



November 12, 2025

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

Re: Renaissance at Briarcliff – 235 Elm Road
Parcel ID 98.19-2-11
Village of Briarcliff Manor, Westchester County, New York
Planned Unit Development (PUD) – Preliminary Review

Dear Mayor Vescio:

This office is in receipt of the submission materials for the above-referenced project, as supplied by the Applicant and its consultants, which included the following materials:

- Cover letter prepared by David Steinmetz of Zarin & Steinmetz, dated October 14, 2025;
- Zoning Petition prepared by David Steinmetz of Zarin & Steinmetz, dated October 14, 2025;
- Preliminary Site Plan Set prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying (JMC), dated October 14, 2025;
- Stormwater Pollution Prevention Plan (SWPPP) prepared by JMC, dated October 10, 2025;
- Mobility Summary and Trip Generation Analysis Letter prepared by JMC, dated October 14, 2025;
- Architectural Elevations prepared by Sullivan Architecture dated October 14, 2025;
- Affidavit of Ownership
- Full Environmental Assessment Form (EAF), Part 1, prepared by JMC, dated October 14, 2025;
- Analysis of Potential Impacts to Municipal Services, prepared by JMC, dated October 14, 2025; and
- Site Layout Rendering, prepared by JMC, dated October 14, 2025

At the request of the Village, this office has conducted a review of the proposed architectural scope of the proposed project. Below, please finds a summary of these Architectural review comments. Civil and Traffic Engineering review comments are provided under separate cover.

The scope of this Architectural review is limited to the applicants submitted architectural elevations renderings and site rendering as related to the application requirements noted in the draft PUD zoning text and current Village of Briarcliff Code.

In addition to the documents submitted by the applicant, we have received the following documents posted on the village website that pertain to the architectural scope of this review:

- Chapter 220-21.C Downtown Adjacent PUD Zoning Text Draft, dated September 4 ,2025
- Briarcliff Manor Downtown Adjacent Zoning Study, dated May 21, 2025



Project Understanding

This proposed project is residential redevelopment of the former Pace University Campus at 235 Elm Road Briarcliff Manor. The applicant proposes the construction of 110 town home units, a community amenity building and 5 single family homes along Tuttle Road.

The preliminary demolition plan indicates all existing structures on this site and trees within the limit of disturbance will be razed in preparation for this proposed development. Some of these existing structures may be of architectural or historical interest. The focus of this memorandum is solely on the review of the proposed new construction.

Review of Architectural Application Requirements §220-22 Downtown Adjacent Planned Unit Development Districts

- 1) Provide samples of exterior building materials, finishes and proposed color palette for painted surfaces and provide callouts for proposed exterior building materials for all proposed structures. The proposed preliminary elevations are black and white and lack callouts of proposed exterior materials. The submitted concept renderings show white exterior siding with black doors; will this be the color scheme for all buildings? See Downtown Adjacent PUD Zoning §220-22 (E) 1. i. See Village of Briarcliff Manor Code See §5-7 (A) 5.
- 2) Provide preliminary elevations of all proposed new construction including the amenities building and single-family homes bordering Tuttle Road. The preliminary elevations shown on SK.1 show scaled elevations of (2) Town home types, titled 2 Unit Town House and 4 Unit Town House. The preliminary subdivision plan tagged (2) town home types A and B on C-100 Subdivision Plan and (5) single-family housing Lots bordering Tuttle Road. Elevations of the townhomes tagged A and B type should be clarified on elevations; elevations of the detached single-family homes are not provided. A rendering of the amenities building has been provided, however elevations and material callouts of the proposed amenities building are not provided. See Downtown Adjacent PUD Zoning §220-22 (E) 1. i
- 3) Related to comment 2 above, the applicant should provide additional examples of varying colors and materials to ensure the proposed design is not identified as a substantially identical façade. Per §5-8 (B) 1 , Village of Briarcliff Code ARAC may offer a recommendation of disapproval by reason of a substantially identical arrangement of doors, windows and other openings and elements that would result in the harmful effect of a monotonous façade.
- 4) Provide rear elevations of proposed buildings. Submitted elevations of townhouses show only front and side elevations
- 5) Provide gross floor areas for each building type. This preliminary submission shows a quantity of (110) single family townhouses and (5) detached single family houses but lacks clarity on the gross square footage of each building. See Downtown Adjacent PUD Zoning §220-22 (E) 1. k.



- 6) Provide streetscape precedents to further identify the design intent for streetscape and design guidelines for parking and buffering. See Downtown Adjacent PUD Zoning §220-22 (E) 1. Line n. Provide clarity on how the proposed elevations meet the streetscape recommendations as shown on the concept plan on pg. 46 of the Briarcliff Manor Downtown Adjacent Zoning Study, dated May 21, 2025
- 7) Site development plan should indicate solar access and shading with respect to sun angles. Plans should show that neighboring and adjacent buildings are not being overshadowed during winter solstice. See §220-14 (E) 3 of Village of Briarcliff Manor Code.
- 8) The proposed building elevations and renderings do not indicate lighting. For final PUD review, provide sufficient information to determine the features and illumination so as not to disturb adjacent properties. Exterior sources of light may not be seen beyond the boundaries of the lot on which it is located. See §220-14 (E) 2 and §5-7 (A) 2 f. of Village of Briarcliff Manor Code.
- 9) Identify which elements of proposed plan are public or private. From the submitted materials it is unclear if the amenity building is accessible to the public.
- 10) Noted in the November 5th ARAC review meeting, the proposed plan shows many curb cuts at the front elevation of the townhouses. Garage doors are very prominent on the proposed front elevations.
- 11) A variation from the 5.21. 25 Downtown Adjacent Zoning Study Concept Plan: Front entrances of the townhomes along Elm Road face Elm Road, and in the proposed plan, these townhomes along Elm Road are facing into the site.

If you should have any questions related to the review memo comments made herein, feel free to reach out to me directly at (845) 486-1567

Sincerely,

Sean Grim
Senior Project Designer

Cc: Kevin Leddy, PE, Village Engineer