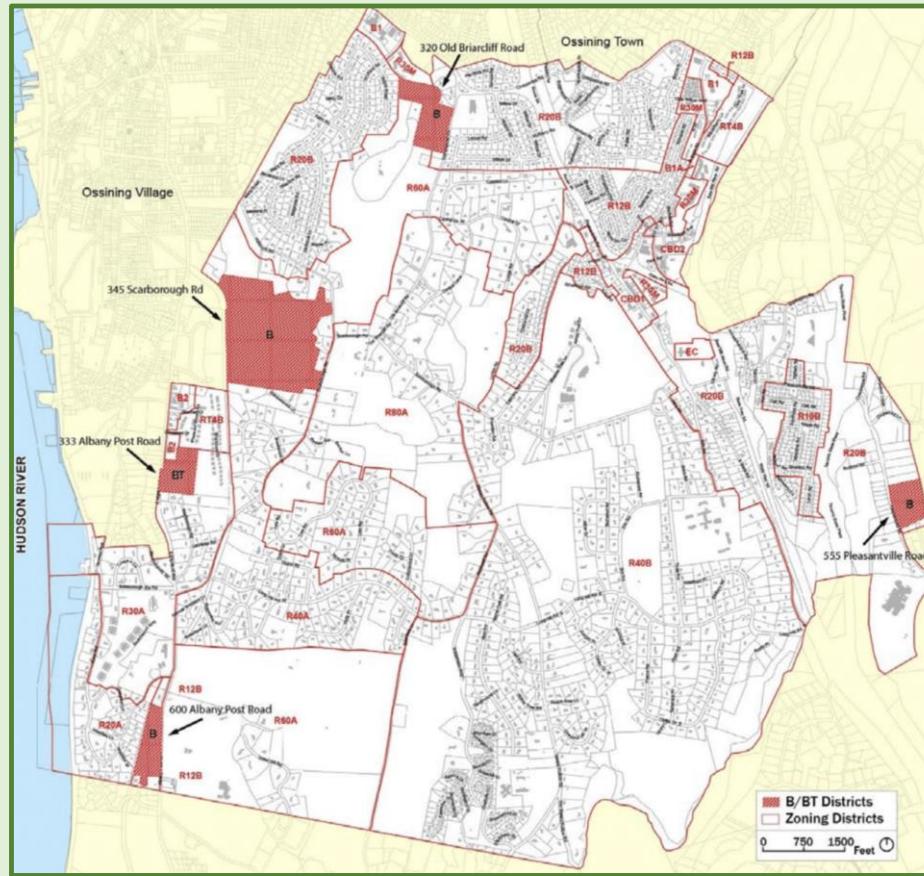


Village of Briarcliff Manor

B/BT Zone Study

February 4, 2020



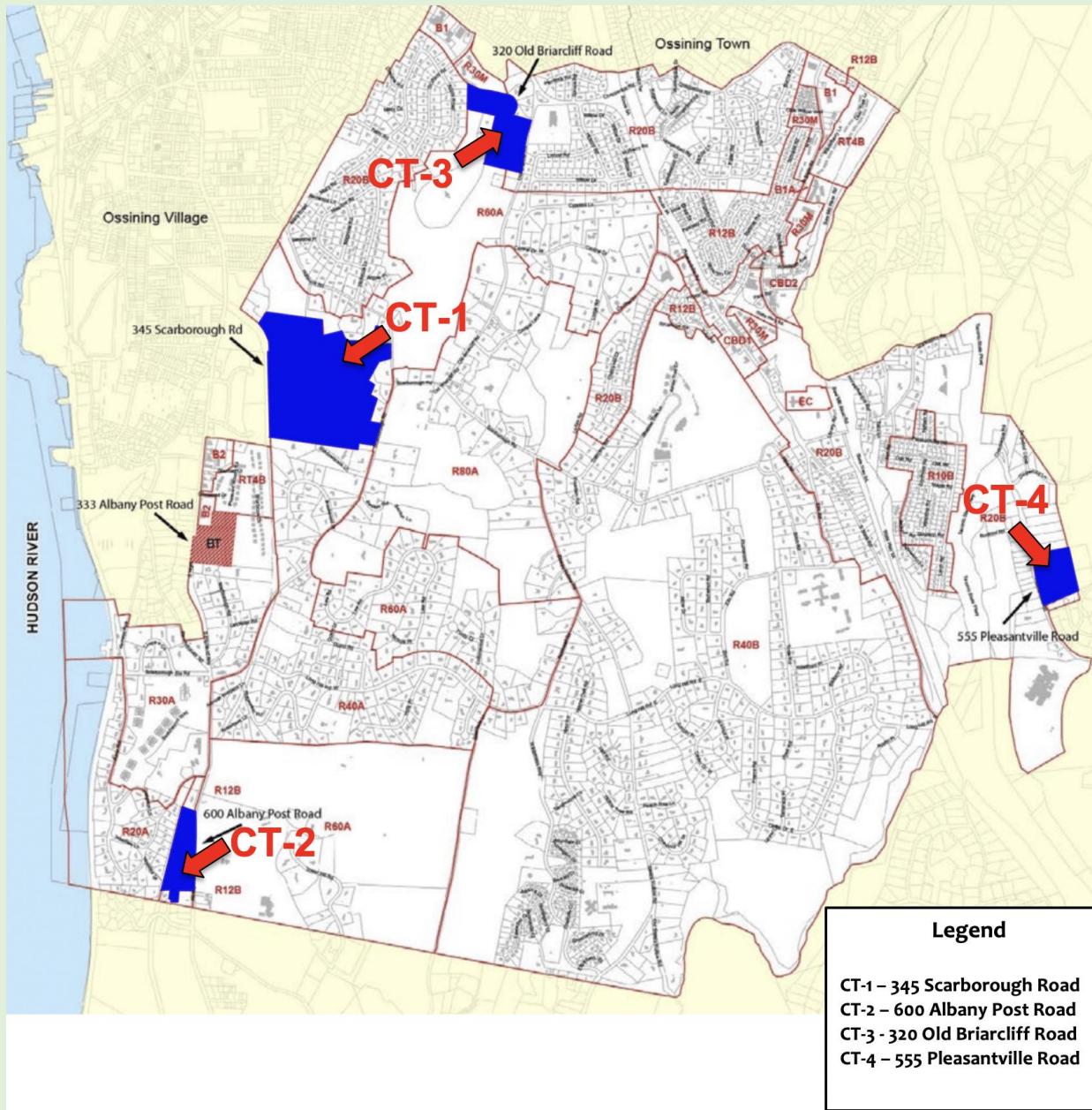
B/BT Zone Study Findings:

- ✓ Existing B – Planned Office Building and Laboratory zoning is antiquated, and does not reflect current land use and economic circumstances.
- ✓ The 4 B zoned areas are distinct and unique, and the existing B “one size fits all” zoning is ineffective.
- ✓ Repurposing the vacant or underutilized B zoned sites to support appropriate viable uses is an urgent imperative.
- ✓ The B zone should be replaced with new well crafted zoning designed to address current and future land use challenges.
- ✓ The BT – Business Transition zoning, which applies only to the 333 Albany Post Road remains viable.
- ✓ Building upon the BT – Business Transition zoning nomenclature, the new zoning proposed to replace the B zone is designated as CT – Complementary Use Transition.
- ✓ As “one size fits all” zoning has proven to be ineffective, four new CT zones are proposed CT1, CT2, CT3 and CT4.

The new CT zoning embodies several planning principles:

- ✓ Respect for existing land use patterns.
- ✓ The necessity to restore and reinforce the Village's tax base.
- ✓ Zoning that is contextual.
- ✓ Protection of sensitive environmental resources.
- ✓ Minimizing impacts on municipal services and infrastructure.
- ✓ Recognition of the impact thresholds established by prior uses.
- ✓ Preservation of open space.
- ✓ Recognition of evolving land use trends.

New CT Zones:



Required Zoning Ordinance Modifications:

1. Delete B – Planned Office and Laboratory District.
2. To further reinforce the BT district, add “any principal use permitted in a Retail Business District.”
3. Delete §220-5 which establishes the procedure for adding land to the B zoning district.
4. Delete §220-6 M. which establishes the procedure to convert a single tenant office building to a multiple tenant office building.
5. Add new definitions for new uses proposed in the CT districts.
6. Establish the CT1, CT2, CT3 and CT4 zoning districts.
7. Establish general Special Use criteria for all CT districts.
8. Establish list of permitted Special Permit uses for each CT district.
9. Establish specific zoning density, bulk, area, height, parking and associated zoning controls for all uses in the CT districts.

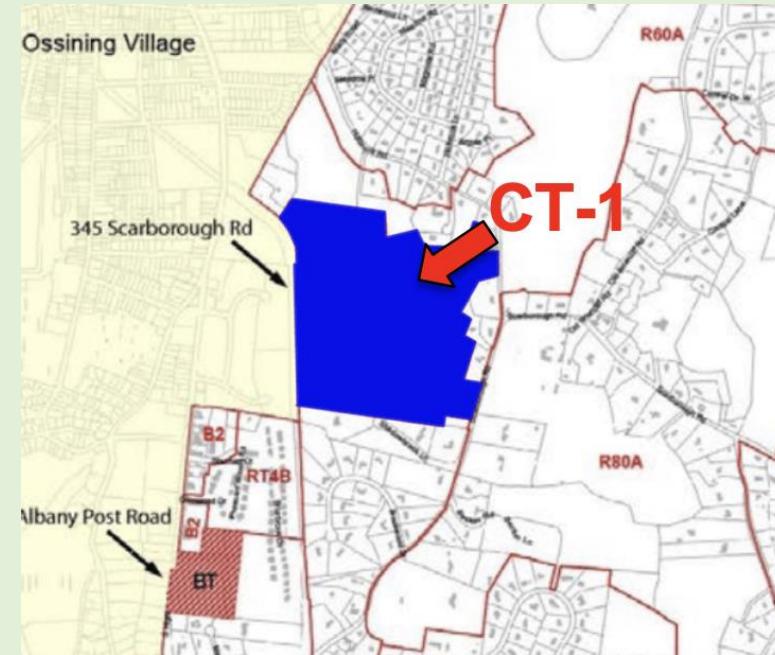
Proposed Special Use General Criteria (§220-6 M.)

- Demonstration that the site is particularly suitable, and the use consistent with the character of the area.
- Requirement to prepare a market study for the new use.
- Requirement to prepare an infrastructure and utility study for the new use.
- Requirement to prepare a traffic study for the new use.
- Requirement to prepare a municipal service impact study for the new use.
- Prohibition on assembling parcels to accommodate new uses.
- Mandatory environmentally sensitive land deduction from development yield, unless a resource restoration and mitigation plan is provided.
- Parking lot construction, screening and buffering requirements.

CT-1 - (345 Scarborough Road – Former Philips Labs)

Permitted Uses:

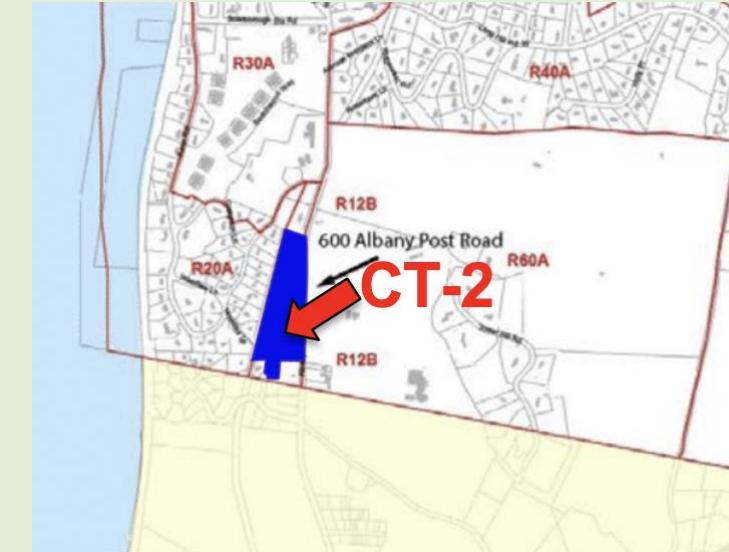
- Single family residential
- Low density multi-family residential
- Mixed-use developments
- CT assisted living facility
- CT townhouse development
- Places of worship
- Institutions of higher learning
- Nursery school
- R&D, biomedical and biotech facilities
- Data storage
- Conference center/event space
- Wireless telecommunication services facility



CT-2 - (600 Albany Post Road – Former SONY Corporation)

Permitted Uses:

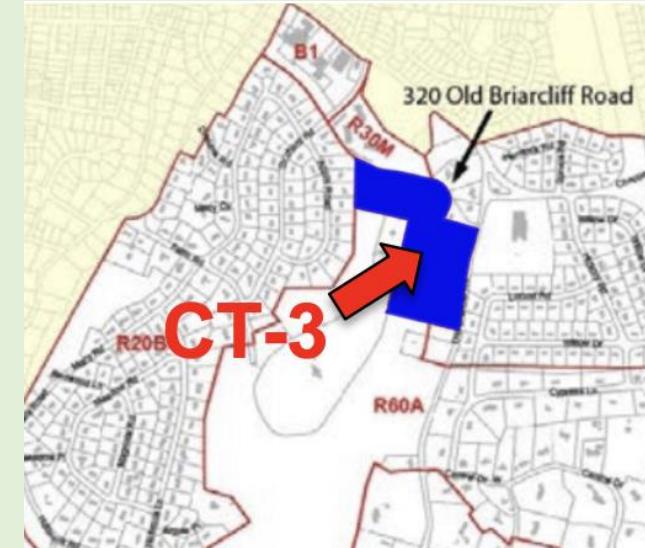
- Office
- R&D, biomedical and biotech facilities
- Mixed-use developments
- Highly amenitized apartments
- Self-storage facilities
- Museum or art gallery
- Nursery schools
- Medical office, outpatient and ambulatory care facilities
- Conference center/event space
- Clubs, lodges and recreational facilities
- Fitness club, training facility
- Retail, shopping center
- Light manufacturing uses
- Wireless telecommunication services facility



CT-3 - (320 Old Briarcliff Road – Former Mearl Corporation)

Permitted Uses:

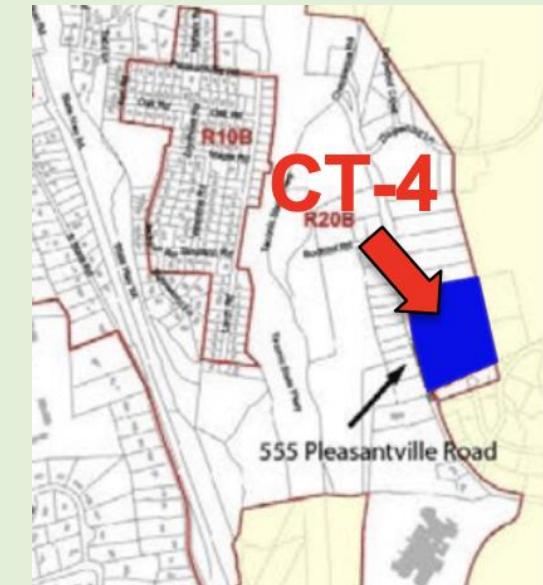
- Single family residential
- CT townhouse development
- Places of worship
- Institutions of higher learning
- Nursery school
- Office
- R&D, biomedical and biotech facilities
- Mixed-use developments
- Highly amenitized apartments
- Light manufacturing uses
- Wireless telecommunication services facility



CT-4 - (555 Pleasantville Road – Briarcliff Corporate Campus)

Permitted Uses:

- Office
- R&D, biomedical and biotech facilities
- Mixed-use developments
- Self-storage facilities
- Medical office, outpatient and ambulatory care facilities
- Hotels
- Conference center/event space
- Fitness club, training facility
- Light manufacturing uses
- Places of worship
- Institutions of higher learning
- Clubs, lodges and recreational facilities
- Hospital
- Nursery schools
- Museum or art gallery
- Wireless telecommunication services facility



Density, Bulk, Area, Height, Parking and Associated Zoning Controls

Developed for each use as applicable in each of the four CT districts.

Provisions include:

- Minimum lot sizes
- Gross density caps
- Coverage limitations
- Significant setbacks (100' minimum)
- Height limitations
- Restrictions on signage
- Special zoning controls for certain uses:
 - Noise limitations for places of worship, schools, nursery schools
 - Controls on chemicals and hazardous materials at biotech facilities
 - Type of non-residential uses in mixed-use developments
 - Types of amenities in apartments
 - Building and operational requirements for assisted living facilities
 - Design standards and operational restrictions for self-storage facilities
 - Parking and circulation requirements for medical, outpatient and ambulatory care uses
 - Performance standards for light manufacturing uses