



**PROPOSED B/BT ZONING TEXT AMENDMENTS**

**Village of Briarcliff Manor, New York**

**FULL ENVIRONMENTAL ASSESSMENT FORM PART 1**

**Lead Agency**

Village of Briarcliff Manor Board of Trustees  
Village of Briarcliff Manor  
1111 Pleasantville Road  
Briarcliff Manor, NY 10510  
Contact: Mayor Lori A. Sullivan  
(914) 941-4800

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**Table of Contents**

**1.0 INTRODUCTION: LOCATION, PURPOSE AND DESCRIPTION OF PROPOSED ACTION ..... 1**

    1.1 Introduction..... 1

    1.2 Project Location..... 1

    1.3 Description of the Proposed Action ..... 4

**2.0 FULL ENVIRONMENTAL ASSESSMENT FORM – PART 1 ..... 6**

**Appendix A:** Draft Local Law to Amend Chapter 220 of the Code of the Village of Briarcliff Manor with Respect to Special Permit Uses in the Planned Office Building and Laboratory B District and the Business Transitional BT District

## **1.0 INTRODUCTION: LOCATION, PURPOSE AND DESCRIPTION OF PROPOSED ACTION**

### **1.1 Introduction**

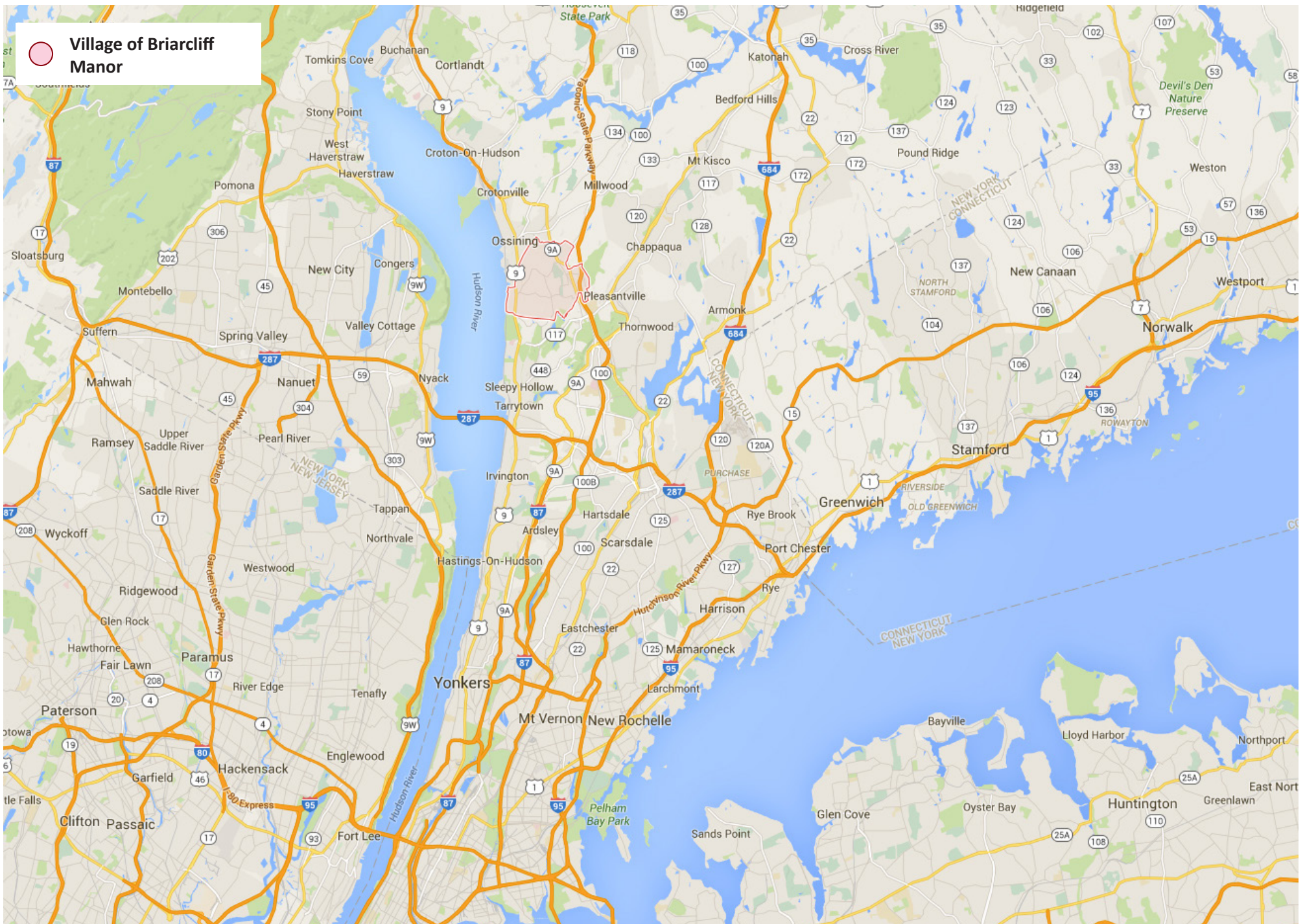
Pursuant to the New York State Environmental Quality Review Act (SEQR), the proposed action discussed in this Full Environmental Assessment Form (EAF) is the potential adoption of amendments to the Code of the Village of Briarcliff Manor with respect to special permit uses in the B Planned Office Building and Laboratory District and the BT Business Transitional District.

### **1.2 Project Location**

Briarcliff Manor is located in the west central portion of Westchester County. Incorporated in 1902, the 5.75-square-mile Village is situated largely within the Town of Ossining, with its eastern portion in the Town of Mount Pleasant. Surrounding municipalities are the Town of Mount Pleasant to the south, Mount Pleasant and the Village of Pleasantville to the east, and the Town of Ossining to the north (see Figure 1: Regional Location Map). The Village is well situated along regional rail and road networks, offering convenient access throughout the New York metropolitan region. Less than thirty miles north of Manhattan and fifteen minutes northwest of White Plains, Briarcliff Manor is easily accessible via Routes 9, 9A, and 100 and Taconic State Parkway. Metro-North railroad makes regular stops at the Village's Scarborough train station, connecting the Village to New York City. The Hudson River is part of Briarcliff's western boundary, contributing to the scenic natural character of the Village. The proposed action pertains to the Village's B and BT Districts. See Figure 2: B and BT District Properties.

There are four areas in the Village zoned B Planned Office Building and Laboratories. Parcels in the B District are comprised of the ±94-acre former Philips Laboratories at 345 Scarborough Road, the ±9.4-acre former Sony Corp. at 600 Albany Post Road (Route 9), the ±16.8-acre former Briarcliff Executive Park (also known as Mearl) at 320 Old Briarcliff Road, and the ±10.7-acre Briarcliff Corporate Campus at 555 Pleasantville Road. 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. There is one parcel located within the BT Business Transitional District, which is located at 333 Albany Post Road. This parcel currently contains the SHA Data Center, a data storage center, and is the only fully occupied parcel in either of the B/BT Districts.





B/BT DISTRICT ZONING TEXT AMENDMENTS

FIGURE 1: REGIONAL LOCATION MAP





### **1.3 Description of the Proposed Action**

The Board of Trustees of the Village of Briarcliff Manor has determined that in accordance with recent amendments to the Village's Comprehensive Plan, that it is appropriate to the orderly social and economic development of the Village to permit single-family residential and multi-family residential as special permit uses in the Planned Office Building and Laboratory B District and the Business Transitional BT District in accordance with suitable standards and requirements to recognize the current and anticipated office market conditions and accordingly allow for a greater variety of uses and an appropriate level of flexibility with regard to area, bulk and dimensional standards based on site-specific conditions, such as location, access and environmental features.

Single-family and multi-family residential uses would be permitted within the B/BT Districts by special permit under the purview of the Village Board of Trustees. The following provides a summary of the proposed zoning text amendments:

- Single-family residential is allowed by special permit subject to the following:
  - The subject property is adjacent to a zoning district which allows single-family dwellings as a permitted principal use.
  - Single-family dwellings are defined as attached, detached or semi-attached/detached single family structures, with only one housekeeping unit per dwelling.
  - The permitted density on the subject property for single-family dwellings shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, not including any multifamily use, which shall be applied to the total area of the site (base density).
  - Bonuses, at the discretion of the Board of Trustees, may be applied over the base density calculation for the provision of clustering/open space (15%), age-restricted units (25%), below market-rate housing (20%), and sustainable design (15% bonus).
- Multi-family residential is allowed by special permit subject to the following:
  - A site is adjacent to an R30M zoning district which allows multi-family residential use, or the site has frontage on, or principal access to a roadway under state or county jurisdiction.
  - The site is 30,000 square feet or more.
  - There shall be on the same site an enclosed, suitable surface play area for small children having an area of not less than 200 square feet for each dwelling unit therein.
  - The permitted density of structures for multifamily residence shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, including the R30M zoning district, which shall be applied to the total area of the site.

- All area and bulk standards of the B and BT zoning districts respectively, shall apply except that the maximum allowable height for multifamily residential use shall be four (4) stories or 45 feet.
- Bonuses, at the discretion of the Board of Trustees, may be applied above the base density calculation for the provision of age-restricted units (25%), below market-rate housing (%20), and sustainable design (15% bonus).

See Appendix A for the full text of the draft Zoning Amendments.



## **2.0 FULL ENVIRONMENTAL ASSESSMENT FORM – PART 1**

Part 1 of this Full Environmental Assessment Form (EAF) evaluates the potential for environmental impacts to be created by the approval of zoning text amendments to the B/BT Districts by the Village Board of Trustees (BOT). This legislative action is generic in nature, not site-specific, and does not directly result in physical changes to the environment. Part 1 of the Full EAF is designed for a site specific action rather than area-wide or generic proposals. As a result, many of the questions in Part 1 are not relevant to the proposed zoning amendments and have not been answered.

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Proposed B/BT District Zoning Text Amendments		
Project Location (describe, and attach a general location map): Village of Briarcliff Manor - B and BT Districts (see attached map)		
Brief Description of Proposed Action (include purpose or need):  The Village of Briarcliff Manor Board of Trustees is proposing the potential adoption of amendments to the Code of the Village of Briarcliff Manor with respect to special permit uses in the B Planned Office Building and Laboratory District and the BT Business Transitional District. The zoning text amendments would allow single- and multi-family uses by special permit, subject to certain criteria, within the B and BT Districts. See Attached EAF narrative for a full project description and Appendix A for the full text of the proposed zoning text amendment.		
Name of Applicant/Sponsor: Village of Briarcliff Manor	Telephone: 914-941-4800	
	E-Mail:	
Address: 1111 Pleasantville Road		
City/PO: Briarcliff Manor	State: NY	Zip Code: 10510
Project Contact (if not same as sponsor; give name and title/role): Lori A. Sullivan, Mayor	Telephone: 914-941-4800	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

**B. Government Approvals Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	B/BT District Zoning Text Amendments	June 6, 2018
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Advisory Recommendation	June 21, 2018
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County Planning Department 239-m Review	June 21, 2018
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

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c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

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### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses? ☐ Yes ☐ No  
If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No  
If Yes,

i. Total number of structures \_\_\_\_\_  
ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No  
If Yes,

i. Purpose of the impoundment: \_\_\_\_\_  
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: \_\_\_\_\_  
iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
• Volume (specify tons or cubic yards): \_\_\_\_\_  
• Over what duration of time? \_\_\_\_\_  
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No  
If yes, describe. \_\_\_\_\_  
v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
viii. Will the excavation require blasting? ☐ Yes ☐ No  
ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No  
If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*iii.* Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

*iv.* Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

*v.* Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

\_\_\_\_\_

*c.* Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No  
If Yes:

*i.* Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

\_\_\_\_\_

*vi.* If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

*d.* Will the proposed action generate liquid wastes? ☐ Yes ☐ No  
If Yes:

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

\_\_\_\_\_

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No





h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend  
☐ Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No

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l. Hours of operation. Answer all items which apply.

i. During Construction:	ii. During Operations:
• Monday - Friday: _____	• Monday - Friday: _____
• Saturday: _____	• Saturday: _____
• Sunday: _____	• Sunday: _____
• Holidays: _____	• Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No  
 If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No  
 If Yes,  
 i. Identify Facilities: \_\_\_\_\_  
 \_\_\_\_\_

e. Does the project site contain an existing dam? ☐ Yes ☐ No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
 \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No  
 If Yes:  
 i. Has the facility been formally closed? ☐ Yes ☐ No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
 \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
 \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No  
☐ Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
 \_\_\_\_\_



<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	





**Appendix A:**

**Draft Local Law to Amend Chapter 220 of the Code of the Village of Briarcliff Manor with Respect to Special Permit Uses in the Planned Office Building and Laboratory B District and the Business Transitional BT District**

LOCAL LAW TO AMEND CHAPTER 220  
OF THE CODE OF THE VILLAGE OF  
BRIARCLIFF MANOR WITH RESPECT TO  
SPECIAL PERMIT USES IN THE PLANNED  
OFFICE BUILDING AND LABORATORY B  
DISTRICT AND THE BUSINESS  
TRANSITIONAL BT DISTRICT

**Be it enacted by the Board of Trustees of the Village of Briarcliff Manor, as follows:**

**Section 1.** Legislative Purpose. The Board of Trustees of the Village of Briarcliff Manor, Westchester County, New York has determined that in accordance with recent amendments to the Village's Comprehensive Plan, that it is appropriate to the orderly social and economic development of the Village to permit single-family residential and multi-family residential as special permit uses in the Planned Office Building and Laboratory B District and the Business Transitional BT District in accordance with suitable standards and requirements to recognize the current and anticipated office market conditions and accordingly allow for a greater variety of uses and an appropriate level of flexibility with regard to area, bulk and dimensional standards based on site-specific conditions, such as location, access and environmental features.

**Section 2.** Section 220-6.M of the Code of the Village of Briarcliff Manor is hereby amended by adding new subsections (2) and (3) thereto to read as follows:

- “(2) Single-family dwellings for only one housekeeping unit. Within the B and BT zoning districts, the Village Board may grant a special permit for construction and operation of single-family dwellings for only one housekeeping unit, subject to the following standards and requirements set forth below:
- (a) The subject property is adjacent to a zoning district which allows single-family dwellings as a permitted principal use.
  - (b) For purposes of this Section 220-6.M.(2), single-family dwellings are defined as attached, detached or semi-attached/detached single family structures, with only one housekeeping unit per dwelling, including attached townhouses owned as part of condominium or homeowners association.
  - (c) The permitted density on the subject property for single-family dwellings shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, not including any multifamily use, which shall be applied to the total area of the site (the “Base Density”).
  - (d) The following four potential density bonuses may be applied for by an applicant, but only granted at the discretion of the Board of Trustees:

- [1] Cluster/Open Space Bonus. There are two requirements for this bonus. First, except as otherwise provided herein, the development must meet the standards of Section 220-7 Conservation Development. The second requirement is that at least 15% of the undeveloped land area be preserved and open to the public and provide a public passive or active recreation amenity that, in the opinion of the Board of Trustees, provides a valuable public recreation/open space amenity. The allowable density bonus is 15% over the Base Density.
- [2] Age Restricted. This is a development that only contains units designed for and specifically limited in their occupancy to persons aged 55 or older, but not excluding spouses under 55, and children and grandchildren over the age of 19 and adults under 55 if their presence is essential for the physical care or economic support of eligible older persons. The only exception to this requirement is that one unit may be reserved for occupancy by building maintenance. The allowable density bonus is 25% over the Base Density.
- [3] Below Market Rate Housing. This bonus can be granted for the provision of Below Market Rate Housing, which shall mean either affordable housing, as defined in Section 220-2 or moderate income housing as defined in Section 220-10(E)(2)(a). The bonus may be granted if at least 10% of the proposed units of the development are Below Market Rate as defined above. At least 50% of the Below Market Rate bonus units must be affordable units. The allowable density bonus is 20% over the Base Density or one market rate unit for each Below Market Rate Housing unit provided. By way of example, if the Below Market Rate density bonus results in 20 units then 10 of those units must be below market rate housing and, of those 10 at least 5 must be affordable as defined in section 220-2.
- [4] Sustainable Design. This bonus would be applied where the Board of Trustees, in its absolute discretion, determines that a development incorporates environmentally sensitive design elements which provide valuable environmental benefits, including, but not limited to, elements that are above and beyond then current ordinary or typical sustainable design standards for similar single-family dwellings. The allowable density bonus is 15% over Base Density.
- (e) All area and bulk standards of the B and BT zoning districts respectively, shall apply.
- (f) Clustering/Conservation Development.
- [1] It is to the benefit of all, wherever practicable, to promote the conservation of remaining open space, preserve environmentally sensitive areas in their

natural state and preserve the existing aesthetic qualities of the B and BT zoning district properties. Clustering or conservation development of units in single-family residential developments within the B and BT zoning districts shall be required to protect Village natural resources, wherever possible.

- [2] The number of building lots or dwelling units permitted within a conservation development shall in no case exceed the number equal to Base Density in accordance with section (2)(c) above, plus the maximum aggregate density bonuses set forth in section (2)(d)(1-4). Where a conservation development representing the cumulative density as derived from the Base Density, plus the aggregate of density bonuses determined to be applicable and appropriate, plus all units allowed on any land in an adjacent zone, the actual construction of the total units may take place in all or any portion of one or more of such districts.
  - [3] Except as otherwise provided herein, all other requirements for conservation developments as outlined in Zoning Code Section 220-7 shall apply to single-family residential developments within the B and BT zoning districts, provided, however, that the review of such developments shall be under the purview of the Board of Trustees not the Planning Board, and the Board of Trustees may waive, when reasonable, any of the requirements of Section 220-7 in the event that any such requirements are found not to be necessary to protect Village natural resources, or are found to be inappropriate to a particular site plan.
- (3) Multifamily residence. Within the B and BT zoning districts, the Village Board may grant a special permit for construction and operation of one or more structures containing two or more dwellings for multifamily occupancy, subject to the following standards and requirements set forth below:
- (a) The site is adjacent to an R30M zoning district which allows multi-family residential use, or the site has frontage on, or principal access to a roadway under state or county jurisdiction.
  - (b) The site is 30,000 square feet or more.
  - (c) There shall be on the same site an outdoor enclosed, suitable surface play area for small children having an area of not less than 200 square feet for each dwelling unit therein.
  - (d) The permitted density of structures for multifamily residence shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, including the R30M zoning district, which shall be applied to the total area of the site.



- (e) All area and bulk standards of the B and BT zoning districts respectively, shall apply except that the maximum allowable height for multifamily residential use shall be four (4) stories or 45 feet.
- (g) The following potential density bonuses may be applied for by an applicant, but only granted at the discretion of the Board of Trustees:

- [1] Age Restricted. This is a development that only contains units designed for and specifically limited in their occupancy to persons aged 55 or older, but not excluding spouses under 55, and children and grandchildren over the age of 19 and adults under 55 if their presence is essential for the physical care or economic support of eligible older persons. The only exception to this requirement is that one unit may be reserved for occupancy by building maintenance. The allowable density bonus is 25%.
- [2] Below Market Rate Housing. This bonus can be granted for the provision of Below Market Rate Housing, which shall mean either affordable housing, as defined in Section 220-2 or moderate income housing as defined in Section 220-10(E)(2)(a). The bonus may be granted if at least 10% of the proposed units of the development are Below Market Rate Housing as defined above. At least 50% of the Below Market Rate bonus units must be affordable units. The allowable density bonus is 20% over the Base Density or one market rate unit for each Below Market Rate Housing unit provided. By way of example, if the Below Market Rate density bonus results in 20 units then 10 of those units must be below market rate housing and, of those 10 at least 5 must be affordable as defined in section 220-2.
- [3] Sustainable Design. This bonus would be applied where the Board of Trustees, in its absolute discretion, determines that a development incorporates environmentally sensitive design elements which provide valuable environmental benefits, including, but not limited to, elements that are above and beyond then current ordinary or typical sustainable design standards for similar multi-family residences. The allowable density bonus is 15% over Base Density.

**Section 3.** Section 220-6.B of the Code is hereby amended by adding “and Subsection M” after “Subsection L”

**Section 4.** The invalidity of any word, section, clause, paragraph sentence, part, or provision of this local law shall not affect the validity of any part of this local law which can be given effect without such invalid part or parts.

**Section 5.** This Local Law shall take effect immediately upon filing in the Office of the Secretary of State.

Draft