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B/BTCI

October 4, 2017 \_\_\_\_\_

**Village of Briarcliff Manor**  
**DRAFT Comprehensive Plan Addendum**

*~~B/BT~~ CT District Recommendations*

May 2020

*Prepared by:*

~~Adopted: October 4, 2017~~



*Prepared on behalf of:*

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## Acknowledgements

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## SECTION 1.0: B ZONE RECOMMENDATIONS

The 2007 Village of Briarcliff Manor Comprehensive Plan is amended<sup>1</sup> as follows:

### **Section 2.6.4** ~~Office and Business Areas: North State Road Offices, Route 9 Offices, Stand-Alone Offices and Laboratories~~ **Commercial Campuses** (Comprehensive Plan Page 63)

There are four ~~five~~ **commercial campus** areas in the Village zoned B-Planned Office Building and Laboratories. ~~Offices~~ **Parcels as CT Complementary Transitional. Commercially zoned properties, and their approximate acreage,** in the B-District ~~are comprised of~~ **are the ±CT zones include** ~~94-acre former Philips Laboratories on acres at 345 Scarborough Road, the ±; 9.4-acre former Sony Corp. acres at 600 Albany Post Road (on Route 9), the ±; 16.8-acre former Briarcliff Executive Park (formerly also known as Mearl) on acres at 320 Old Briarcliff Road, and the ±; 10.7-acre Briarcliff Corporate Campus on acres at 555 Pleasantville Road; and 11.4 acres at 333 Albany Post Road. With the exception of 555 Pleasantville Road, all of the~~ **All are improved with large office complexes have been vacant since the early 2010s. 555 Pleasantville Road, while still in use as a multi-tenant office complex, is underutilized with a portion of the existing office space vacant. With the exception of Philips Laboratories, All of the buildings on each, many of the B-zoned parcels which are visible from the street, public thoroughfare. The parcels differ greatly with the exception of Philips Laboratories, which is located in the interior of the ±94-acre site. However, in addition, each of the four parcels is set back from the roadway, accessed by private driveways and screened by with a significant amount of landscaping. The former Philips site and former Mearl site are located in residential neighborhoods off of residential streets, while the former Sony Corp. site is located along State Route 9, and the Briarcliff Corporate Campus is located along Pleasantville Road, a County road. The Philips Laboratories campus is about 98 acres, regards to size, natural resources, topography, and access to major roadways. These five properties account for 60% of the total commercially-zoned acreage in the Village. They have been an important part of which is residentially zoned. The four B the Village's tax diversification for the past 50+ years. The five CT zoned properties and the one BT-zoned property are shown in Figure 1.**

### **Section 3.4 – Business Districts**

~~Add the following to~~ **Revise** Section 3.4 Business Districts (Comprehensive Plan Page 86) **with the following:**

1. GOALS:
2. Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural, and cultural amenities.
3. Create business districts that are pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality.
4. Increase ~~our~~ **the Village's** commercial tax base.

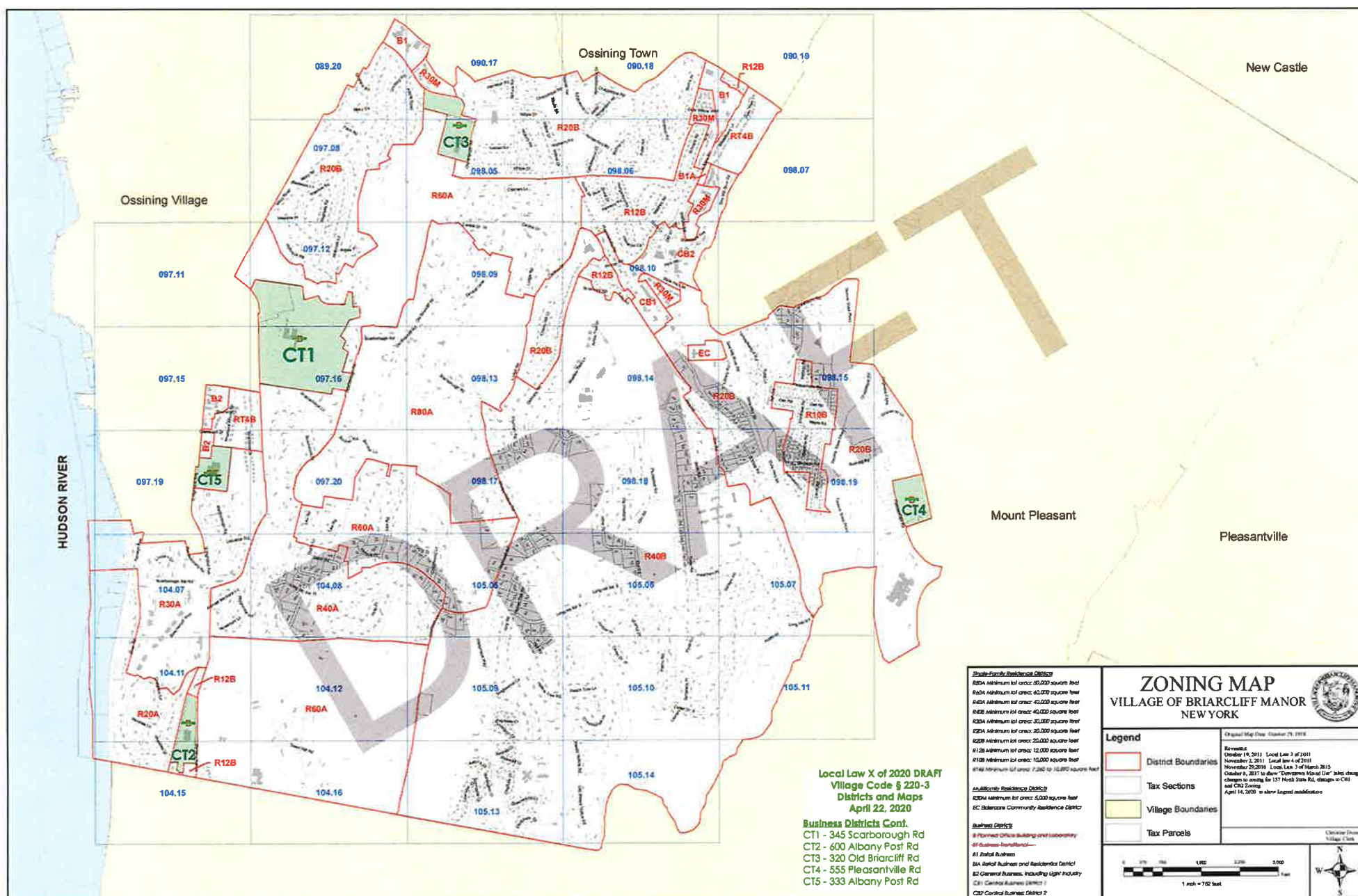
5. Provide an appropriate level of flexibility of use, bulk, and density to allow for appropriate and sustainable commercial redevelopment and/or reuse of the Villages ~~B/BTCT~~ zoned properties.

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~~<sup>1</sup> Amendments to the 2007 Village Comprehensive Plan are shown herein in underlined and strikeout. "Strikeout" text indicates text that has been deleted from the 2007 Plan, while "underline" text indicates text that has been added to the Plan.~~

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Text amendments contained in this Addendum supersede text contained in the 2007 Plan: and the October 2017 Amendment to that Plan.





As noted, the Village has three-four principal multi-tenant commercial districts: the Chilmark Shopping Center; the complex at the corner of North State Road and Chappaqua Road<sup>iii</sup>; a stretch of commercial uses located along S. Highland Avenue (Route 9) roughly between Glenwood Drive to the south and Charter Circle to the north; and, the Village's Central Business District comprised of portions of Pleasantville Road (west of Route 9A) and the area bounded by North State Road, Woodside Avenue, and Route 100, east of Route 9A. The Village also historically had has several commercial office developments located in the B and BT Districts; however, all but two are currently vacant. The existing multi-tenant office complex (Briarcliff Corporate Campus) located at 555 Pleasantville Road within the B District is approximately 40% vacant, while the SHA Data Center located at 333 Albany Post Road is in use as a data storage center. The three remaining B-District properties (former Philips, Sony and Mearl properties) have been vacant for some time and are being actively marketed for redevelopment in uses other than office and laboratory uses. The Village recognizes that market conditions for offices uses in Westchester County and the region have changed in the past decade and reuse of these properties under the current B/BT District regulations is prohibitive and unlikely. However, given the Village's relatively small commercial tax base, redevelopment of certain B/BT District properties, where feasible, for commercial use (or some portion of commercial use) of an appropriate type and scale type in suitable locations is encouraged. The Village also has several commercial campus properties throughout the Village located in the CT Zones which include properties on Albany Post Road, Scarborough Road, Old Briarcliff Road and Pleasantville Road. Collectively, the multi-tenant commercial areas and the commercial campus areas of the CT zones comprise only six percent of the Village property.

Further, in recognizing the changing market conditions combined with a desire to bring these office sites back into productive use, the Village seeks to allow for the consideration of other uses in the B/BT District to allow for greater flexibility of use, bulk, and density to allow for appropriate and sustainable redevelopment and/or reuse of these properties. The Village also recognizes that each of the B/BT District sites is unique and while they all share a zoning designation, they vary significantly in size, location, access, and environmental sensitivity. Given this, flexibility in how redevelopment of each site is approached is imperative to limit and/or mitigate potential impacts to neighborhood character, open space, the natural environment (i.e. steep slopes, wetlands, etc.), cultural and historic resources, recreation, traffic, public transit (Scarborough Metro-North Train Station), infrastructure (i.e. water, sewer, DPW), and emergency services (i.e. police, fire, and emergency medical services). Therefore, the B/BT District regulations should be amended to allow for consideration of additional uses, densities, bulk and dimensional standards by special use permit or some other regulatory process, such as a planned unit development (PUD) that are individually tailored to the specific conditions of each property. The District could be amended to include a standard list of permitted principal uses, and minimum height, bulk and dimensional standards that would apply across the District (similar to the existing District regulations) and then allow additional uses and flexibility of area, bulk and dimensional standards based on site-specific conditions, at the discretion of the Village Board of Trustees, through either the PUD or special permit processes.

The following additional uses, subject to future zoning text amendments and study under the New York State Environmental Quality Review Act (SEQRA), and listed in no particular order, could be considered under the PUD, special permit, or other similar regulatory process could include:

- Multi-Tenant Office
- Biomedical

- Medical/Dental Office
- Self-Storage Facilities, located on a County or State road
- Retail/Shopping Center, located on a County or State road
- Hotel, located on a County or State road
- Light Manufacturing — of appropriate type and located on a County or State road
- Mixed-use Developments, in appropriate locations
- Single Family Residential
- Multi-Family Residential, with an appropriate scale and density

Through the amendment to the Comprehensive Plan with respect to the B/BT District, the Village seeks to ensure that new developments within the B/BT District are in keeping with the character of the surrounding neighborhood, will not place an undue burden on municipal resources and infrastructure, and will protect natural resources such as steep slopes, wetlands, significant trees, and public views. In addition, construction related impacts of future development projects should also be considered as part of the approvals process. If a particular development project is found to place an undue burden on Village resources, natural resources, or other environmental impact areas, measures to mitigate or eliminate the impact should be pursued during the regulatory approvals process. Redevelopment of the B/BT District properties should provide opportunities for the preservation of onsite open space and the provision of additional recreational amenities to the benefit of Village residents, where feasible. Where the provision of onsite recreational amenities are infeasible, the Village should consider the creation of a recreation fee for multi-family units to ensure that no impacts to recreation occur as a result of future residential development projects. Finally, in order to preserve onsite open space, clustering of single-family and townhome developments should be considered and the lot coverage of commercial or offices uses should be appropriate. Today, Briarcliff Manor tax revenue from commercial properties is one of the lowest of all municipalities in Westchester. Given the small percentage of commercial properties within our municipal boundaries, the Village should consider expanding the permissible commercial uses within these areas to allow for appropriate and sustainable redevelopment and to maximize the benefits of non-residential, revenue-generating uses for all the residents of the Village. In addition, the Village should be wary of allowing uses that fail to generate significant non-residential tax revenue in commercial areas, especially if those uses are otherwise allowable by right, by law, or by Special Use Permit, in the other 94% of Village land area.

## **Objective #2: Strengthen the commercial tax base.**

### **Action items:**

- Encourage new and varied commercial development of an appropriate type and scale in suitable locations throughout the Village's business zones. In addition ~~to the above~~, encourage businesses business and offices commercial uses in campus settings.
- Review and update ~~Recognize the current and anticipated office market conditions and accordingly, consider amending the B/BT District requirements~~ zoning regulations to allow for a greater variety of commercial uses and an appropriate level of flexibility with regards to area, bulk and dimensional standards based on site-specific conditions, such as location, access, and environmental features.

including lot coverage, building height, setbacks, and landscape buffers.

- C. Enhance the potential and appearance of the area zoned B-2 that fronts onto Route 9.



Amend Table 3-1: Implementation Strategies (*Comprehensive Plan Page 94*), as follows:

<b>BUSINESS DISTRICTS</b>				
<b>GOAL: Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural and cultural amenities.</b>				
<b>GOAL: Create business districts that are pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality.</b>				
<b>GOAL: Increase the commercial tax base.</b>				
<b><u>GOAL: Provide an appropriate level of flexibility of use, bulk, and density to allow for appropriate and sustainable commercial redevelopment and/or reuse of the Villages B/BT CT zoned properties.</u></b>				
<b>Objective #2: Strengthen the commercial tax base.</b>				
A	<u>Encourage new and varied commercial development of an appropriate type and scale in suitable locations throughout the Village's business zones.</u>	Trustees & Planning Bd.	On-going	3.4
B	<del>Recognize the current</del> <u>Review</u> and <del>anticipated office market conditions and accordingly, consider amending the B/BT District</del> <u>update</u> zoning regulations to allow for a greater variety of commercial uses and an appropriate level of flexibility with regards to area, bulk and dimensional standards based on site-specific conditions, such as location, access, and environmental features.	Trustees & Planning Bd.	Short-Term	3.4
C	Enhance the potential and appearance of the area zoned B-2 that fronts Route 9.	Trustees & Planning Bd.	Short-term	3.4

## Appendix A – Business Areas in Briarcliff Manor

Amend Appendix A, as follows:

### Office and Business Areas (*Comprehensive Plan Page 116*)

~~Office and business areas, including standalone offices, offices on North State Road and Route 9 and laboratories should remain as zoned, with the addition of commercial design controls aimed at new construction and major renovations. Businesses are important contributors to the Village's municipal tax. The businesses areas are well-located — while Philips Laboratories, the property formerly known as Mearl, and the Briarcliff Corporate Campus are located in residential areas, they are close to arterials that take employee traffic directly out of the local street network. The Village has historically had five commercial office developments located in the B and BT Districts; however, all but two are currently vacant. Recognizing a more than decade long decline in the demand for office space in a traditional campus-like setting, the Village began, in 2016, a process to review its existing B Planned Office Building and Laboratory and BT Business Transitional zones. The Village established the B-Zone Advisory Committee to review the~~



existing zoning, explore current market demand, and to make recommendations to the Board of Trustees as to what zoning amendments should be made to the B/BT Districts. The Committee focused its recommendations on enabling the B/BT-zoned properties to be fully utilized and/or redeveloped with the highest and best use balanced with potential short- and long-term impacts on Village residents, including but not limited to neighborhood character, Village infrastructure, recreational resources, and the natural environment. The B Zone Advisory Committee issued a report to the Village Board of Trustees dated May 5, 2017. This report provides background information and potential recommendations to be considered by the Board of Trustees as it moves forward with amendments to the B/BT Districts as outlined in Section 3.4 of the 2017 Village Comprehensive Plan Addendum. Finally, this plan report recommends that when the Mearl site is any of the B/BT District sites are redeveloped and plans are submitted for full occupation of the site, the Village should examine the traffic implications on nearby intersections, as well as all other potential environmental impacts. The Village should update zoning regulations to encourage new commercial businesses to move into Briarcliff as well as look for creative ways to encourage commercial development. Businesses are important contributors to the Village's municipal tax base. Impacts on municipal services as well as neighboring properties should be analyzed to ensure the long-term financial stability of the Village, and to prevent any development that would exceed the capacity or otherwise adversely impact municipal infrastructure, water, sewerage, roadways, or other Village capabilities.