

Briarhouse and Justice Center
1030 & 1050 PLEASANTVILLE ROAD, VILLAGE OF BRIARCLIFF MANOR,
NEW YORK

SPR Concept Plan

AKRF Project Number: 250768

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Appendices

A - Preliminary SPR Concept Plan, by IQ Landscape Architects, dated November 14, 2025

B - Preliminary Engineering Plans, by Tectonic Engineering, dated November 12, 2025

C - Preliminary Briarhouse Architectural Plans, by LeTo Architecture and Design, dated November 11, 2025

D - Preliminary Justice Center Architectural Plans, by H2M, dated September 25, 2025

E - Preliminary Briarhouse Renderings, by Lifang Technology Co., Ltd.

A. PURPOSE OF SPR CONCEPT PLAN

This document is a Strategic Property Redevelopment (SPR) Concept Plan for the properties located at 1030 and 1050 Pleasantville Road in the Village of Briarcliff Manor and was prepared pursuant to the proposed SPR Floating Zone district regulations. The purpose of a SPR Concept Plan is to conceptually describe and illustrate a proposal to redevelop a strategic site within the Village of Briarcliff Manor's downtown. As required by the proposed SPR zoning regulations, SPR projects must be undertaken in partnership with the Village or at the Village's direction. As described below, the Briarhouse & Justice Center projects, which are the subject of this SPR Concept Plan, are a partnership among the Applicant, the Village, and the Local Development Corporation.

As envisioned by the SPR zoning regulations, the SPR Concept Plan would be adopted by the Village at the time that the SPR Floating Zone is mapped on the Site. At that point, the SPR Concept Plan would serve as the "zoning envelope" for the project and future Site Plan approvals for the Project would be required to be in material conformance with the approved SPR Concept Plan. The balance of this document describes the Project, including its history and the public benefits proposed. The information included herein conforms to the requirements of the proposed SPR Floating Zone.

B. PROJECT DESCRIPTION

Briarhouse, LLC (the "Applicant") has entered into a land development agreement ("LDA") with the Briarcliff Manor Local Development Corporation (the "LDC") and the Village of Briarcliff Manor (the "Village") to develop certain municipal, public, and private residential/commercial improvements on two, Village-owned, tax lots located at 1050 and 1030 Pleasantville Road, tax parcel numbers 98.10-1-51 and 98.14-1-29 respectively (the "Project Site" or "Site") (see **Figure 1**).

The Applicant, per the LDA, proposes to develop the Project Site with a mixed-use, multifamily development consisting of two multifamily buildings with commercial uses on the first floor, together with associated improvements ("Briarhouse"), a Village Police Station and Court Facility with associated parking (the "Justice Center"), and various public improvements and amenities (together, the "Proposed Project") (see **Figure 2**). Briarhouse would be owned and operated by the Applicant and would consist of two buildings, as well as public and residential amenities and parking. The buildings would be 4-stories in height and contain approximately 86 apartments comprised of studio, one- and two-bedroom units, with the first floor of both buildings having approximately 5,440 square feet (sf) of commercial space (totaling 10,880 sf of commercial area). The Justice Center would be constructed by the Applicant but retained by the Village and would be two-stories, approximately 13,390 sf, and include associated secure and public parking areas. The Proposed Project would include various public improvements across both properties consisting of a trail system, sidewalks, and public roadway improvements, in addition to a public plaza that will be a part of the Briarhouse development.

LOCAL APPROVALS

The Proposed Project requires various local approvals from the Village Board of Trustees, including the creation of the "Strategic Property Redevelopment Floating Zone," ("SPR") (see **Appendix A**), mapping the Project Site within that district, and approving an SPR Concept Plan for the Site, as discussed in this document and proposed in **Figure 3**.

Additional local approvals include a lot line adjustment, and, for the Briarhouse development, site plan, wetlands, steep slopes, and tree permit approval, as well as a transfer of ownership from the Village/LDC to the Applicant (the "Proposed Actions"). The Proposed Project will also require approval of a SWPPP by the Village.

Other approvals for the Proposed Project may be required from the New York State Department of Environmental Conservation (freshwater wetlands), the New York State Department of Transportation (roadway improvements), and Westchester County Department of Health (sewer extension).

PURPOSE AND NEED

On January 26, 2024, the Village issued a Request for Expression of Interest (RFEI) to redevelop the Project Site with a new facility to fulfill the Village's public safety needs as well as provide a new mixed-use

commercial and residential facility. The current Village Center is located across Pleasantville Road from the Project Site, and it houses the Fire Department, Police Department, Village Court, and Village Offices. As stated in the RFEI, the Village Center is currently overcrowded and does not have sufficient space for current uses and has no available space for expansion. The proposed Justice Center would allow for additional public safety and justice court facilities, which help the Village achieve their goal to modernize the police force.

Both 1050 and 1030 Pleasantville Road were transferred to the LDC by the Village to facilitate a Land Development Agreement among the LDC, the Village, and the Applicant to develop the property with a private, mixed-use development (to be retained by the Applicant), a municipal development (to be retained by the Village), and public amenities, such as a plaza and trail.

The Proposed Project would foster many of the Village's critical economic and development goals as set forth in various planning documents and described in detail in the Expanded EAF (EEAF). The Project would also bring much needed new housing to the area, representing an opportunity to introduce apartment-style multifamily units in the CBD for downsizers or "start-up families" to live within walking distance to amenities with access to public transportation literally at their doorstep. The Proposed Project would also provide several additional benefits to the public in the form of a public trail system and public plaza. Additionally, the Justice Center would facilitate the Village's desire to address the space needs of its Police and Administrative departments as expressed in both the RFEI and Comprehensive Plan. Therefore, the Proposed Project would further many of the goals of the Comprehensive Plan, as well as fulfill the needs of the RFEI, by providing significant public benefits.

C. PROJECT SITE AND EXISTING CONDITIONS

The Project Site consists of two tax lots located at 1050 and 1030 Pleasantville Road, totaling approximately 6.1 acres. 1050 Pleasantville Road is approximately 2.5 acres and is currently improved with a municipal parking lot, stormwater infrastructure, and public roadway improvements, and contains approximately 1.6 acres of undeveloped, vegetated land. A portion of New York City's New Croton Aqueduct is located below the northern portion of the 1050 Site. 1030 Pleasantville Road, approximately 3.6 acres, is currently undeveloped and vegetated. Pleasantville Road runs along the east side of both properties, with associated public roadway improvements along the 1050 Pleasantville frontage including sidewalks that connect east and north. The Project Site is flat nearer to the road and then slopes steeply upward to the west, with an approximate elevation change of 65 feet. The existing conditions are shown in **Figure 4**.

ZONING AND LAND USE

EXISTING ZONING

1050 Pleasantville Road is zoned CB1, Central Business District 1, and 1030 Pleasantville Road is zoned R20B, Single-Family Residential District. The area east across Pleasantville Road from the proposed Briarhouse Site (i.e., 1050 Pleasantville Road) and to the north continues to be zoned CB1 until it changes to R12B, Single-Family Residential District, north of the CBD. The properties east across Pleasantville Road from the proposed Justice Center (1030 Pleasantville Road) and south are zoned R20B. Further east of the CB1 district is R20M, a Multifamily Residential District. Further east, across NYS Route 9A is zoned CB2, Central Business District 2, and R40, Single-Family Residential District. There is one property zoned EC, Eldercare Community Residence District, located to the southeast of the Proposed Project, while the parcels that abut the Project Site to the west are zoned R40B, Single-Family Residential District. The existing zoning is shown in **Figure 5**.

EXISTING LAND USE

1050 Pleasantville Road is currently shown as a community service use because it is a public parking lot, while 1030 Pleasantville Road is vacant. East across Pleasantville Road are several other community services such as the U.S. Post Office and Village Hall (which includes Police, Fire, and municipal offices) and the Village Youth Center. North of the Project Site, along Pleasantville Road, is the Village's Central Business District, which includes a wide variety of commercial uses, such as a bank, eateries, retail shops, personal services and a gas station. Directly northeast of the Project Site there are mixed-use buildings with commercial and residential uses and further east of those properties are additional residential uses. Further east, across NYS Route 9A, are additional commercial and residential properties, in addition to

industrial and public and community services. To the west and south, at the top of the hill, is the Trump National Golf Course, recreation and entertainment, and to the southeast are several single-family residences and community services, such as a senior living community (Atria Briarcliff Manor), Walter W. Law Memorial Park, and the Briarcliff Manor Community Center and Recreation Department. The existing land uses surrounding the Site is shown in **Figure 6**.

NATURAL RESOURCES

STEEP SLOPES

Per Section 220-15A of the Village of Briarcliff's Zoning Ordinance, a Steep Slope is defined as an area 10,000 square feet or greater, with a topographical gradient of 15 percent or greater, and a minimum of 10 feet in height. 1050 Pleasantville Road contains approximately 0.18 acres of slopes between 15-25 percent and 0.65 acres of slopes 25 percent and steeper (see **Figure 7**). 1030 Pleasantville Road contains approximately 0.86 acres of slopes between 15-25 percent and 1.35 acres of slopes 25 percent and steeper (see **Figure 8**). **Table 1** shows the breakdown and total acreages of the existing Steep Slopes on the Project Site.

Table 1
Existing Steep Slopes

	0 – 14%	15 – 25%	25% or greater
1050 Pleasantville Road	1.69 acres	0.18 acres	0.65 acres
1030 Pleasantville Road	1.37 acres	0.86 acres	1.35 acres
Total	3.06 acres	1.04 acres	2.0 acres
Notes: Calculations are based on the existing parcels (pre proposed subdivision). Steep Slopes are defined in Section 220-15A of the Village of Briarcliff's Zoning Ordinance			
Source: Tectonic Civil Plans, dated 11/12/2025			

WETLANDS

One freshwater wetland of approximately 0.047 acres (2,050 sf) is located on 1030 Pleasantville Road (see **Figure 9**). The wetland is located near the edge of Pleasantville Road within a maintained roadside landscape where it was observed to contain herbaceous vegetation that was regularly disturbed through mowing. The 100-foot buffer area established by both New York State Department of Environmental Conservation ("NYSDEC") and the Village's Wetland Regulations extends into the roadway, with a small portion of the buffer area extending onto 1050 Pleasantville Road. This wetland does not abut another wetland or surface water and is hydrologically isolated, indicating that it is not a federally regulated wetland.

TREES

A tree inventory was performed within the proposed limits of disturbance on the Project Site. A total of 795 trees were documented during the tree inventory (see **Appendix B**). The 795 inventoried trees included 714 live trees (654 healthy trees and 60 declining trees) and 81 dead trees. The inventoried trees included 780 trees occurring within areas designated as "Steep Slopes" by Westchester County and ranged in size from 4.0 to 51.0 inches DBH. The most dominant tree species present within the Project Site were observed to be sugar maple (*Acer saccharum*), followed by Norway maple (*Acer platanoides*), and sweet birch (*Betula lenta*).

ECOLOGICAL COMMUNITIES & VEGETATION

The Project Site is located within a densely developed suburban area of Westchester County and comprised of a narrow forest (approximately 300 feet in width) surrounded by commercial and municipal development to the north, east, and south, and a maintained golf course to the west. Ecological communities within the study area are limited to successional forests and areas defined by human disturbance, such as paved impervious cover, human-built structures, and maintained landscapes. Of the approximately 6.1-acre Project Site, approximately one acre is paved road/paths and the remaining 5.1 acres are vegetated, comprised primarily of successional northern hardwoods, with narrow portions of mowed lawn with trees.

D. SPR CONCEPT PLAN COMPONENTS

LOT LINE ADJUSTMENT

The Proposed Project requires a lot line adjustment, which would move the lot line between the two properties to the south, as shown in **Figure 10** and **Table 2**. After the proposed lot line adjustment, 1050 Pleasantville Road would be expanded by 1.05 acres, to a total of 3.57 acres. 1030 Pleasantville Road would be decreased by 1.05 acres, to 2.83 acres.

Table 2
Proposed Lot Line Adjustment

	Existing	Proposed	Change
1050 Pleasantville Road	2.52 acres	3.57 acres	+ 1.05 acres
1030 Pleasantville Road	3.26 acres	2.83 acres	- 1.05 acres

Source: Tectonic Civil Plans, dated 11/12/2025

BRIARHOUSE

SITE LAYOUT

Briarhouse would consist of two, four-story, mixed-use buildings in addition to associated parking, stormwater management, and public improvements described further below such as streetscape updates, a public plaza, and a public trail (see **Figure 11**). The buildings would be located near the street, consistent with the minimal setbacks throughout the Central Business District. The off-street parking would wrap around the sides and rear of the buildings, while land on the northern and western portions of the site would be maintained as open space with the public trail.

The first floor of each building would be approximately 150 feet wide along Pleasantville Road and about 75 feet deep, with a 11,285-sf footprint. **Figure 12** shows the first floor layout. The first floor would contain 5,440 sf of commercial space, which would front on the street and wrap around and provide frontage on the public plaza as well. The first floors will also include approximately 2,180 sf of residential amenities such as a fitness center, lounge, storage, etc.

The second, third, and fourth floors would be larger than the first, and deeper (approximately 159 feet deep), overhanging the parking lot in the rear. The second and third floors would have 17,400 square feet of residential use (see **Figure 13**), and the fourth floor would contain 16,595 square feet of residential use (see **Figure 14**). Both structures would be four stories and have a maximum height of 45.5 feet.

Each building would include 43 residential units, of which there would be five studios, 13 one-bedroom units, and 24 two-bedroom units. Unit layouts are shown in **Figure 15**. Overall, Briarhouse would contain 86 apartments comprised of studios, one-, and two-bedroom units and 10,880 square feet of commercial area. **Table 3** shows the square footage breakdown of the Briarhouse buildings.

Table 3
Briarhouse Building Matrix

Floor	Retail	Amenities	Units	Other	Total
1st Floor	5,440	2,180	0	3,665	11,285
2nd Floor	0	0	15,480	1,920	17,400
3rd Floor	0	0	15,480	1,920	17,400
4th Floor	0	0	14,645	1,910	16,595
1 Building Total	5,440	2,180	54,645	9,415	62,680
2 Building Total	10,880	4,360	109,290	18,830	125,360

Note: The "Other" column above refers to areas such as mechanical rooms, hallways, etc.

The Briarhouse development will include nine affordable housing units. Consistent with the proposed SPR regulations, the level of affordability for those units may be increased up to 100% of the Area Median Income (AMI) and shall be identified on the Final Site Plan.

Figure 16 shows the proposed utility connections, including underground electric, water, sewer, and gas. While the majority of the Site would use electric powered appliances, natural gas would be provided to the Site for potential restaurant uses and back-up generators.

Commercial Uses

While the Applicant does not have commercial tenants proposed at this time, the space could be occupied by uses permitted in the underlying CB-1 Zoning District. Principally permitted and special permit uses in the CB-1 are the same as those listed in the RB District, and include, retail, personal service, and restaurants.

Zoning Requirements

The buildings would be pulled up near the street, with a minimum setback of 1 foot and a maximum setback of 2.7 feet. This setback proposed is consistent with the existing character of the Village Central Business District. The Briarhouse development would have an approximately 89-foot setback from the northern side property line, and a 74-foot setback from the southern side property line. The development would have a 91.3-foot rear setback. Overall, the Project Site would have approximately 58,026 sf of impervious surface, amounting to approximately 40.8 percent of impervious surface coverage on the property. **Table 4** compares the proposed setbacks and bulk requirements to the underlying CB-1 District. As noted above, the SPR Floating Zone permits the Board of Trustees to establish site-specific bulk and dimensional standards for the redevelopment of strategic sites in the Village's downtown that are undertaken in partnership with the Village, such as the Briarhouse and Justice Center projects.

Table 4
CB-1 and Proposed SPR Regulations

Regulations	CB-1	SPR
Minimum Lot Size	8,000 sq ft *	142,432 ft
Minimum Lot Width	80 ft **	523.9 ft
Maximum Front Yard Setback	12 ft	2.7 ft
Minimum Front Yard Setback	12 ft	1 ft
Minimum Side Yard Setback	NA	73.9 ft
Combined Side Yard Setbacks	NA	162.6 ft
Minimum Rear Yard	20 ft	91.3 ft
Maximum Building Height (feet)	35 ft	45.5 ft
Maximum Building Height (stories)	3 stories	4 stories
Maximum Impervious Surface Coverage	25%	40.8%
Notes: * = 4,000 square feet per building, ** = 40 feet per building		
Source: Tectonic Civil Plans, dated 11/12/2025		

ARCHITECTURE

Briarhouse is designed in a Tudor Revival architectural style like many of the existing buildings in the CBD and throughout the Village. **Figure 17** and **Figure 18** show the Tudor style proposed on the elevations and rendered plans. This architectural style combines classic Tudor elements such as steeply pitched roofs, timber detailed facades, stucco, wood paneled sections, stonework and large detailed windows. At Briarhouse, these features come together in a unique way, adding movement and interest across the various facades. This depth of detail, unique to the Tudor Revival style, breaks up the façade and in so doing reduces the scale of the building as the eye moves across it. Briarhouse aims to further enrich and relate to the Village's historic significance, as well as further distinguish its architectural landscape from neighboring communities. While Briarhouse is proposed to be approximately 45.5 feet in height and four stories, the fourth floor will be set back further from the street, providing for balconies while simultaneously lessening the potential impact of the height for pedestrians and those on the street.

PARKING AND CIRCULATION

There would be two connected points of vehicular ingress and egress on the Briarhouse lot; one on the north side of the lot and one on the south side of the lot. This would allow for vehicles to enter and exit through both sides of the lot as well as provide two access points for emergency vehicles (see **Figure 19**). These entrances lead to the 150-space parking lot that wraps around the sides of the building to the back

of the property and underneath the building's overhangs. Of the 150 parking spaces, 70 would be single parking spaces, with 40 tandem spots (e.g., parking for 80 vehicles). Each apartment would be assigned one space, with 40 of those spaces being tandem spots. The remaining 24 spaces, located near the front of the buildings and Pleasantville Road would be reserved for the commercial uses. All drive aisles and parking spaces would meet Village Code standards.

The proposed SPR Zoning District permits the Village Board to establish appropriate parking ratios for each SPR Concept Plan. To establish the adequacy of the parking included in the Project, a comparison was made to the amount of parking required by the Village's current zoning to the amount of parking provided by the Project. **Table 5** provides the parking requirements for multifamily and commercial buildings based on the requirements in the current Village Zoning Code. The Zoning Code allows the Planning Board to apply a 25 percent reduction to the base parking demand, if deemed appropriate. The Applicant proposes that the reduction is appropriate for the Proposed Project because of the linked trips that will be experienced, as discussed earlier. This would result in needing to provide 113 residential parking spaces and 54 commercial parking spaces.

Table 5
Parking Supply Requirements

Building Component	Number of Units or SF	Parking Rate per unit or sf ¹	Parking Spaces
Studio	10 units	1.3	13
1 Bedroom	28 units	1.5	42
2 Bedroom	48 units	2	96
<i>Total Residential Parking Spaces</i>			<i>151</i>
Commercial	10,880 sf	1 space /150 sf	72
Total Residential and Commercial Parking Spaces			223
25% reduction permitted by Zoning		Residential	113
		Commercial	54
		Total	167

Note:
¹ Based on Village parking requirements

To further justify the 25 percent parking reduction, the parking demand for the multifamily and commercial buildings was estimated using the 6th Edition of the Institute of Transportation Engineers *Parking Generation Manual* (presented in **Table 6**). As shown, the ITE parking demand is estimated to be 126 vehicles (86 residential vehicles and 30 commercial vehicles), which is below the Village parking requirements with the 25 percent reduction. It is noted that this parking demand does not consider linked trips that may be associated with a mixed-use development in a downtown setting.

The proposed 126 residential parking supply (i.e., 1.47 spaces per unit) would exceed both the Village's requirement with a 25 percent reduction and the 86-vehicle parking demand estimated by ITE, indicating that sufficient on-Site parking is provided for the residential uses.

The proposed 24 commercial spaces on the Briarhouse site would be less than the 54 parking spaces based on the Village's requirement with a 25 percent reduction and the 30 vehicle parking demand estimated by ITE. However, when including the 24 public parking spaces developed with the Justice Center and the 11 net new on-street spaces provided by the Project, the Project would provide a total of 59 additional retail and public parking spaces, exceeding the ITE parking demand and the adjusted Village requirement.

Table 6

1050 Pleasantville Road (Briarhouse) Redevelopment Parking Demand

Building Component	Unit	ITE Parking Data ¹			
		ITE Land Use			Parking Demand
		ITE Code	Name	Independent Variable	
Multifamily Residential	38 units	217	Multifamily Housing – 1 BR (Low-Rise)	Units	35
Multifamily Residential	48 units	220	Multifamily Housing – 2+ BR (Low-Rise)	Units	61
Commercial	10.9 ksf	822	Strip Retail Plaza (< 40k)	ksf	30
Total					126
Note: Bold ITE parking demand indicates peak demand for the use; The ITE parking demand is calculated based on the ITE <i>Parking Generation Manual, 6th Edition</i> . Residential parking demand calculated above (96 spaces) equates to 1.1 spaces per unit.					

LANDSCAPING AND LIGHTING

As shown in the Conceptual Landscaping Plan (see **Figure 20**), the Briarhouse Site includes street trees, parking lot trees and screening, landscaping around the public plaza, and landscaping along trail head entrances. A detailed landscaping plan, including a planting schedule, would be developed during the site planning process.

New lighting would be installed across the Briarhouse Site, including new streetlamps matching the CBD. In addition, there would be parking lot lighting, building lighting, and lighting for the public plaza, all of which would be downward shielded and 3000 kelvin or less to meet dark sky regulations. A detailed lighting (e.g., photometric) plan, including fixtures and color temperature, would be developed during the site planning process.

PUBLIC AMENITIES

As required by the LDA, the Proposed Project includes several public amenities including streetscape improvements, a public plaza, and a public trail. The streetscape along Pleasantville Road would be improved consistent with the recommendations and design standards included in the Central Business District Mobility Enhancement Project. The streetscape improvements would include sidewalks with a minimum width of five feet and a vegetated verge of three feet between the sidewalk and the street. In addition to street trees and other plants (see **Figure 21**), streetlamps matching the Central Business District would be installed along the street frontage to provide lighting for pedestrians and the newly created parallel parking spots that would extend along the frontage of both properties. All improvements will be ADA compliant.

A 9,000 square foot public plaza would also be developed on the Briarhouse property, in between the two Briarhouse buildings. The plaza would be open to Pleasantville Road and would be approximately 60 feet wide by 150 feet. The plaza would be owned by the Village and maintained by the Applicant pursuant to a maintenance agreement with the Village. The plaza's location, across from Village Offices and the Fire Station, while also in the Central Business District, is optimal for Village and community events.

The public trail system would include approximately 1,970 ft of trail, starting from a trailhead on the northernmost point on the Briarhouse Site. From there, the trail would run along the rear of the Project Site, where there would be additional trailheads and access points between the Briarhouse and Justice Center developments, and on the southern end of the Justice Center. The trail would be owned and maintained by the Village.

JUSTICE CENTER

SITE LAYOUT

The Justice Center is proposed as a two-story building with associated public and secure parking, streetscape improvements, and a public trail, as depicted in **Figure 22**. The first floor of the Justice Center would contain the Courthouse, as well as the Police Department entrance and certain supporting facilities. The second floor would contain the remainder of the Police Department facilities and would have access

from the secure parking lot. The topography and steep slopes on the site mean that development was pushed as close to the street as possible and assembled in a way to minimize disturbance to steep slopes to the greatest extent practicable. The Justice Center is built into the slope of the land and a secured parking lot is proposed at the same grade as the second floor, to minimize steep slope disturbance.

The building would have 13,390 gross square feet, with the first floor proposed to have approximately 7,440 square feet (approximately 136 feet in width and 63 feet deep) and the second floor would have approximately 5,950 square feet (please see proposed floor plans in **Figure 23**). A new, public parking lot is proposed on the northern portion of the site, closest to the Central Business District, and would contain 24 parking spaces. Staff and departmental parking would be located on the southern and western portions of the property and would contain 36 parking spaces.

The streetscape improvements installed on the Briarhouse property would continue onto the Justice Center property along Pleasantville Road, and would include sidewalks, a vegetated verge, and street lighting as shown previously in **Figure 21**. A sidewalk network is also proposed to access the different facility entrances within the Justice Center. The public trail would continue from the Briarhouse property to the north, along the western property line to the southern portion of the property where it would loop around to go back towards Briarhouse.

Figure 24 shows the proposed utility connections including electric, water, sewer, and gas. While the majority of the site would use electric powered appliances, natural gas would be provided to the Justice Center for back-up generators.

Zoning Requirements

The Justice Center would have a small setback from Pleasantville Road, 7 feet, similar to the proposed Briarhouse development and other buildings in the Central Business District. The Justice Center would be setback approximately 120.3-foot from the northern side property line, 286.6-foot from the southern side property line, and 146.6-foot from the rear property line. The proposed building will have a maximum height of approximately 30 feet. Overall, the project site would contain approximately 42,250 sf of impervious surface, which is approximately 34.2 percent of impervious surface coverage, of which the building itself would be approximately 7,740-sf footprint and 6.3 percent. **Table 7** shows the proposed bulk and dimensional standards of the Project in comparison to the underlying R20B district.

Table 7
R20B and Proposed SPR Regulations

Regulations	R20B	SPR
Minimum Lot Size	20,000 sq ft	123,363 ft
Minimum Lot Width	120 ft	599.6 ft
Minimum Front Yard Setback	45 ft	7.0 ft
Minimum Side Yard Setback	20 ft	120.3 ft
Combined Side Yard Setbacks	45 ft	406.9 ft
Minimum Rear Yard	35 ft	146.6ft
Maximum Building Height (feet)	30 ft	26 ft
Maximum Building Height (stories)	2.5 stories	2 stories
Maximum Building Coverage	15%	6.0%
Impervious Surface	NA	28.2%
Sources: Tectonic Civil Plans, dated 11/12/2025		

ARCHITECTURE

For The Justice Center a more modern take on the Tudor Revival Architectural was embraced. Elements of this style, such as steeply pitched roofs and detailed timber facades, are combined with large expanses of glass and modern exterior treatments. Together they combine to create a unique aesthetic which nods to the historic Architecture of Briarcliff Manor while being a modern civic building of today. To further embrace its civic identity, the exterior finishes are predominantly brick with a stone base. Stucco details are added throughout to add interest and break up the facade. Next, large glass expanses create an inviting and approachable street-level. Finally, a roof overhang spans between the police and court entrances creating a connection, as well as, seating area between the two.

PARKING AND CIRCULATION

The northern public parking lot would consist of 24 parking spaces for patrons of the Justice Center, as well as the Central Business District. This lot would be accessed from a curb cut to the north of the Justice Center. As discussed in the EAAF, the existing public parking that is currently on the 1050 Pleasantville Road lot would be accommodated in other, currently existing, non-utilized, public parking spaces in downtown. As such, the additional 24 public spaces added to the Justice Center site, as well as the increase of 11 on-street parking spaces, would increase the overall supply of parking downtown.

South of the Justice Center building, a separate curb cut would be provided that would serve the two parking lots provided for staff of the Justice Center and the Police Department. The lower lot would have 10 parking spaces, while the upper lot, which would be accessed controlled with a gate, would have 26 spaces. This upper lot would access the second floor of the Justice Center directly. **Figure 25** also depicts the circulation patterns for both the staff and secured parking areas.

PUBLIC AMENITIES

While the Justice Center itself will be a public building that will provide services to the Briarcliff Manor community, the Justice Center Site will also include public amenities, such as the continuance of the public trail, and sidewalk and streetscape improvements, as well as a public parking lot.

The streetscape in front of the Justice Center would be improved consistent with the recommendations of the Central Business District Mobility Enhancement Project, which includes sidewalks with a minimum width of five feet and a vegetated verge of three feet between the sidewalk and the street. In addition to street trees and other vegetation (as shown in **Figure 21**), streetlamps matching the Central Business District would be installed along Pleasantville Road, and as well as parallel parking spots.

LANDSCAPING AND LIGHTING

As shown in the Conceptual Landscaping Plan (see **Figure 20**), the Justice Center Site includes street trees, parking lot trees and screening, and landscaping along trail head entrances. A detailed landscaping plan, including a planting schedule, would be developed during the site planning process.

Lighting would be installed across the Justice Center Site, including new streetlamps matching the CBD. In addition, there would be parking lot lighting and building lighting, which would be downward shielded and have a color temperature of 3000 kelvin, or less, except where required for security purposes. A detailed lighting (e.g., photometric) plan, including fixtures and color temperature, would be developed as design progresses.

NATURAL RESOURCES IMPACTS AND WAIVER REQUESTS

STEEP SLOPES

The development of the Proposed Project would disturb approximately 3.23 acres of steep slopes, as shown in **Figure 26**. **Table 8** shows the breakdown and total disturbance to steep slopes on the Project Site.

Table 8
Steep Slopes Disturbance

Slope	Existing Acreage	Proposed Disturbance
Briarhouse		
15 – 25%	0.45	0.24
25% or greater	1.04	0.78
Total	1.49	1.02
Justice Center		
15 – 25%	1.52	0.86
25% or greater	1.67	1.35
Total	3.19	2.21
Overall Total	4.68	3.23
Note: Calculations performed on the proposed parcels after the subdivision. Steep Slopes are defined in Section 220-15A of the Village of Briarcliff's Zoning Ordinance		
Source: Tectonic Civil Plans, dated 11/12/2025		

The Village regulates and limits disturbance to steep slopes for the purposes of minimizing impacts from flooding and erosion, as well as for the protection of natural features (see Section 220-15 of the Village Code). Exceptions to the strict limits of disturbance are permitted upon a showing that impacts of slope disturbance can be limited to the subject property. In addition, the Proposed SPR zoning text provides the Village Board the authority to vary or waive provisions of the Steep Slopes regulations upon a finding that such disturbance is necessary for the development to better meet the public benefit objectives of the Project. The Applicant is requesting a waiver to the disturbance of steep slopes provisions that would otherwise limit slope disturbance. The waiver is requested based on the fact that there will be no impacts to adjacent properties with the implementation of the proposed Stormwater Management Plan to deal with runoff and engineered retaining walls (with potentially some stabilized rock face) to ensure the slopes are stabilized (consistent with the criteria of 220-15(A)(2)) as well as the fact that the disturbance is necessary to accommodate the public benefits of the Project, including the Justice Center, public plaza, and public trailhead access.

VILLAGE REGULATED TREES

Chapter 202 of the Village Code regulates the clearing of trees with a 7-inch diameter or greater and, on steep slopes, regulates the clearing of trees greater than 4-inch diameter. All trees within the limits of disturbance would be removed to allow for the construction of the Proposed Project. This would result in the removal of up to approximately 503 trees of a 7-inch diameter or greater, 48 of which are dead or dying and 455 of which are alive, and an additional 292 trees that are between 4-inch and 7-inch diameter, 33 of which are dead or dying and 259 of which are alive. As shown in the Conceptual Landscape Plan, new trees will be replanted along the street, around the parking lots, and around the buildings, along with additional vegetation such as shrubs (see **Figure 20**). The final location, amount, and selection of planting materials would be developed during site plan review and approval. Pursuant to the SPR regulations, the Applicant is requesting a waiver for the tree clearing permit. The clearing proposed is necessary to provide the public benefits sought by the Village, including the construction of a new Justice Center, the creation of a public plaza, and the extension of streetscape improvements along Pleasantville Road. In addition, it is the Applicant's opinion that a tree clearing permit is not necessary because the Conceptual Landscaping Plan, and additional landscaping details determined during site plan review and approval, will address many of the aspects of the tree clearing permit.

Section 220-9.3 requires a mandatory tree planting plan (MTPP) be developed for residential development over 3,500 square feet. The requirements of an MTPP state that one tree must be planted per every 100 square feet over 3,500 square feet that is proposed. Pursuant to the SPR regulations, the Applicant is requesting a waiver to the MTPP. It is the Applicant's opinion that an MTPP is not necessary or appropriate for the Proposed Project because of the nature of the more dense Central Business District, which reduces the area for plantings; open space and natural resources outside of the limits of disturbance will be preserved to the extent practicable; and, the Applicant is demonstrating the proposed landscaping in this Conceptual Plan, which will undergo further refinement in the Site Plan Approval process, and include a detailed planting plan.

WETLANDS

The 0.047-acre wetland on the 1030 Pleasantville Road Site would be permanently disturbed during construction and regrading. The wetland is extremely small and does not abut another wetland or surface water and thus, is hydrologically isolated. Such isolated wetlands typically provide lower functionality, which is the case with the subject wetland.

The Village regulates disturbances to wetlands and their surrounding 100-foot buffer area pursuant to Chapter 218 of the Village Code. Pursuant to the SPR regulations, the Applicant is requesting a waiver from the provisions of Chapter 218. The waiver is requested based on the extremely small size of the wetland and the relatively low functional value of the wetland, and the large public benefits associated with the Proposed Project. In addition, the Project will provide improved stormwater management on the Site, which would improve the quality of stormwater runoff from the Site. This positive benefit of the Project more than outweighs the minor adverse impact associated with the removal of this small, isolated, poorly functioning wetland.

CONSTRUCTION

Construction of the Proposed Project would take approximately two years, and the three buildings would be constructed simultaneously. Major site work (e.g., tree clearing, excavation and hammering of rock, preparing building pads, erosion control/mobilization) would occur first and is anticipated to last approximately six months. During this time, activities that could result in noise, dust, and construction traffic impacts (i.e., rock hammering, rock crushing, debris removal) would occur. Construction of the Briarhouse buildings would take approximately 20 months each and would begin once the site work is complete in that area. Construction of the Justice Center would take place over approximately 19 months.

The Proposed Project would require excavation and rock removal, resulting in a net cut of between 80,000 and 100,000 cubic yards of earthen material. If all of the net cut material was removed from the Project Site, approximately 4,444 to 5,555 truck trips would be required, based on 18 cubic yards per truck. It is anticipated that these trips would be spread out over approximately six months of the Proposed Project's construction (24 to 30 trips per day).

While major site work is progressing, there will be approximately 10 to 12 workers on Site for the first few months, and they would park in the existing parking lot on the Project Site. When building construction begins, 20 to 80 workers would be on-Site at any given time depending on the stage of construction and the trades that are required at that time. Parking for workers during the building construction phase is to be determined. However, as the parking lots are constructed, workers could utilize those areas for on-site parking.

MITIGATION

Construction activities would comply with the hour limitations set forth in Chapter 146 (Noise) of the Village Code to minimize noise intrusion from construction activities during weekends and nights when residential uses are more sensitive to noise.

Blasting that may be required would be done in accordance with Chapter 118 (Explosives) of the Village Code, and pursuant to a blasting permit obtained from the Village. Per Section 118-7 of the Village Code, blasting would only be conducted on Monday through Friday between 9:00 am and 5:00 pm. Any blasting activities would be conducted under the strict supervision of licensed professionals and would adhere to all necessary safety standards, including measures to protect from debris and vibrations generated by blasting activities. In addition, any potential blasting activities would be subject to review and approval of the New York City Department of Environmental Protection to ensure the integrity of the New Croton Aqueduct.

Potential adverse impacts from construction of the Proposed Project would be avoided and minimized through the implementation of a Construction Management Protocol ("CMP"). The CMP would be prepared by the Applicant, in close coordination with Village staff and consultants. The CMP would provide for implementation of the Stormwater Pollution Prevention Plan and Erosion and Sediment Control Plan, as well as measures incorporated into the Proposed Project's construction plans to avoid impacts to traffic, air quality, and noise.

AFFORDABLE HOUSING

The Briarhouse development will include nine affordable housing units. Consistent with the proposed SPR regulations, the level of affordability for those units may be increased up to 100 percent of the Area Median Income and shall be identified on the Final Site Plan. The types of affordable units would be proportional to the unit types offered throughout Briarhouse.

Attachments

- A - Preliminary SPR Concept Plan, by IQ Landscape Architects, dated November 14, 2025
- B - Preliminary Engineering Plans, by Tectonic Engineering, dated November 12, 2025
- C - Preliminary Briarhouse Architectural Plans, by LeTo Architecture and Design, dated November 11, 2025
- D - Preliminary Justice Center Floor Plans, by H2M, dated September 25, 2025
- E - Preliminary Briarhouse Renderings, by Lifang Technology Co., Ltd.