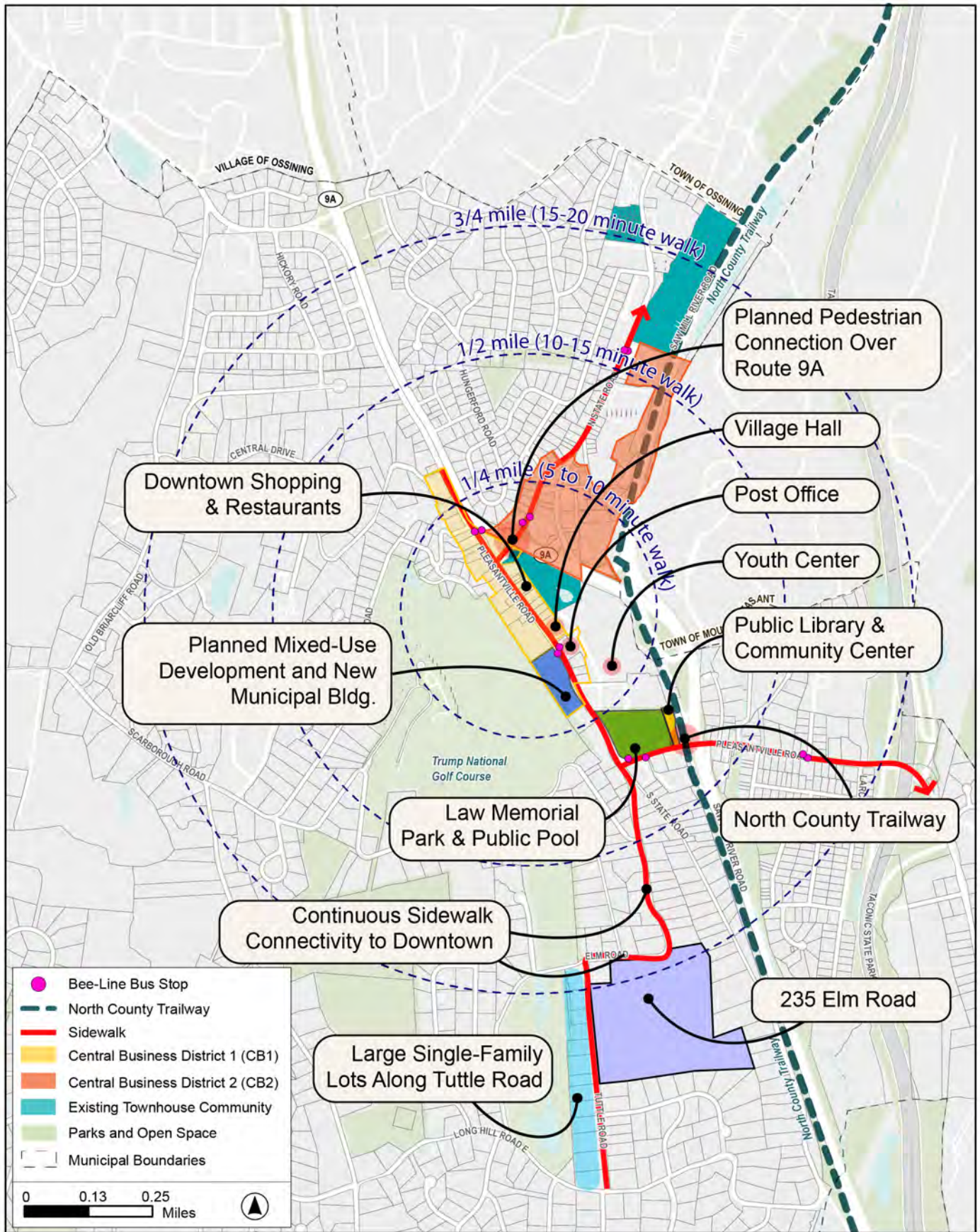
The area to the north and east of the development site are higher-density single-family districts. The R20B district is located along South State Road and is comprised of single-family homes on half-acre lots. The R10B district, known locally as the Tree Streets neighborhood, is located off Pleasantville Road, between the Taconic State Parkway and Route 9A. This area is characterized by raised ranch homes on one-quarter acre lots; the neighborhood has pedestrian access to downtown via the sidewalk along Pleasantville Road, which was installed in 2018.

Downtown Context

235 Elm Road is approximately 0.7 miles from downtown Briarcliff Manor, with direct pedestrian access to the downtown mixed-use district via continuous sidewalks along Elm, South State, and Pleasantville Roads (see Figures 10 and 13). This location positions the site as a key transitional site in Briarcliff Manor, linking the denser mixed-use and residential areas to the north and east with the lower-density residential neighborhoods to the south and west. Additionally, the site's proximity and connectivity to downtown Briarcliff Manor provides an opportunity to support the Village's efforts to grow the downtown as a vibrant, mixed-use district by locating new residents within the walkshed. These efforts include implementing various recommendations proposed in the 2017 Streetscape Advisory Report, such as installing new planters and trash cans, repairing light posts, and an enhanced maintenance schedule.

In addition to streetscape improvements, the Village is engaging in a public-private partnership to develop the Village-owned site at 1050 Pleasantville Road. The Village purchased the site from Wells Fargo in 2022, and in January of 2024, issued a Request for Expression of Interest (RFEI) for the redevelopment of the 2.52-acre site. The mixed-use site will house municipal offices, in addition to approximately 75 to 85 multifamily housing units, approximately 8,000 to 10,000 square feet of commercial space, and new public open space and trail connections. Additionally, this new development will shift the center of downtown to the south towards the 235 Elm Road site.

Adjacent to downtown Briarcliff Manor are popular community amenities, transportation facilities, and the neighboring east downtown, which is home to small shopping centers, medical and professional offices, and mixed-use development. The Westchester County Bee-Line bus (Route #19 and Route #14) serves downtown Briarcliff Manor via Pleasantville Road, connecting Village residents to the Town of Ossining and the City of White Plains (see Figure 11). Within a half mile of CB1 and the 235 Elm Road site are the Youth Center, the Public Library, Law Memorial Park, and the North County Trailway access point (see Figure 12). Downtown Briarcliff Manor also serves as the hub for the Village's sidewalk network, with the "spokes" extending northeast into the east downtown along North State Road, southeast into the Tree Streets neighborhood via Pleasantville Road, and southwest along South State Road, Elm Road, and Tuttle Road, where sidewalks were installed in 2021.



BRIARCLIFF MANOR

DOWNTOWN ADJACENT ZONING STUDY

FIGURE 13: LOCAL DOWNTOWN CONTEXT

SOURCES: BFJ PLANNING, ESRI, WESTCHESTER COUNTY

BFJ Planning

Natural Resources

Steep slopes are present on the eastern portion of the parcel, occupying 7.97 acres (347,273 square feet) or 20 percent of the site. The site also has one locally regulated freshwater wetland and watercourse system measuring approximately 72,310 square feet¹⁵ on the southern portion of the property (see Figure 14).¹⁶ The watercourse system is comprised of a small woodland wetland with an intermittent watercourse that extends west to east.¹⁷ There are no flood plains present on the site.

Infrastructure

Electrical

Electrical service is provided via a 15 kilovolt (kV) utility pole. Service goes to an underground utility transformer which steps the voltage down to 5kV. Power is transmitted to the electrical room in the DOW building via a set of four (4) #250 MCM 5kV wires and is distributed from there throughout the campus via multiple branches. Each branch is composed of one set of four (4) #2 AWG 5kV wires.

Water

235 Elm Road is serviced by the Briarcliff Manor Water District. Based on correspondence with the Village Engineer, it is expected that adequate water exists to serve the site. The site previously served a residential student population of 700 students and up to 400 commuting students, plus faculty per day.

The property is supplied by an 8" water service from Elm Road and a 6" service from Tuttle Road. These two services supply an 8" distribution loop throughout the campus. Each building has a domestic water service take off from the 8" loop. Buildings with sprinkler systems have a fire protection take off from the building's domestic service. One existing building on the northeast corner of the site, the Hillside Dormitory, is supplied by a 3" service from Elm Road.

Sanitary and Storm Sewer

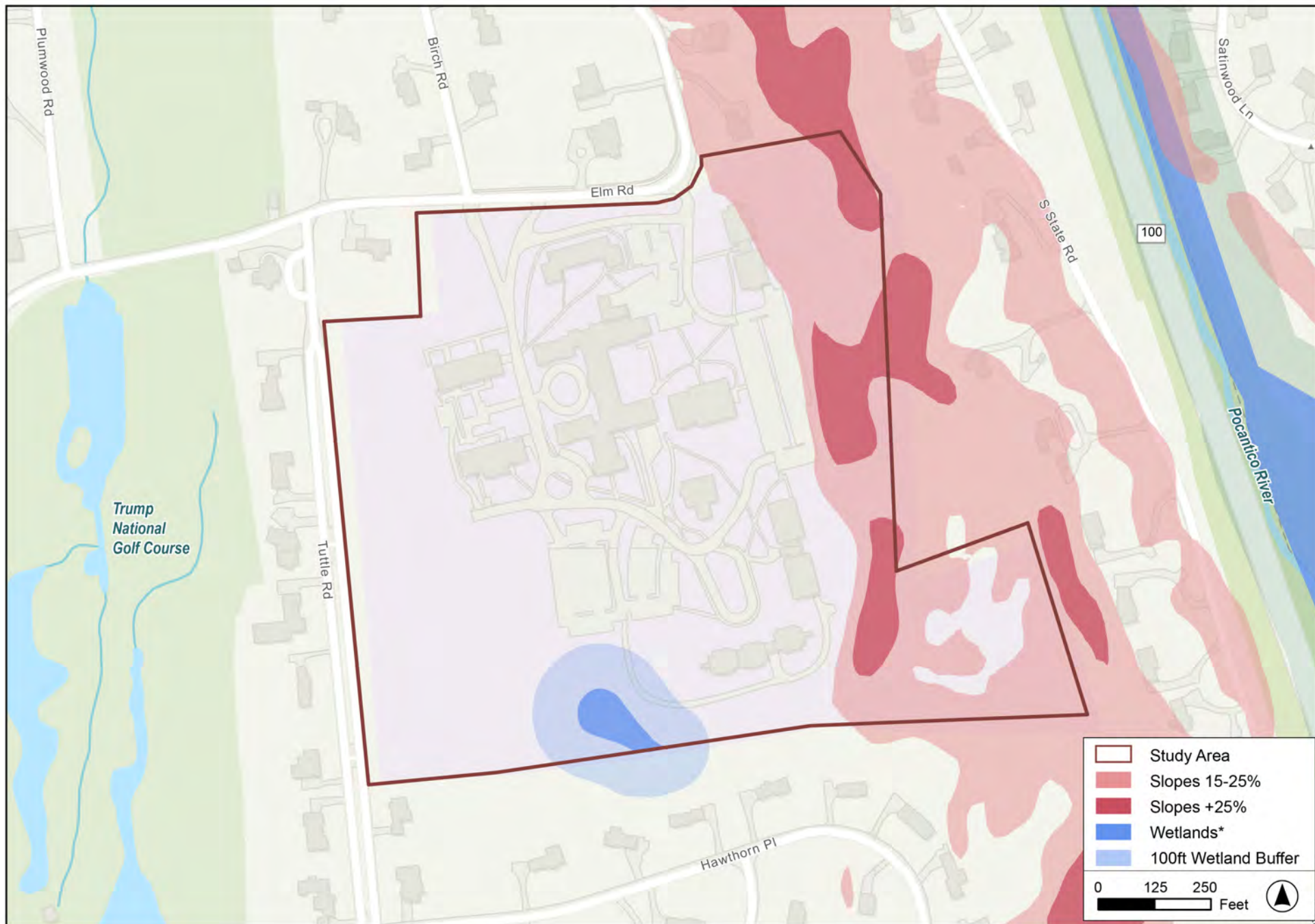
Overall, the existing sanitary sewer structures are in good condition. Several stormwater drainage structures require repairs and remediation.

The Village completed an analysis of potential remediation measures to address flooding along Elm Road, Pleasantville Road, and at Law Memorial Park in 2016. The drainage remediation study recommends replacement of existing piping and replacement or rehabilitation of catch basins in the vicinity of 235 Elm Road. The Village has received a grant from the County to implement some of the recommendations proposed in the drainage remediation study.

¹⁵ Includes the wetland and 100-foot wetland buffer area. Calculation provided by William Kenny Associates February 25, 2025

¹⁶ Per the NYCDEC letter of no jurisdiction received May 21, 2025, no NYCDEC regulated freshwater wetlands are present on the site.

¹⁷ Wetland & Watercourse Map produced by William Kenny Associates February 25, 2025



BRIARCLIFF MANOR

FIGURE 14: 235 ELM ROAD ENVIRONMENTAL CONSTRAINTS, 2025

DOWNTOWN ADJACENT ZONING STUDY

SOURCES: BFJ PLANNING, ESRI, WESTCHESTER COUNTY

BFJ Planning

Note: Wetlands identified on 235 Elm Road are not to scale. These wetlands must be verified as required by NYSDEC regulations.

4.0 Zoning Options

To support Briarcliff Manor's goals of providing a range of housing styles and alternatives to meet the needs of a varied and diverse population and supporting its downtown revitalization efforts, this Zoning Study evaluates six zoning scenarios under which 235 Elm Road could accommodate increased housing density and evaluates the potential associated impacts of development of each scenario. The six zoning scenarios, consisting of four existing zoning districts and two proposed new zoning districts, were chosen because they illustrate a range of housing typologies and densities, allowing the Village to best assess each district's potential environmental impacts and alignment with the Village's priorities.

The first four zoning scenarios examine development under existing zoning districts in Briarcliff Manor. They demonstrate potential housing density at 235 Elm Road under its current zoning district (R40), adjacent districts (R20 and R10), and a high-density multifamily option (R30M). To address the Village's goal of providing a variety of housing typologies, the Zoning Study also considers two options to create a new Planned Unit Development (PUD) zoning district that incorporate higher density attached single-family (townhome) development (PUD Option 1) and a mix of single-family attached (townhome) and single-family detached units (PUD Option 2). A third option (PUD Option 3) that considers the adaptive reuse of Dow Hall and other campus buildings is also explored but not evaluated due to cost and ownership considerations which cannot be mitigated without substantial investment or possibly a public-private partnership.

4.1 Estimation of Developable Land

Prior to assessing potential development scenarios for the development site, it is first necessary to determinate the amount of 235 Elm Road that is developable under local regulations. Approximately 20 percent of the parcel contains steep slopes and wetlands, both of which are protected natural resources in the Village Code (refer to Figure 5). Development allowed on steep slopes between 15 percent-25 percent is limited, while development on steep slopes over 25 percent is generally prohibited.¹⁸ Development is also prohibited on identified wetlands and within a 100-foot buffer zone around them.¹⁹ The steps to calculate the total amount of developable land are outlined below:

1. **Identify the area of the steep slopes on the site.** Exclude a small buffer of the 15 percent-25 percent steep slopes adjacent to land that slopes less than 15 percent, as this buffer could be used as backyard space for potential lots.²⁰ All slopes of 25 percent or greater were excluded.
2. **Locate wetlands on the site and calculate their surface area, including a 100-foot buffer.** Exclude a small portion of wetlands/wetlands buffer (20 percent), as this buffer area is permitted on lots (e.g., backyards or recreational space).
3. **Determine the developable area.** This is determined by subtracting the combined areas of the protected steep slope and wetland areas from the total parcel area.

¹⁸ See [§ 220-15: Protection of steep slopes](#).

¹⁹ See [Chapter 218](#) of the Village Code.

²⁰ A buffer of 4 percent was applied to the 15 percent to 25 percent steep slopes. Some development is permitted within 15 percent to 25 percent steep slopes.

Briarcliff Manor Downtown Adjacent Zoning Study

Following these steps, it was determined that there are approximately 28.1 acres of developable land on the 235 Elm Road Site (see Table 2). It was assumed that of this land, approximately 15 percent would be required for internal circulation (i.e. roads and sidewalks), so the total amount of land able to be subdivided was determined to be approximately 24.0 acres.

Table 2: Developable Land at 235 Elm Road

	Lot Area	Total Steep Slopes^a	Total Wetlands and Buffer Area^b	Internal Circulation^c	Total Developable Area
Square Feet	1,619,125.2	347,173.2	72,300.0	183,874.8	1,043,799.1
Acres	37.2	8.0	1.7	4.2	24.0

^a Total steep slopes on the site are 347,173.2 square feet. The value used in the study is 96 percent of the steep slopes area, or 333,286 square feet. Some development is permitted within 15 percent to 25 percent steep slopes. The study estimated that 4 percent of this area could be incorporated as yard space on lots.

^b A Wetland & Watercourse Map produced by William Kenny Associates on February 25, 2025, estimates the wetland and wetland buffer area as approximately 72,300 square feet. The value used in the analysis is 80 percent of the total wetland/wetland buffer area, or 57,840 square feet. Wetland buffer areas are permitted on residential lots. The study assumed that 20 percent of the wetland buffer area could be incorporated as yards or recreational space at 235 Elm Road.

^c Internal circulation is estimated to be 15 percent of developable land, based on similar precedents located in the Village

4.2 Examination of Zoning Alternatives

This section summarizes the development potential of 235 Elm Road under the four existing zoning districts (R40, R20, R10, and R30M) and the two potential PUD scenarios. A third PUD scenario, which considers adaptive reuse of existing campus buildings, is also explored. Under each of the existing zoning scenarios, the Village could develop one housing typology (detached single-family homes under R40, R20, and R10 or multi-family under R30M). The PUD scenarios reflect options to develop denser attached townhomes (PUD Option 1) or a mix of housing typologies and densities (PUD-2), that are not currently permitted under existing Village zoning regulations.

To conduct the analysis, assumptions about bedroom count and housing type for potential residential development in the six zoning districts were made. These assumptions are based on existing zoning districts' minimum lot size, setback, and building coverage requirements²¹ and desktop research on the types of housing that currently exist in Briarcliff Manor's various zoning districts. Table 3 provides a summary of the estimated number of units that could be developed at 235 Elm Road under each scenario.

Table 3: Estimated Number of Permissible Units by Zoning District^{ab}

	R40	R20	R10	R30	PUD-1	PUD-2
Multifamily Apartments						
1-bdrm	-	-	-	42	-	-
2-bdrm	-	-	-	125	-	-
3-bdrm	-	-	-	42	-	-
Townhomes						
2-bdrm	-	-	-	-	-	10
3-bdrm	-	-	-	-	64	50
4-bdrm	-	-	-	-	64	50
Single-Family Detached						
3-bdrm	-	-	52	-	-	-
4-bdrm	13	26	52	-	-	2
5-bdrm	13	26		-	-	3
Total Units	26	52	104	208	128	115

^a Unit counts are rounded to the nearest whole number in this summary table. See attached workbook for complete calculations.

^b It is assumed that all units are for-sale except under the R30M scenario which would be rental units. It is further assumed that 10 percent of units would be affordable at 80 percent AMI for the for-sale units and 60 percent AMI for the rental units, in line with the Village's proposed amendments to Chapter 220-10 Affordable Housing.

²¹ <https://ecode360.com/attachment/BR1701/BR1701-220b%20Table%202.pdf>

Existing Zoning Districts

R40

The R40 district is the Village's largest zoning district, covering approximately 30 percent of the Village. It is characterized by a mix of older and modern housing types on lots 40,000 square feet or larger. This district was considered in the Zoning Study because the development site is currently zoned R40. If the existing zoning regulations remained in place, an estimated 26 single family homes could be developed at 235 Elm Road. This development scenario would mirror the density and visual character of the existing homes along Tuttle Road.

R20

This district is mapped in western, northern, central and eastern parts of the Village. In general, neighborhoods in this district are characterized by ranch and raised ranch (split level) homes on 20,000 square foot lots in standard subdivisions. R20 was included as a zoning scenario because the R20 district abuts the development site to the south and east and would support denser single-family development than the R40 district. Based on R20 zoning requirements and environmental constraints, an estimated 52 single family homes could be developed at 235 Elm Road. This scenario approximately doubles the number of homes that are permitted under existing regulations but is visually similar to the existing neighborhood given the abutting R20 district along Elm and South State Roads.

R10

This district is mapped in only one area of the Village, in the neighborhood known locally as the Tree Streets neighborhood, located off Pleasantville Road, between the Taconic State Parkway and Route 9A. It is characterized by raised ranch homes and traditional houses on 10,000 square foot lots. The R10 district has similar proximity to west downtown and Village amenities as 235 Elm Road and would permit higher density single-family development than the current R40 district. If rezoned to R10, an estimated 104 single family units could be developed at 235 Elm Road. Development under R10 would generate four times as many housing units as could be built under existing R40 regulations, while maintaining the existing single-family character of the neighborhood.

R30M

This district is the Village's multi-family district. There are four mapped R30M districts in Briarcliff Manor, three of which are adjacent to CB1 or CB2. Given the development site's past use as a campus housing 700 students and the proximity of R30M districts to the downtown, the Zoning Study evaluated an option to support high-density multi-family housing that could be similarly integrated into the surrounding residential neighborhood. Based on R30M zoning requirements and environmental constraints, an estimated 208 multi-family units could be developed at 235 Elm Road. The R30M scenario would meet the Village's goal to increase housing density and diversity, as it is approximately eight times denser than development permitted under R40, and supports multi-family, instead of single-family housing, the predominant housing typology in the Village; however, multifamily apartment uses at this location differs from the predominant single-family residential character in the surrounding neighborhood.

Planned Unit Developments

After considering the four potential development scenarios under existing Village residential zoning districts, additional options that would require the creation of a new zoning district were also considered. Given the large size of the site, its existing natural features, the mix of adjacent districts and densities, walkability to downtown, existing large natural buffers, etc., the option of creating a Planned Unit Development or PUD district was considered.

Planned Unit Development (PUD) zoning is a type of land use regulation that allows for more flexible and integrated development than traditional zoning. Instead of adhering strictly to preset zoning categories (like single-family or multifamily), a PUD permits a mix of uses—such as attached or detached housing on a variety of lots size—within a single, cohesive development plan. It's intended to encourage creative land use design that promotes efficiency, open space, and community cohesion.

Key Features:

- **Flexibility in Land Use:** PUDs allow combinations of uses (e.g., residential at a variety of scales) that may not be permitted under conventional zoning.
- **Customized Design Standards:** Design standards (e.g., setbacks, height restrictions, road layouts) are customized to the on-the-ground conditions of a specific development site.
- **Open Space Requirements:** PUDs often require or incentivize the inclusion of parks, trails, and open space.
- **Integrated Infrastructure:** Roads, utilities, and services are planned comprehensively across the entire development.

Considering the Village's overall goal to provide a range of housing options, and 235 Elm Road's intermediate location between zoning districts of varying densities, the Zoning Study evaluates two options that could appropriately increase single-family residential density in a townhome-style development that is mindful of the site and neighborhood context,

In considering appropriate densities for the development site, other existing townhome developments in Briarcliff Manor were evaluated. Table 4 summarizes the unit count and residential density of three local townhome communities. Notably, these three developments, like 235 Elm Road, are proximate to downtown Briarcliff Manor. 190 Colby Lane abuts the CB1 district, while Wyndcrest and 186 Old Willow Way are approximately three-quarter miles from downtown (see Figure 13). 186 Olde Willow Way has the highest residential density of the townhome developments studied at 8.4 units per acre, while 190 Colby Lane and Wyndcrest have densities of 7.7 and 5.5 units per acre respectively.

Table 4: Townhome Development in Briarcliff Manor

	Lot Size (Acres)	Unit Count	Unit / Acre
190 Colby Lane	5.2	40	7.7
Wyndcrest	15.0	82	5.5
186 Olde Willow Way	2.9	24	8.4
235 Elm Road – PUD-1	37.2	128	3.4
235 Elm Road – PUD-2	37.2	115	3.1

Planned Unit Development – Option 1 (PUD-1)

The proposed PUD Option 1 accommodates attached single-family housing (townhome) at a higher density (+25 percent) than the R10 district. PUD-1 is designed to support clustered townhomes with a substantial open space and natural resources buffer around the perimeter of the parcel. Under this scenario approximately 128 three- and four-bedroom townhomes could be developed on the site. PUD-1 would have a density of approximately 3.4 units per acre based on the gross acreage of the development site which is less than half of 190 Colby Lane and 186 Olde Willow Way and only just less than half of Wyndcrest.

Planned Unit Development- Option 2 (PUD-2)

A second PUD option that mixes housing densities and typologies within one development to conform to the existing neighborhood context is also considered herein. PUD-2 incorporates five larger single-family homes on 0.7-acre lots along Tuttle Road to match the development pattern on the west side of the street, while locating 110 two, three, and four-bedroom townhomes in the center of the development site. Open space along Elm Road and wooded buffers behind the detached single-family lots would preserve the existing visual single-family character of the neighborhood. PUD-2 would have a density of approximately 3.1 units per acre based on the gross acreage of the development site which is less than half of 190 Colby Lane and 186 Olde Willow Way and only just less than half of Wyndcrest.

Planned Unit Development- Option 3 (PUD-3)

Given the past use of the 235 Elm Road property as a college campus, the site provides opportunities for adaptive reuse of these now vacant campus buildings. As noted above, these buildings formerly served various campus functions, including a dining hall, administrative offices, classrooms, and residential dormitories for Pace University. The main campus building, Dow Hall, was constructed in the early 20th century when the site was occupied by Briarcliff College and is notable for its Châteauesque design, a revivalist architectural style based on the French Renaissance architecture. The existing buildings have sat vacant for the past decade and are in a state of disrepair from lack of ongoing maintenance and upkeep. They also require modernization to bring them up to current fire and building code safety and accessibility standards. Despite their current condition, the buildings do provide an opportunity, under the right circumstances, for adaptive reuse.

Dow Hall is a recognizable asset on the former campus, with its distinct architectural style and character. Further, Dow Hall, while not listed on the National or State Register of Historic Places, is

eligible for listing given its age and history. Other campus buildings also provide opportunities for reuse for other non-campus purposes. No such alternative uses for the campus exist under the current R40 zoning.

Like the PUD Option 1 and PUD Option 2 discussed above, a PUD could be created that would allow reuse of some or all the existing campus buildings for multifamily residential or community uses. Given the current state of many of the buildings, the cost to renovate, upgrade, and adapt the existing to a new multifamily use would most likely prove cost prohibitive for a private developer. Typically, adaptive reuse, while offering many benefits – including waste reduction and resource conservation, reduced construction costs (reduced demolition costs), and historic preservation of outdated buildings – has higher labor costs, high repair costs, hazmat abatement issues (removal of asbestos and lead paint), outdated mechanical, electrical, and plumbing systems, structural and acoustic challenges, and floorplates that may not align with modern standards for residential development²².

In order to overcome these challenges, it is likely that a public-private partnership between the Village or the Village's Local Development Corporation (LDC) along with some level of public funding would be needed to achieve a successful adaptive re-use of the property. Public funding would likely include a combination of historic tax credits, a payment in lieu of taxes (PILOT), state or federal funding for affordable housing (low-income housing tax credits, project-based vouchers, HOME funds, etc.), or relief from Village recreation fees. While there may be community and environmental advantages to this scenario, the required public investment coupled with the challenges to adaptive reuse outlined above, make this scenario less likely, absent a strong public-private partnership that would require interest on both sides. Therefore, it has been eliminated from further consideration in this report.

²² <https://www.mbharch.com/post/a-complete-guide-to-adaptive-reuse-in-2023>
<https://www.mgac.com/blog/cost-drivers-of-historic-adaptive-reuse-projects/>

4.2 Evaluation of Potential Environmental Impacts of Zoning Alternatives

To compare the relative environmental impacts of the various zoning scenarios, the following analysis is generic in nature and not based on a site-specific development plan. Any future development of the 235 Elm Road site would require site-specific analysis as required by local law and the New York State Environmental Quality Review Act (SEQR). The analysis herein serves to illustrate general differences in developmental outcomes under the six zoning scenarios under consideration, and provides an estimate of public-school children generation, taxes, vehicle trips, recreation fees, and water and sewer impacts for each scenario.²³ See Table 5 for a summary of development type, unit count, and estimated impacts by zoning district.

²³ The narrative provided describes the impacts of owner-occupied units. See attached workbook for zoning scenario impact calculations for both owner and renter scenarios.

Table 5: Estimated Environmental Impact by Zoning District Scenario²⁴

	R40	R20	R10	R30M	PUD-1	PUD-2
Total Units	26	52	104	208	128	115
Unit Type	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached (townhomes)	Single-family attached (townhomes) + single-family detached
Total Estimated Public School Children (Owner-occupied)^b	21	43	85	34	30	23
Total Estimated Water/Sewer (gallons / day)^d	20,020	40,040	57,200	90,640	70,400	61,160
Total Estimated Annual Tax Revenues^e	\$1,736,335	\$3,472,670	\$5,644,905	\$1,040,000	\$5,518,494	\$5,040,457
Total Estimated Annual Village Tax Revenues^f	\$365,073	\$730,145	\$1,186,868	\$218,665	\$1,160,289	\$1,059,780
Total Estimated Annual School District Tax Revenues^g	\$1,137,640	\$2,275,280	\$3,425,296	\$686,400	\$3,615,696	\$3,302,488
Total Estimated Cost to Educate^h	\$669,714	\$1,339,429	\$2,678,858	\$1,079,704	\$952,042	\$726,744
Total Estimated Trips Generated (AM peak)ⁱ	24	49	98	106	61	56
Total Estimated Trips Generated (PM peak)^j	18	36	73	83	73	67
Revenue from Recreation Fees^k	\$312,000	\$624,000	\$1,248,000	\$1,664,000	\$1,536,000	\$1,380,000

^a Utilized Rutgers Population Multipliers for New York State (2006)

^b Analysis uses a [formula](#) based on recent American Community Survey data and PUMS data for Westchester County.

^c Analysis uses a [formula](#) based on recent American Community Survey data and PUMS data for Westchester County.

^d Proposed water and sanitary flows are based upon unit bedroom count of 110 gallons / day.

^e The Zoning Study used the [2025 Consolidated Rate Sheet](#) for the Town of Ossining and the [Westchester County 2025 Area Median income, Sales and Rent Limits Guide](#) to determine AMI. The estimated assessed value for each housing typology was based on assessor data and a survey of recent home sales in Briarcliff Manor on Zillow.

^f The study used the [2025 Consolidated Rate Sheet](#) for the Town of Ossining and the [Westchester County 2025 Area Median income, Sales and Rent Limits Guide](#) to determine AMI.

^g The study used the [2025 Consolidated Rate Sheet for the Town of Ossining](#) and the [Westchester County 2025 Area Median income, Sales and Rent Limits Guide](#) to determine AMI.

^h The cost to educate a school child was calculated by dividing the total annual 2023-2025 school district budget (\$42,177,417) by the total number of students (1,346).

ⁱ Peak morning is defined as one hour between 7 AM and 9 AM

^j Peak afternoon is defined as one hour between 4 PM and 6 PM

^k Recreation fees were calculated using the Village of Briarcliff Manor [Master Fee Schedule](#)

²⁴ See the attached workbook for complete data and calculations used in the analysis.

Public School Children

The number of public-school children to be generated by each scenario was determined using Westchester County-specific public school children multipliers – see Table 6, below.²⁵ The multipliers were generated by using 2023 American Community Survey data and Public Use Microdata (PUMS) data for Westchester County broken down by housing type, bedroom count, housing cost, and tenure (housing built since 2000) to produce public school children multipliers for various types of residential housing throughout Westchester County.²⁶

Estimates indicate that development under R10 and R20 would generate the highest number of public-school children (85 and 43, respectively), and R40 and PUD-2 would produce the fewest public school children (21 and 23, respectively).²⁷ The PUD-1 and R30M zoning scenarios generate the most housing units, but given their housing typologies (single-family attached and multi-family), they are not projected to generate a proportionate number of public school children because the Westchester-specific multipliers are higher for single-family detached homes and lower for single-family attached townhomes for comparably priced units. As supported by the data, families with children are more likely to purchase a single-family home with a yard rather than an attached townhome on a small lot at the same price point. Additionally, these multipliers are further supported by declining enrollment trends seen in the Briarcliff Manor Union Free School District and throughout Westchester County. Given the school district’s declining enrollment (-207 students over the last decade), it is anticipated that the district has capacity to accommodate the potential public-school children generated by all six zoning scenarios.

Table 6: Public School Children and Cost to Educate by Zoning Scenario²⁸

	R40	R20	R10	R30M	PUD-1	PUD-2
Total Units	26	52	104	208	128	115
Unit Type	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached (townhomes)	Single-family attached (townhomes) + single-family detached
Total Estimated Public School Children (Owner-occupied)^a	21	43	85	34	30	23

^a Zoning Study analysis used a [formula](#) based on recent American Community Survey data and PUMS data for Westchester County.

^b The cost to educate a school child was calculated by dividing the total annual 2023-2025 school district budget (\$42,177,417) by the total number of students (1,346).

²⁵ Urbanomics, Inc (2024) Port Chester School Enrollment Mitigation Analysis 2024 Update.

https://www.portchesterny.gov/DocumentCenter/View/2001/Port-Chester-School-Mitigation-2024_Final?bidId=

²⁶ The analysis was based on 2023 American Community Survey data and Public Use Microdata (PUMS) data for Westchester County. The results of the study were cross-referenced against actual residential development data.

²⁷ See workbook for public school generation estimates for renter-occupied units.

²⁸ See the attached workbook for complete data and calculations used in the analysis.

Traffic

To estimate trips generated by the six zoning scenarios, traffic generation multipliers provided by the Institute of Transportation Engineers *Trip Generation Manual* (ITE Manual) ²⁹ were used to estimate the AM peak and PM peak hour vehicle trip generation – see Table 7 below.³⁰ The ITE Manual trip generation multipliers vary based on housing typology: single-family detached, single-family attached (i.e., townhomes), and multi-family housing (i.e., low-rise apartments).

Applying the multipliers to the respective zoning scenarios, estimates indicate that R30M and R10 would generate the most peak hour trips and R40 and R20 would generate the fewest number of peak hour vehicle trips. However, all six zoning scenarios generate significantly fewer trips than weekday peak traffic generated by the Pace University Briarcliff Campus. A 2010 Traffic Study by Colliers Engineering & Design counted 174 AM peak trips and 202 trips during the PM peak hour.³¹

Table 7: Estimated Trip Generation by Zoning Scenario³²

	R40	R20	R10	R30M	PUD-1	PUD-2
Total Units	26	52	104	208	128	115
Unit Type	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached (townhomes)	Single-family attached (townhomes) + single-family detached
Total Estimated Trips Generated (AM peak)^a	24	49	98	106	61	56
Total Estimated Trips Generated (PM peak)^b	18	36	73	83	73	67

^a Peak morning is defined as one hour between 7 AM and 9 AM (ITE Trip Generation Manual, 2021)

^b Peak afternoon is defined as one hour between 4 PM and 6 PM (ITE Trip Generation Manual, 2021)

²⁹ See attached workbook for calculations.

³⁰ AM Peak is one hour between 7 AM and 9 AM; PM Peak is one hour between 4 PM and 6 PM

³¹ See Appendix C for the 2010 Colliers Engineering & Design Study

³² See the attached workbook for complete data and calculations used in the analysis.

Sanitary Sewer and Water

The sanitary and water flow for each zoning scenario was determined using multipliers contained in the New York State Department of Environmental Conservation *Design Standards for Intermediate Sized Wastewater Treatment Systems*, which establishes typical per-unit hydraulic loading rates for determining approximate sanitary flows (see Table 8 below).³³ The loading rate for apartments and single-family homes is 110 gallons per day per bedroom. To calculate sewer and water average flow estimates for the six zoning scenarios, the loading rate was multiplied by bedroom count.³⁴

Given unit volume and bedroom count, it is estimated that R30M and PUD-1 development would generate the highest average daily water and sewer demand (90,640 and 70,400 gallons per day, respectively), and the districts with the fewest housing units, R20 and R40, would have the lowest water and sewer demand (40,040 and 20,020 gallons per day, respectively). Based on correspondence with the Village Engineer, and the site's previous use as a college campus, it is expected that adequate water and sewer exists to accommodate any of the six zoning scenarios.

Table 8: Estimated Sanitary Sewer and Water Impact by Zoning Scenario³⁵

	R40	R20	R10	R30M	PUD-1	PUD-2
Total Units	26	52	104	208	128	115
Unit Type	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached (townhomes)	Single-family attached (townhomes) + single-family detached
Total Estimated Water/Sewer (gallons / day)^a	90,640	57,200	40,040	20,020	62,700	56,760

^a Proposed water and sanitary flows are based upon unit bedroom count of 110 gallons / day (DEC Design Standards, 2014)

³³ [NYS Design Standards for Intermediate Sized Wastewater Treatment Systems](#)

³⁴ See attached workbook for calculations.

³⁵ See the attached workbook for complete data and calculations used in the analysis.

Fiscal

Taxes

The potential Village, school district, and total property taxes generated per zoning scenario are provided in Table 9 below. The tax rates were sourced from the Town of Ossining's Consolidated Rate Sheet for 2025.³⁶ Average assessed values were estimates based upon 2024 home sales in Briarcliff Manor, comps provided by the Town of Ossining Assessor, Michael Fouassier, and desktop research on sales price estimates for homes with similar bedroom counts in Briarcliff Manor.³⁷

As shown in Table 9, the R10, PUD-1, and PUD-2 scenarios would generate the highest total property tax revenue (\$5.6M, \$5.5M, and \$5M respectively) and Village tax revenue annually (\$1.18M, \$1.16M, and \$1.06M, respectively). The R30M and R40 scenarios would generate the least amount of annual property tax (\$1.04M and \$1.74M, respectively) and Village tax revenue (\$218,665 and \$365,073, respectively). While the six zoning scenarios are estimated to generate a range of tax revenues for the Village, the parcel has historically been tax-exempt given its past uses as a university and Yeshivath. Therefore, any residential use of 235 Elm Road will generate an increase in tax revenue for the Village compared to previous years.

In addition to school district taxes, the Zoning Study evaluated the cost to educate of the additional public-school children generated under each zoning scenario (see Table 9). Other than R30M, each zoning scenario would generate more taxes paid to the school district than the cost to educate the public-school children projected, generating a net increase for the Briarcliff Manor Union Free School District. PUD-1 and PUD-2 would generate the highest net revenue for the school district (\$2.66M and \$2.58M, respectively).

Recreation Fees

Briarcliff Manor charges a one-time recreation fee for newly created residential units or lots to accommodate the additional residents' usage of the Village's parks and recreation resources.³⁸ The recreation fee charges \$12,000 for each single-family lot created, and by bedroom size for other housing typologies.³⁹ R30M, PUD-1, and PUD-2, the densest zoning scenarios, would generate the highest amount of recreation fees (\$1.66M, \$1.54M, and \$1.38M). R40 and R20, the least dense scenarios, generate the fewest additional housing units and therefore generate the smallest amount of recreation fees (\$312,000 and \$624,000, respectively).

³⁶ [Consolidated Rate Sheet 2025-04-01.xlsx](#)

³⁷ See the attached workbook for fiscal impacts methodology and calculations.

³⁸ [§ 220-19: Recreation fees](#)

³⁹ [Briarcliff Manor Master Fee Schedule](#)

Table 9: Estimated Fiscal Impact by Zoning Scenario⁴⁰

TOTAL	R40	R20	R10	R30M	PUD-1	PUD-2
Total Units	26	52	104	208	128	115
Unit Type	Single-family detached	Single-family detached	Single-family detached	Apartments	Single-family attached (townhomes)	Single-family attached (townhomes) + single-family detached
Annual Tax^a	\$1,736,335	\$3,472,670	\$5,644,905	\$1,040,000	\$5,518,494	\$5,040,457
Annual Village Tax^b	\$365,073	\$730,145	\$1,186,868	\$218,665	\$1,160,289	\$1,059,780
Total Annual School District Tax^c	\$1,137,640	\$2,275,280	\$3,425,296	\$686,400	\$3,615,696	\$3,302,488
Cost to Educate^d	\$669,714	\$1,339,429	\$2,678,858	\$1,079,704	\$952,042	\$726,744
Net Benefit to the School District	\$467,926	\$935,851	\$746,438	(\$393,304)	\$2,663,654	\$2,575,744
Recreation Fees^e	\$312,000	\$624,000	\$1,248,000	\$1,664,000	\$1,536,000	\$1,380,000

^a The Zoning Study used the [2025 Consolidated Rate Sheet](#) for the Town of Ossining and the [Westchester County 2025 Area Median income, Sales and Rent Limits Guide](#) to determine AMI. The estimated assessed value for each housing typology was based on assessor data and a survey of recent home sales in Briarcliff Manor on Zillow.

^b The study used the [2025 Consolidated Rate Sheet](#) for the Town of Ossining and the [Westchester County 2025 Area Median income, Sales and Rent Limits Guide](#) to determine AMI.

^c The study used the [2025 Consolidated Rate Sheet for the Town of Ossining](#) and the [Westchester County 2025 Area Median income, Sales and Rent Limits Guide](#) to determine AMI.

^d The cost to educate a school child was calculated by dividing the total annual 2023-2025 school district budget (\$42,177,417) by the total number of students (1,346).

^e Recreation fees were calculated using the Village of Briarcliff Manor [Master Fee Schedule](#)

⁴⁰ See the attached workbook for complete data and calculations used in the analysis.

5.0 Recommendation

The analysis in Section 4 illustrates the fiscal and environmental trade-offs among the six zoning alternatives. Taking into consideration these trade-offs and the development's site's past use as a college campus, it is feasible that any of the six zoning scenarios could be accommodated at 235 Elm Road and meet the Village's stated goal to increase housing inventory. While the zoning scenarios with the most single-family detached units generate the most public-school children, it is anticipated that the district has capacity to support any of the scenarios given declining enrollment. However, given other anticipated residential developments in the Village, including at the 1050 Pleasantville Road site, 1230 Pleasantville Road site, and other potential downtown developments, the Village should be mindful of the cumulative impact that new development could have on the school district and other Village community facilities.

Additionally, as mentioned above, the annual property taxes generated by all six zoning scenarios will be a net-positive given the site's historic tax-exempt status. Additionally, trip generation and water/sewer demand are assumed to be less as a residential development than as its previous campus use.

While all six zoning scenarios meet the Village's goal to provide additional housing, only the R30M, PUD-1, and PUD-2 zoning scenarios address the Village's second goal of expanding housing diversity. These scenarios support typologies other than single-family attached homes, which represent the majority of the Village's existing housing stock.⁴¹ Among these three zoning scenarios, PUD-2 has the smallest environmental impact relative to R30M and PUD-1. PUD-2 generates fewer peak hour vehicle trips (56 AM and 67 PM) and water/sewer demand (61,160 gallons / day) than R30M and PUD-1.⁴² It is estimated to have a small impact on public school children generation (23), while still producing significant tax revenue (\$5,040,457) and recreation fees (\$1,380,000) for the Village. The school district taxes (\$3.3M) are more than twice the cost to educate the projected school children (\$726,744), generating a net gain (\$2.58M) for the School District.

PUD Option 2

Based on the above analysis it is recommended that the Village consider PUD Option 2 for 235 Elm Road because it best achieves the Village's stated goals, while minimizing environmental impact and returning the best net positive fiscal outcome. PUD-2 supports a range of housing types and densities, it has minimal environmental impacts compared to the other five zoning scenarios, and by offering a mix of single-family homes and townhomes, PUD-2 could best provide a contextual bridge in residential density between the Village's downtown area and the lower-density R40 and R20 neighborhoods. Further, by advancing PUD zoning on the development site, site redevelopment can be tailored to complement the surrounding neighborhood context by providing a range of residential densities and lots sizes, appropriate wooded buffers, open space, and trails, and preserving onsite natural features,

⁴¹ Approximately 65% of the Village's housing stock is single-family detached homes.

⁴² PUD-2 is estimated to generate 56 AM peak hour trips and 67 PM peak hour trips and 61,160 gallons / day. R30M is estimated to generate 83 AM peak hour trips and 106 PM peak hour trips and 90,640 gallons / day. PUD-1 is estimated to generate 61 AM peak hour trips and 73 PM peak hour trips and 70,400 gallons / day.

Figure 15 provides an illustrative concept plan under the PUD Option 2 scenario which includes a mix of single-family units, two-, three-, and four-bedroom townhomes, surrounded by an open space buffer and trail. The proposed setbacks and buffers included in this concept plan are recommended for consideration in a PUD district for 235 Elm Road. The concept plan proposes five 0.7-acre single-family lots along Tuttle Road mirroring the residential development along the western side of the street. The intent of these new lots is to complete the boulevard feel of Tuttle Road, matching the scale and use on both sides of the street. A 110-foot wooded area behind the single-family lots creates a natural buffer between the large lot single-family homes and the 110 two-, three-, and four-bedroom townhomes housing concentrated in the interior of the development site. Wooded areas along the northern, southern, and eastern edges of the site create natural buffers so that the higher density housing is appropriately screened from Elm Road and Tuttle Road.⁴³ The PUD Option 2 concept plan also incorporates private and publicly accessible recreational facilities. The plan includes a private pool for 235 Elm Road residents, with a publicly accessible 1.6-acre open space area along Elm Road and a 1.0-mile- walking trail circling the site, with access points on Tuttle Road and Elm Road.

To support neighborhood and downtown connectivity, a continuous sidewalk should be provided along the site's frontage of Elm Road connecting to the existing sidewalk on Tuttle Road (see Figure 16). In addition to the continuous sidewalk fronting the development site, a second striped and sign-posted crosswalk should be added to the northeast corner of 235 Elm Road. Other pedestrian improvements that should be considered as part of any redevelopment of the site include the addition of signage and striping to the unmarked crossing on Elm Road just south of Pine Road, where the sidewalk switches from the east to the west side of the street.

⁴³ The concept plan includes a 70 foot buffer along Elm Road, a 120 foot buffer along the southern edge of the parcel, and a 80 foot buffer along the eastern edge of the site.

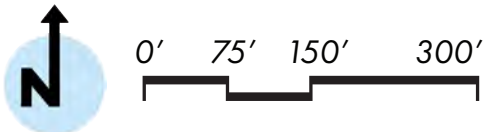
235 ELM ROAD CONCEPT PLAN

PROGRAM

05	5 Bdrm. Single-Family Detached
10	2 Bdrm. Townhomes
100	3 and 4 Bdrm. Townhomes
115	TOTAL



BFJ Planning
for The Village of Briarcliff Manor, NY



For Illustrative Purposes Only, Subject to Site Engineering, Site Plan Review, and SEQR

Precedents (Streetscape)



Precedents (Townhomes)





Existing crossing on Elm Road where the sidewalk switches from the east to the west side of the street



Potential improvements to the Elm Road crossing include the addition of striping and signage

Appendix A: Zoning Scenario Workbook

235 Elm Road: Estimate of Potential Impacts Under Various Zoning Scenarios

Parcel Size (Acres)

37.17 Acres

Parcel Size (SF)

1,619,125 SF

Parameter	ZONING SCENARIO					
	R30M	R10	R20	R40	PUD1	PUD2
Total Units	208	104	52	26	128	115
Apartments						
1-bdrm	42					
2-bdrm	125					
3-bdrm	42					
TOTAL	208					
Duplexes						
2-bdrm						10
TOTAL						10
Townhomes						
3-bdrm					64	50
4-bdrm					64	50
TOTAL					128	100
SF Detached						
3-bdrm		52				
4-bdrm		52	26	13		2.0
5-bdrm			26	13		3.0
TOTAL		104	52	26		5

Total Estimated Public School Children (Owner)	34	85	43	21	30	23
Total Estimated Water Sewer (gallons / day)	90,640	57,200	40,040	20,020	70,400	61,160
Total Estimated Annual Taxes	\$ 1,040,000	\$ 5,708,837	\$ 3,507,542	\$ 1,753,771	\$ 5,594,050	\$ 5,095,671
Total Estimated Village Taxes	\$ 218,665	\$ 1,200,310	\$ 711,815	\$ 368,739	\$ 1,176,175	\$ 1,071,389
Total Estimated School District Taxes	\$ 686,400	\$ 3,467,184	\$ 2,298,128	\$ 1,149,064	\$ 3,665,200	\$ 3,338,664
Total Estimated Recreation Fees	\$ 1,664,000	\$ 1,248,000	\$ 624,000	\$ 312,000	\$ 1,536,000	\$ 1,380,000
Total Estimated Trips Generated (AM Peak)	83	73	36	18	61	56
Total Estimated Trips Generated (PM Peak)	106	98	49	24	73	67
Total Estimated Cost to Educate	\$ 1,079,704	\$ 2,678,858	\$ 1,339,429	\$ 669,714	\$ 952,042	\$ 726,744
Total Estimated School District Net Revenue	\$ (393,304)	\$ 788,326	\$ 958,699	\$ 479,350	\$ 2,713,158	\$ 2,611,920

235 Elm Road: Estimate of Potential Impacts Under Various Zoning Scenarios

Parcel Size 37.17 Acres
Parcel Size 1,619,125.2 SF

Developable Land For Creating Parcels	Wetlands	Slopes	Circulation Adjustment	
23.96	1.66	7.97	4.23	Acres
1,043,799.09	57,840	333,286	184,199.84	SF
	72,310	347,173		

	ZONING SCENARIO												
Basic Parameters	R30M			R10		R20		R40		PUD1		PUD2	
Minimum Lot Size (SF)	5,000			10,000		20,000		40,000		N/A		N/A	
Allowable Number of Units	208			104		52		26		128		115	
	Unit Count	Percentage		Unit Count	Percentage	Unit Count	Percentage	Unit Count	Percentage	Unit Count	Percentage	Unit Count	Percentage
Apartments													
1-bdrm	41.6	20%											
2-bdrm	124.8	60%											
3-bdrm	41.6	20%											
Duplexes													
2-bdrm												10	8.7%
Townhomes													
3-bdrm										64	50%	50	43.5%
4-bdrm										64	50%	50	43.5%
SF Detached													
3-bdrm				52	50%								
4-bdrm				52	50%	26	50%	13	50%			2	1.7%
5-bdrm				0	0%	26	50%	13	50%			3	2.6%

Estimated Sewer & Water (gallons/day)	R30M	R10	R20	R40	PUD1	PUD2
Apartments						
1-bdrm	9,020.0	-	-	-	-	-
2-bdrm	54,560.0	-	-	-	-	-
3-bdrm	27,060.0	-	-	-	-	-
Duplexes						
2-bdrm	-	-	-	-	-	2,200.0
Townhomes						
3-bdrm	-	-	-	-	28,160.0	22,000.0
4-bdrm	-	-	-	-	42,240.0	33,000.0
SF Detached						
3-bdrm	-	22,880.0	-	-	-	-
4-bdrm	-	34,320.0	17,160.0	8,580.0	-	1,320.0
5-bdrm	-	-	22,880.0	11,440.0	-	2,640.0
TOTAL	90,640	57,200	40,040	20,020	70,400	61,160

Estimated Traffic AM Peak	R30M	R10	R20	R40	PUD1	PUD2
Apartments						
1-bdrm	16.6					
2-bdrm	49.9					
3-bdrm	16.6					
Duplexes						
2-bdrm						5
Townhomes						
3-bdrm					31	24
4-bdrm					31	24
SF Detached						
3-bdrm		36.4				
4-bdrm		36.4	18.2	9.1		1.4
5-bdrm			18.2	9.1		2.1
TOTAL	83.2	72.80	36.40	18.20	61.44	56.30

Estimated Traffic PM Peak	R30M	R10	R20	R40	PUD1	PUD2
Apartments						
1-bdrm	21.2					
2-bdrm	63.6					
3-bdrm	21.2					
Duplexes						
2-bdrm						6
Townhomes						
3-bdrm					36	29
4-bdrm					36	29
SF Detached						
3-bdrm		49				
4-bdrm		49	24	12		2
5-bdrm			24	12		3
TOTAL	106.08	97.76	48.88	24.44	72.96	67.40

Recreation Fees	R30M	R10	R20	R40	PUD1	PUD2
Apartments						
1-bdrm	249,600.0					
2-bdrm	998,400.0					
3-bdrm	416,000.0					
Duplexes						
2-bdrm						120,000
Townhomes						
3-bdrm					768,000	600,000
4-bdrm					768,000	600,000
SF Detached						
3-bdrm		624,000				
4-bdrm		624,000	312,000	156,000		24,000
5-bdrm			312,000	156,000		36,000
TOTAL \$	1,664,000	1,248,000	624,000	312,000	1,536,000	1,380,000

Cost to Educate	R30M	R10	R20	R40	PUD1	PUD2
TOTAL \$	1,079,704 \$	2,678,858 \$	1,339,429 \$	669,714 \$	952,042 \$	726,744

Multipliers			
	24-hour	AM	PM
Apartments			
1-bdrm	6.74	0.4	0.51
2-bdrm	6.74	0.4	0.51
3-bdrm	6.74	0.4	0.51
Duplexes			
2-bdrm	7.2	0.48	0.57
Townhomes			
3-bdrm	7.2	0.48	0.57
4-bdrm	7.2	0.48	0.57
SF Detached			
3-bdrm	9.43	0.7	0.94
4-bdrm	9.43	0.7	0.94
5-bdrm	9.43	0.7	0.94

Source:

Institute of Transportation Engineers *Trip Generation Manual* (ITE Manual)

Owner		Renter	
Apartments	PSAC	Apartments	PSAC
1-bdrm	0.00	1-bdrm	0.00
2-bdrm	0.05	2-bdrm	0.08
3-bdrm	0.67	3-bdrm	0.38
Duplexes	PSAC*	Duplexes	PSAC*
2-bdrm	0.00	2-bdrm	1.38
Townhomes	PSAC	Townhomes	PSAC
3-bdrm	0.18	3-bdrm	0.37
4-bdrm	0.18	4-bdrm	0.26
SF Detached	PSAC	SF Detached	PSAC
3-bdrm	0.82	3-bdrm	0.56
4-bdrm	0.82	4-bdrm	0.66
5-bdrm	0.82	5-bdrm	0.66

PSAC Source:

[Port Chester School Enrollment Mitigation Analysis 2024 Update.](#)

[Final Mitigation Formula Developer Worksheet 2024_Final, Port Chester School Enrollment Mitigation Analysis 2024 Update.](#)

*The workforce PSCGT multiplier was utilized for the calculating public school generated from owner and renter occupied duplexes

Bedroom Count	Sewer (gallons/day)	Water (gallons/day)
1	110	110
2	220	220
3	330	330
4	440	440

Source:

[New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014.](#)

Village of Briarcliff Manor - Briarcliff Schools	
Village Tax Rate	6.11
Town/County Tax Rate	3.91
School Tax Rate	19.04
Consolidated Tax Rate	29.06

Equation: total taxes for a property	
Market-rate	(AV / 1000)*29.06

TOTAL CALCULATIONS					
Estimated Annual Taxes Generated R30M					
Apartment	AV	Taxes / Unit	# Units	Total Taxes / Unit Mix	
1 bedroom		\$ 5,000	41.60	\$	208,000
2 bedroom		\$ 5,000	124.80	\$	624,000
3 bedroom		\$ 5,000	41.60	\$	208,000
				\$	-
R30M Total				\$	1,040,000

Estimated Annual Taxes Generated PUD1					
Townhome	AV	Taxes / Unit	# Units	Total Taxes / Unit Mix	
3 bedroom	\$ 1,400,000	\$ 40,684	51.00	\$	2,074,884
4 bedroom	\$ 1,750,000	\$ 50,855	64.00	\$	3,254,720
AFFH 3 bedroom	\$ 700,000	\$ 20,342	13.00	\$	264,446
PUD1 Total				\$	5,594,050

Estimated Annual Taxes Generated PUD2					
Duplex	AV	Taxes / Unit	# Units	Total Taxes / Unit Mix	
2-bedroom	\$ 600,000	\$ 17,436	5	\$	87,180.00
2-bedroom	\$ 700,000	\$ 20,342	5	\$	101,710.00
TOTAL				\$	188,890.00
Townhome					
3 bedroom	\$ 1,400,000	\$ 40,684	48.00	\$	1,952,832
4 bedroom	\$ 1,750,000	\$ 50,855	50.00	\$	2,542,750
AFFH 3 bedroom affordable	\$ 700,000	\$ 20,342	2.00	\$	40,684
Townhome Total				\$	4,536,266
Single-Family Homes					
4-bedroom	\$ 2,250,000	\$ 65,385	2.00	\$	130,770
5-bedroom	\$ 2,750,000	\$ 79,915	3.00	\$	239,745
TOTAL				\$	370,515
PUD2 Total				\$	5,095,671.00

Estimated Annual Taxes Generated R20					
Single-Family Homes	AV	Taxes / Unit	# Units	Total Taxes / Unit Mix	
4-bedroom	\$ 2,250,000	\$ 65,385	20.00	\$	1,307,700
5-bedroom	\$ 2,750,000	\$ 79,915	26	\$	2,077,790
AFFH 4 bedroom	\$ 700,000	\$ 20,342	6	\$	122,052
R20 Total				\$	3,507,542

Estimated Annual Taxes Generated R40					
Single-Family Homes					
4-bedroom	\$ 2,250,000	\$ 65,385	10.00	\$	653,850
5-bedroom	\$ 2,750,000	\$ 79,915	13	\$	1,038,895
AFFH 4 bedroom	\$ 700,000	\$ 20,342	3	\$	61,026
R40 Total				\$	1,753,771

Estimated Annual Taxes Generated R10					
Single-Family Homes					
3-bedroom	\$ 1,750,000	\$ 50,855	41	\$	2,085,055
4-bedroom	\$ 2,250,000	\$ 65,385	52.00	\$	3,400,020
AFFH 3 bedroom	\$ 700,000	\$ 20,342	11.00	\$	223,762
R10 TOTAL				\$	5,708,837

SCHOOL TAX CALCULATIONS					
Estimated SchoolTaxes Generated R30M					
Apartment	AV	Taxes / Unit	# Units	Total Taxes / Unit Mix	
1 bedroom		\$ 3,300	41.60	\$	137,280
2 bedroom		\$ 3,300	124.80	\$	411,840
3 bedroom		\$ 3,300	41.60	\$	137,280
R30M Total				\$	686,400

Estimated School Taxes Generated PUD 1					
Townhome	AV	Taxes / Unit	# Units	Total Taxes / Unit Mix	
3 bedroom	\$ 1,400,000	\$ 26,656	51.00	\$	1,359,456
4 bedroom	\$ 1,750,000	\$ 33,320	64.00	\$	2,132,480
AFFH 3 bedroom	\$ 700,000	\$ 13,328	13.00	\$	173,264
PUD1 Total				\$	3,665,200

Estimated School Taxes Generated PUD 2					
Duplex	AV	Taxes / Unit	# Units	Total Taxes / Unit Mix	
2-bedroom	\$ 600,000	\$ 11,424	5	\$	57,120.00
2-bedroom	\$ 700,000	\$ 13,328	5	\$	66,640.00

Total Estimated Taxes					
Typology	Assessed Value	Estimated Taxes / Unit		Affordable Housing	
Apartment					
1 bedroom	-	\$	5,000	AMI	\$ 170,000
2 bedroom	-	\$	5,000	100% AMI	\$ 170,000
3 bedroom	-	\$	5,000	Monthly Gross Income at 100%	\$ 14,167
Duplex					
2 bedroom (lower-end)	\$ 600,000	\$	17,436	100% AMI Monthly Housing Cost Limit (33%)	\$ 4,675
2 bedroom (higher-end)	\$ 700,000	\$	20,342	Annualized Housing Tax Limit at 100% AMI	\$ 56,100
Townhomes					
3-bedroom	\$ 1,400,000	\$	40,684		
4-bedroom	\$ 1,750,000	\$	50,855		
Single-Family Homes					
4-bedroom	\$ 2,250,000	\$	65,385		
5-bedroom	\$ 2,750,000	\$	79,915		
3-bedroom	\$ 1,750,000	\$	50,855	School District Tax Rate*	

School District Tax Rate*	Village Tax Rate**
66%	21%

Total Estimated School Taxes			Total Estimated Village Taxes		
Typology	Assessed Value	Estimated Taxes / Unit	Typology	Assessed Value	Estimated Taxes / Unit
Apartment					
1 bedroom	-	\$ 3,300	1 bedroom	-	\$ 1,051
2 bedroom	-	\$ 3,300	2 bedroom	-	\$ 1,051
3 bedroom	-	\$ 3,300	3 bedroom	-	\$ 1,051
Duplex					
2 bedroom (lower-end)	\$ 600,000	\$ 11,424	2 bedroom (lower-end)	\$ 600,000	\$ 3,666
2 bedroom (higher-end)	\$ 700,000	\$ 13,328	2 bedroom (higher-end)	\$ 700,000	\$ 4,277
Townhomes					
3-bedroom	\$ 1,400,000	\$ 26,656	3-bedroom	\$ 1,400,000	\$ 8,554
4-bedroom	\$ 1,750,000	\$ 33,320	4-bedroom	\$ 1,750,000	\$ 10,693
Single-Family Homes					
4-bedroom	\$ 2,250,000	\$ 42,840	4-bedroom	\$ 2,250,000	\$ 13,748
5-bedroom	\$ 2,750,000	\$ 52,360	5-bedroom	\$ 2,750,000	\$ 16,803
3-bedroom	\$ 1,400,000	\$ 26,656	3-bedroom	\$ 1,750,000	\$ 10,693

Sources:
[Town of Ossining Consolidated Rate Sheet](#)
[Westchester County 2025 Income & Rent Program Guidelines Area Median Income, Sales & Rent Limits](#)
[Zillow](#)

2024 Briarcliff Manor Housing Sales
*The School Tax Rate represents 66% of the total Consolidate Tax Rate. This percentage was multiplied by the total estimated taxes for apartments in R30M to calculate an estimate of school district taxes per unit.
**The Village Tax Rate represents 21% of the total Consolidate Tax Rate. This percentage was multiplied by the total estimated taxes fore apartments in R30M to calculate an estimate of Village taxes per unit.

Notes:
\$700,000 was used as the assessed value for all AFFH townhomes and single-family units

TOTAL					\$	123,760.00
Townhome						
3 bedroom	\$	1,400,000	\$	26,656	48.00	\$ 1,279,488
4 bedroom	\$	1,750,000	\$	33,320	50.00	\$ 1,666,000
AFFH 3 bedroom affordable	\$	700,000	\$	13,328	2.00	\$ 26,656
TOTAL						\$ 2,972,144
Single-Family Homes						
4-bedroom	\$	2,250,000	\$	42,840	2.00	\$ 85,680
5-bedroom	\$	2,750,000	\$	52,360	3	\$ 157,080
TOTAL						\$ 242,760
PUD2 Total						\$ 3,338,664.00

Estimated School Taxes Generated R20

Single-Family Homes	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
4-bedroom	\$	2,250,000	\$	42,840	20.00	\$ 856,800
5-bedroom	\$	2,750,000	\$	52,360	26	\$ 1,361,360
AFFH 4 bedroom	\$	700,000	\$	13,328	6	\$ 79,968
R20 Total						\$ 2,298,128

Estimated School Taxes Generated R40

Single-Family Homes	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
4-bedroom	\$	2,250,000	\$	42,840	10.00	\$ 428,400
5-bedroom	\$	2,750,000	\$	52,360	13	\$ 680,680
AFFH 4 bedroom	\$	700,000	\$	13,328	3	\$ 39,984
R40 Total						\$ 1,149,064

Estimated SchoolTaxes Generated R10

Single-Family Homes	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
3-bedroom	\$	1,400,000	\$	26,656	41.00	\$ 1,092,896
4-bedroom	\$	2,250,000	\$	42,840	52.00	\$ 2,227,680
AFFH 3 bedroom	\$	700,000	\$	13,328	11.00	\$ 146,608
R10 Total						\$ 3,467,184

VILLAGE TAX CALCULATIONS

Estimated Village Taxes Generated R30M

Apartment	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
1 bedroom			\$	1,051	41.60	\$ 43,733
2 bedroom			\$	1,051	124.80	\$ 131,199
3 bedroom			\$	1,051	41.60	\$ 43,733
R30M Total						\$ 218,665

Estimated Village Taxes Generated PUD1

Townhome	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
3 bedroom	\$	1,400,000	\$	8,554	51.00	\$ 436,254
4 bedroom	\$	1,750,000	\$	10,693	64.00	\$ 684,320
AFFH 3 bedroom	\$	700,000	\$	4,277	13.00	\$ 55,601
PUD1 Total						\$ 1,176,175

Estimated Village Taxes Generated PUD 2

Duplex	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
2-bedroom	\$	600,000	\$	3,666	5	\$ 18,330.00
2-bedroom	\$	700,000	\$	4,277	5	\$ 21,385.00
TOTAL						\$ 39,715.00
Townhome	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
3 bedroom	\$	1,400,000	\$	8,554	48.00	\$ 410,592
4 bedroom	\$	1,750,000	\$	10,693	50.00	\$ 534,625
AFFH 3 bedroom	\$	700,000	\$	4,277	2.00	\$ 8,554
TOTAL						\$ 953,771
Single-Family Homes	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
4-bedroom	\$	2,250,000	\$	13,748	2.00	\$ 27,495
5-bedroom	\$	2,750,000	\$	16,803	3	\$ 50,408
TOTAL						\$ 77,903
PUD2 Total						\$ 1,071,388.50

Estimated Village Taxes Generated R20

Single-Family Homes	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
4-bedroom	\$	2,250,000	\$	13,748	20.00	\$ 274,950
5-bedroom	\$	2,750,000	\$	16,803	26.00	\$ 436,865
AFFH 4 bedroom	\$	700,000	\$	4,277	6.00	\$ 25,662
R20 Total						\$ 711,815

Estimated Village Taxes Generated R40

Single-Family Homes	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
4-bedroom	\$	2,250,000	\$	13,748	10.00	\$ 137,475
5-bedroom	\$	2,750,000	\$	16,803	13.00	\$ 218,433
AFFH 4 bedroom	\$	700,000	\$	4,277	3.00	\$ 12,831
R40 Total						\$ 368,739

Estimated Village Taxes Generated R10

Single-Family Homes	AV		Taxes / Unit	# Units		Total Taxes / Unit Mix
3-bedroom	\$	1,750,000	\$	10,693	41.00	\$ 438,393
4-bedroom	\$	2,250,000	\$	13,748	52.00	\$ 714,870
AFFH 3 bedroom	\$	700,000	\$	4,277	11.00	\$ 47,047

R10 Total	\$	1,200,310
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Cost to Educate

2023 - 2024 Annual Budget	\$	42,177,417
2023 - 2024 Student Enrollment		1,346
Cost to Educate / Student	\$	31,335

Source:

[Briarcliff Manor Union Free School District](#)

Recreation Fees for Newly Created Dwelling Units

1-bedroom	\$	6,000
2-bedroom	\$	8,000
3-bedroom	\$	10,000
4-bedroom	\$	12,000
Single-family dwelling unit (attached or detached)	\$	12,000

Source:

[Briarcliff Manor Master Fee Schedule](#)

Appendix B: Public School Children Multiplier Workbook

R40

Owner Units

Units

Multipliers

Public School Children

	High	Workforce	Low	Total
Single Family	Total			
				-
				-
				-
				-
	26			26
Two-4 Family	Total			
				-
				-
				-
				-
5+ Family	Total			
				-
				-
				-
				-
Total Owner Units				26

High	Workforce	Low	All Incomes
0.78	0.42	0.72	0.51
			0.00
			0.00
0.15	0.09	0.11	0.19
0.82	0.56	0.79	0.54
0.16	0.36	0.20	0.38
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.27
0.18	0.75	0.27	0.58
0.21	0.46	0.22	0.06
0.00	0.00	0.94	0.00
0.00	0.00	0.00	0.02
0.05	0.59	0.22	0.08
0.67	0.00	0.45	0.26

High	Workforce	Low	Total
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
21	-	-	21
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total Owner Children			21

Renter Units

Affordabl

All Incomes

	Market	Workforce	Low	Total
Single Family	Total			
				-
				-
				-
				-
	26			26
Two-4 Family	Total			
				-
				-
				-
				-
5+ Family	Total			
				-
				-
				-
				-
Total Rental Units				26

High	Workforce	Low	All Incomes
0.64	0.39	0.46	0.68
			0.00
			0.00
0.56	0.29	0.33	0.41
0.66	0.52	0.57	1.67
0.33	1.09	0.54	0.50
0.50	0.00	0.28	0.15
0.00	0.00	0.30	0.12
0.37	1.38	0.91	0.55
0.26	1.60	0.39	1.07
0.08	0.18	0.15	0.22
0.00	0.00	0.00	0.05
0.00	0.00	0.03	0.03
0.08	0.34	0.23	0.38
0.38	0.63	0.62	0.75

High	Workforce	Low	Total
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
17	-	-	17
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total Renter Children			17

Fill in only if bedroom mix is unknown.

Soft Costs per Child \$ 14,030
Hard Costs per Child \$ 22,366

Tax Revenue Supported*

Total Mitigation \$ 1,397,983

*Exenditures - State Aid

R20

Owner Units					Units				Multipliers				Public School Children			
		High	Workforce	Low	Total		High	Workforce	Low	All Incomes			High	Workforce	Low	Total
Single Family	Total						0.78	0.42	0.72	0.51			-	-	-	-
	Studio				-					0.00			-	-	-	-
	1 Bedroom				-					0.00			-	-	-	-
	2 Bedrooms				-		0.15	0.09	0.11	0.19			-	-	-	-
	3+ Bedrooms	52			52		0.82	0.56	0.79	0.54			43	-	-	43
Two-4 Family	Total						0.16	0.36	0.20	0.38			-	-	-	-
	Studio				-		0.00	0.00	0.00	0.00			-	-	-	-
	1 Bedroom				-		0.00	0.00	0.00	0.00			-	-	-	-
	2 Bedrooms				-		0.00	0.00	0.00	0.27			-	-	-	-
	3+ Bedrooms				-		0.18	0.75	0.27	0.58			-	-	-	-
5+ Family	Total						0.21	0.46	0.22	0.06			-	-	-	-
	Studio				-		0.00	0.00	0.94	0.00			-	-	-	-
	1 Bedroom				-		0.00	0.00	0.00	0.02			-	-	-	-
	2 Bedrooms				-		0.05	0.59	0.22	0.08			-	-	-	-
	3+ Bedrooms				-		0.67	0.00	0.45	0.26			-	-	-	-
					Total Owner Units	52									Total Owner Children	43

Renter Units					Affordabl				All Incomes				Workforc			
		Market	Workforce	e	Total		High	Workforce	Low	All Incomes			High	Workforce	Low	Total
Single Family	Total						0.64	0.39	0.46	0.68			-	-	-	-
	Studio				-					0.00			-	-	-	-
	1 Bedroom				-					0.00			-	-	-	-
	2 Bedrooms				-		0.56	0.29	0.33	0.41			-	-	-	-
	3+ Bedrooms	52			52		0.66	0.52	0.57	1.67			34	-	-	34
Two-4 Family	Total						0.33	1.09	0.54	0.50			-	-	-	-
	Studio				-		0.50	0.00	0.28	0.15			-	-	-	-
	1 Bedroom				-		0.00	0.00	0.30	0.12			-	-	-	-
	2 Bedrooms				-		0.37	1.38	0.91	0.55			-	-	-	-
	3+ Bedrooms				-		0.26	1.60	0.39	1.07			-	-	-	-
5+ Family	Total						0.08	0.18	0.15	0.22			-	-	-	-
	Studio				-		0.00	0.00	0.00	0.05			-	-	-	-
	1 Bedroom				-		0.00	0.00	0.03	0.03			-	-	-	-
	2 Bedrooms				-		0.08	0.34	0.23	0.38			-	-	-	-
	3+ Bedrooms				-		0.38	0.63	0.62	0.75			-	-	-	-
					Total Rental Units	52									Total Renter Children	34

Fill in only if bedroom mix is unknown.

Soft Costs per Child	\$ 14,030
Hard Costs per Child	\$ 22,366

Tax Revenue Supported*	
Total Mitigation	\$ 2,795,966

*Exenditures - State Aid

R10

Units

Public School Children

High	Workforce	Low	Total
-	-	-	-
-	-	-	-
-	-	-	
-	-	-	
85	-	-	
-	-	-	85
-	-	-	-
-	-	-	-
-	-	-	
-	-	-	
-	-	-	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total Owner Children			85

Market	Workforce Affordable	Total
--------	----------------------	-------

High	Workforce	Low	Total
-	-	-	-
-	-	-	-
-	-	-	
-	-	-	
-	-	-	
68	-	-	68
-	-	-	-
-	-	-	-
-	-	-	
-	-	-	
-	-	-	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total Renter Children			68

Total Mitigation \$ 5,591,932

Hard Costs per Child \$ 22,366

*Exenditures - State Aid

R30M

Owner Units

Units

Multipliers

Public School Children

	High	Workforce	Low	Total
Single Family	Total			
	Studio			-
	1 Bedroom			-
	2 Bedrooms			-
	3+ Bedrooms			-
Two-4 Family	Total			
	Studio			-
	1 Bedroom			-
	2 Bedrooms			-
	3+ Bedrooms			-
5+ Family	Total			
	Studio			-
	1 Bedroom	42		42
	2 Bedrooms	125		125
	3+ Bedrooms	42		42
Total Owner Units				208

High	Workforce	Low	All Incomes
0.78	0.42	0.72	0.51
			0.00
			0.00
0.15	0.09	0.11	0.19
0.82	0.56	0.79	0.54
0.16	0.36	0.20	0.38
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.27
0.18	0.75	0.27	0.58
0.21	0.46	0.22	0.06
0.00	0.00	0.94	0.00
0.00	0.00	0.00	0.02
0.05	0.59	0.22	0.08
0.67	0.00	0.45	0.26

High	Workforce	Low	Total
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
7	-	-	7
28	-	-	28
Total Owner Children			34

Renter Units

	Market	Workforce	Affordable	Total
Single Family	Total			
	Studio			-
	1 Bedroom			-
	2 Bedrooms			-
	3+ Bedrooms			-
Two-4 Family	Total			
	Studio			-
	1 Bedroom			-
	2 Bedrooms			-
	3+ Bedrooms			-
5+ Family	Total			
	Studio			-
	1 Bedroom	42		42
	2 Bedrooms	125		125
	3+ Bedrooms	42		42
Total Rental Units				208

			All Incomes
0.64	0.39	0.46	0.68
			0.00
			0.00
0.56	0.29	0.33	0.41
0.66	0.52	0.57	1.67
0.33	1.09	0.54	0.50
0.50	0.00	0.28	0.15
0.00	0.00	0.30	0.12
0.37	1.38	0.91	0.55
0.26	1.60	0.39	1.07
0.08	0.18	0.15	0.22
0.00	0.00	0.00	0.05
0.00	0.00	0.03	0.03
0.08	0.34	0.23	0.38
0.38	0.63	0.62	0.75

High	Workforce	Low	Total
-	-	-	-
-	-	-	-
-	-	-	
-	-	-	
-	-	-	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	
-	-	-	
-	-	-	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	
10	-	-	
16	-	-	
Total Renter Children			26

Fill in only if bedroom mix is unknown.

Soft Costs per Child	\$ 14,030
Hard Costs per Child	\$ 22,366

Tax Revenue Supported*

Total Mitigation	\$ 2,204,880
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*Exenditures - State Aid

PUD-1

Owner Units

Units

Multipliers

Public School Children

	Workforc			
	High	e	Low	Total
Single Family	Total			
				-
				-
				-
				-
Two-4 Family	Total			
				-
				-
				-
				-
	115	13		128
5+ Family	Total			
				-
				-
				-
				-
Total Owner Units				128

	Workforc			All
	High	e	Low	Incomes
Single Family	0.78	0.42	0.72	0.51
				0.00
				0.00
	0.15	0.09	0.11	0.19
	0.82	0.56	0.79	0.54
Two-4 Family	0.16	0.36	0.20	0.38
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.27
	0.18	0.75	0.27	0.58
5+ Family	0.21	0.46	0.22	0.06
	0.00	0.00	0.94	0.00
	0.00	0.00	0.00	0.02
	0.05	0.59	0.22	0.08
	0.67	0.00	0.45	0.26

	Workforc			
	High	e	Low	Total
Single Family	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Two-4 Family	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	21	10	-	30
5+ Family	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Total Owner Children				30

Renter Units

	Workforc Affordabl			
	Market	e	e	Total
Single Family	Total			
				-
				-
				-
				-
Two-4 Family	Total			
				-
				-
				-
				-
	115	13		128
5+ Family	Total			
				-
				-
				-
				-
Total Rental Units				128

	All		
	Incomes		
Single Family	0.64	0.39	0.46
			0.68
			0.00
			0.00
	0.56	0.29	0.33
	0.66	0.52	0.57
Two-4 Family	0.33	1.09	0.54
	0.50	0.00	0.28
	0.00	0.00	0.30
	0.37	1.38	0.91
	0.26	1.60	0.39
5+ Family	0.08	0.18	0.15
	0.00	0.00	0.00
	0.00	0.00	0.03
	0.08	0.34	0.23
	0.38	0.63	0.62

	Workforc			
	High	e	Low	Total
Single Family	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Two-4 Family	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	30	21	-	51
5+ Family	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Total Renter Children				51

Fill in only if bedroom mix is unknown.

Soft Costs per Child \$ 14,030
Hard Costs per Child \$ 22,366

Tax Revenue Supported*

Total Mitigation \$ 2,961,977

*Exenditures - State Aid

PUD-2

Owner Units	Units				Multipliers				Public School Children			
	High	Workforce	Low	Total	High	Workforce	Low	All Incomes	High	Workforce	Low	Total
Single Family	Total				0.78	0.42	0.72	0.51	-	-	-	-
	Studio			-				0.00	-	-	-	-
	1 Bedroom			-				0.00	-	-	-	-
	2 Bedrooms			-	0.15	0.09	0.11	0.19	-	-	-	-
	3+ Bedrooms	5		5	0.82	0.56	0.79	0.54	4	-	-	4
Two-4 Family	Total				0.16	0.36	0.20	0.38	-	-	-	-
	Studio			-	0.00	0.00	0.00	0.00	-	-	-	-
	1 Bedroom			-	0.00	0.00	0.00	0.00	-	-	-	-
	2 Bedrooms		10	10	0.00	0.00	0.00	0.27	-	-	-	-
	3+ Bedrooms	98	2	100	0.18	0.75	0.27	0.58	18	2	-	19
5+ Family	Total				0.21	0.46	0.22	0.06	-	-	-	-
	Studio			-	0.00	0.00	0.94	0.00	-	-	-	-
	1 Bedroom			-	0.00	0.00	0.00	0.02	-	-	-	-
	2 Bedrooms			-	0.05	0.59	0.22	0.08	-	-	-	-
	3+ Bedrooms			-	0.67	0.00	0.45	0.26	-	-	-	-
Total Owner Units				115					Total Owner Children			

Renter Units	Affordabl				All							
	Market	Workforce	e	Total	High	Workforce	Low	Incomes	High	Workforce	Low	Total
Single Family	Total				0.64	0.39	0.46	0.68	-	-	-	-
	Studio			-				0.00	-	-	-	-
	1 Bedroom			-				0.00	-	-	-	-
	2 Bedrooms			-	0.56	0.29	0.33	0.41	-	-	-	-
	3+ Bedrooms	5		5	0.66	0.52	0.57	1.67	3	-	-	3
Two-4 Family	Total				0.33	1.09	0.54	0.50	-	-	-	-
	Studio			-	0.50	0.00	0.28	0.15	-	-	-	-
	1 Bedroom			-	0.00	0.00	0.30	0.12	-	-	-	-
	2 Bedrooms		10	10	0.37	1.38	0.91	0.55	-	14	-	14
	3+ Bedrooms	98	2	100	0.26	1.60	0.39	1.07	26	3	-	29
5+ Family	Total				0.08	0.18	0.15	0.22	-	-	-	-
	Studio			-	0.00	0.00	0.00	0.05	-	-	-	-
	1 Bedroom			-	0.00	0.00	0.03	0.03	-	-	-	-
	2 Bedrooms			-	0.08	0.34	0.23	0.38	-	-	-	-
	3+ Bedrooms			-	0.38	0.63	0.62	0.75	-	-	-	-
Total Rental Units				115					Total Renter Children			

Fill in only if bedroom mix is unknown.

Soft Costs per Child	\$ 14,030
Hard Costs per Child	\$ 22,366

Tax Revenue Supported*	
Total Mitigation	\$ 2,519,842

*Exenditures - State Aid

Appendix C: 2010 Colliers Engineering & Design Study

LOCATION:		PACE UNIVERSITY - BRIARCLIFF CAMPUS DRWY										PROJECT:		PACE UNIVERSITY								
DATE OF COUNT:		11/17/10				DAY:		WEDNESDAY				JCE JOB #:		1759		START TIME :		09:00		AM		
ENTER 15-MINUTE COUNT VOLUMES BY MOVEMENT																						
		EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND											
AM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total								
09:00 AM	09:15 AM		22	4	33	17		2		13				91	X							
09:15 AM	09:30 AM		19	4	14	16		1		9				63	X							
09:30 AM	09:45 AM		26	3	13	19		1		6				68	X							
09:45 AM	10:00 AM		27	1	13	13		0		18				72	X						294	
10:00 AM	10:15 AM		22	1	10	13		1		18				65	A						268	
10:15 AM	10:30 AM		22	1	3	9		0		13				48	A						253	
10:30 AM	10:45 AM		18	1	5	15		1		7				47	A						232	
10:45 AM	11:00 AM		23	3	10	10		0		12				58	A						218	
11:00 AM	11:15 AM		13	2	8	10		0		16				49	A						202	
11:15 AM	11:30 AM		17	2	8	12		0		24				63	A						217	
11:30 AM	11:45 AM		14	1	10	15		0		11				51	A						221	
11:45 AM	12:00 PM		19	1	7	21		0		11				59	A						222	
12:00 PM	12:15 PM		20	2	10	15		1		12				60	A						233	
12:15 PM	12:30 PM		21	1	9	17		1		11				60	A						230	
12:30 PM	12:45 PM		17	0	10	16		0		9				52	A						231	
12:45 PM	01:00 PM		19	3	9	18		0		10				59	A						231	
CALCULATED PEAK 15-MINUTE VOLUMES																						
09:00 AM	09:15 AM	0	22	4	33	17	0	2	0	13	0	0	0	91								
09:15 AM	09:30 AM	0	19	4	14	16	0	1	0	9	0	0	0	63								
09:30 AM	09:45 AM	0	26	3	13	19	0	1	0	6	0	0	0	68								
09:45 AM	10:00 AM	0	27	1	13	13	0	0	0	18	0	0	0	72								
10:00 AM	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0								
10:15 AM	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0								
10:30 AM	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0								
10:45 AM	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0								
11:00 AM	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0								
11:15 AM	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0								
11:30 AM	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0								
11:45 AM	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0								
12:00 PM	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0								
12:15 PM	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0								
12:30 PM	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0								
12:45 PM	01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0								
AM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total	PHF							
09:00 AM	10:00 AM	0	94	12	73	65	0	4	0	46	0	0	0	294	0.81							

0	0	0	^	6	0
12	11	10	<	5	65
<	v	>	v	4	73
0	1	^	<	^	>
94	2	>	7	8	9
12	3	v	4	0	46

LOCATION:		PACE UNIVERSITY - BRIARCLIFF CAMPUS DRWY						PROJECT:		PACE UNIVERSITY						
DATE OF COUNT:		11/17/10			DAY: WEDNESDAY		JCE JOB #:		1759		START TIME :		15:00		PM	
ENTER 15-MINUTE COUNT VOLUMES BY MOVEMENT																
		EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND					
AM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total		
03:00 PM	03:15 PM		24	2	22	48		0		13				109	A	
03:15 PM	03:30 PM		31	1	14	35		1		16				98	A	
03:30 PM	03:45 PM		33	6	10	32		1		13				95	A	
03:45 PM	04:00 PM		34	2	9	29		1		11				86	A	388
04:00 PM	04:15 PM		31	3	17	38		1		35				125	A	404
04:15 PM	04:30 PM		20	2	19	26		1		22				90	A	396
04:30 PM	04:45 PM		20	1	10	32		1		27				91	X	392
04:45 PM	05:00 PM		31	1	12	28		0		18				90	X	396
05:00 PM	05:15 PM		28	2	16	32		0		55				133	X	404
05:15 PM	05:30 PM		19	4	13	42		5		37				120	X	434
05:30 PM	05:45 PM		16	0	6	17		0		30				69	A	412
05:45 PM	06:00 PM		24	2	11	26		0		30				93	A	415
06:00 PM	06:15 PM		29	1	2	21		0		15				68	A	350
06:15 PM	06:30 PM		21	2	3	15		0		12				53	A	283
06:30 PM	06:45 PM													0	A	214
06:45 PM	07:00 PM													0	A	121
CALCULATED PEAK 15-MINUTE VOLUMES																
03:00 PM	03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
03:15 PM	03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
03:30 PM	03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
03:45 PM	04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:00 PM	04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:15 PM	04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:30 PM	04:45 PM	0	20	1	10	32	0	1	0	27	0	0	0	91		
04:45 PM	05:00 PM	0	31	1	12	28	0	0	0	18	0	0	0	90		
05:00 PM	05:15 PM	0	28	2	16	32	0	0	0	55	0	0	0	133		
05:15 PM	05:30 PM	0	19	4	13	42	0	5	0	37	0	0	0	120		
05:30 PM	05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
05:45 PM	06:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
06:00 PM	06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
06:15 PM	06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
06:30 PM	06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
06:45 PM	07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0		
		CALCULATED PEAK HOUR VOLUMES														
PM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total	PHE	
04:30 PM 05:30 PM		0	98	8	51	134	0	6	0	137	0	0	0	434	0.82	

0	0	0	^	6	0
12	11	10	<	5	134
<	v	>	v	4	51
0	1	^	<	^	>
98	2	>	7	8	9
8	3	v	6	0	137

LOCATION:		PACE UNIVERSITY - BRIARCLIFF CAMPUS DRWY										PROJECT:		PACE UNIVERSITY					
DATE OF COUNT:		11/23/10				DAY: TUESDAY				JCE JOB #:		1759		START TIME :		07:30		AM	
ENTER 15-MINUTE COUNT VOLUMES BY MOVEMENT																			
		EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND								
AM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total					
07:30 AM 07:45 AM			10	1	8	14		1		6	0	0	0	40	A				
07:45 AM 08:00 AM			20	2	11	18		1		13	0	0	1	66	A				
08:00 AM 08:15 AM			20	0	19	14		0		7	1	1	1	63	X				
08:15 AM 08:30 AM			47	5	15	23		1		22	0	0	0	113	X	282			
08:30 AM 08:45 AM			33	4	15	25		0		11	0	1	0	89	X	331			
08:45 AM 09:00 AM			27	3	41	22		2		29	0	1	1	126	X	391			
09:00 AM 09:15 AM														0	A	328			
09:15 AM 09:30 AM														0	A	215			
09:30 AM 09:45 AM														0	A	126			
09:45 AM 10:00 AM														0	A	0			
10:00 AM 10:15 AM														0	A	0			
10:15 AM 10:30 AM														0	A	0			
10:30 AM 10:45 AM														0	A	0			
10:45 AM 11:00 AM														0	A	0			
11:00 AM 11:15 AM														0	A	0			
11:15 AM 11:30 AM														0	A	0			
CALCULATED PEAK 15-MINUTE VOLUMES																			
07:30 AM 07:45 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
07:45 AM 08:00 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
08:00 AM 08:15 AM		0	20	0	19	14	0	0	0	7	1	1	1	63					
08:15 AM 08:30 AM		0	47	5	15	23	0	1	0	22	0	0	0	113					
08:30 AM 08:45 AM		0	33	4	15	25	0	0	0	11	0	1	0	89					
08:45 AM 09:00 AM		0	27	3	41	22	0	2	0	29	0	1	1	126					
09:00 AM 09:15 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
09:15 AM 09:30 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
09:30 AM 09:45 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
09:45 AM 10:00 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
10:00 AM 10:15 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
10:15 AM 10:30 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
10:30 AM 10:45 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
10:45 AM 11:00 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
11:00 AM 11:15 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
11:15 AM 11:30 AM		0	0	0	0	0	0	0	0	0	0	0	0	0					
CALCULATED PEAK HOUR VOLUMES																			
AM PEAK HOUR		1	2	3	4	5	6	7	8	9	10	11	12	total	PHF				
08:00 AM 09:00 AM		0	127	12	90	84	0	3	0	69	1	3	2	391	0.78				

2	3	1	^	6	0
12	11	10	<	5	84
<	v	>	v	4	90
0	1	^	<	^	>
127	2	>	7	8	9
12	3	v	3	0	69