



## VILLAGE OF BRIARCLIFF MANOR COMPREHENSIVE PLAN

### ENVIRONMENTAL ASSESSMENT FORM

Prepared on Behalf of  
the Village of Briarcliff Manor Board of Trustees  
Lead Agency

by  
BFJ Planning

October 1, 2007

**VILLAGE OF BRIARCLIFF MANOR  
WESTCHESTER COUNTY, NY**

**2007 COMPREHENSIVE PLAN**

**FULL EAF – PARTS 1, 2, AND 3  
ON THE ADOPTION OF THE PLAN  
BY THE BOARD OF TRUSTEES**

**LEAD AGENCY:**

William Vescio, Mayor  
Board of Trustees  
Municipal Building  
1111 Pleasantville Road  
Briarcliff Manor, NY 10510  
(914) 944 - 2782

**EAF PREPARED BY:**

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New York, NY 10003  
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**October 1, 2007**

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## INTRODUCTION TO THE EAF

### The Village

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 Mt. Pleasant to the south, Mt. Pleasant and the Village of Pleasantville to the east, and the Town of Ossining to the north. 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.

### Planning Process

The Village of Briarcliff Manor's Comprehensive Plan is a document which reflects the village today and establishes the direction for the Village over approximately the next 20 years. The plan is the guide to future municipal decisions on land use, zoning, recreation, open space, commercial development, housing, infrastructure, and capital spending. It will enable the village to influence decisions by state agencies and strengthen its ability to attract funding for projects that support the plan.

In October 2005, the Board of Trustees assembled a Comprehensive Plan Committee to work with the planning consultants, BFJ Planning, on the update of the 1988 Comprehensive Plan. The planning process occupied all of 2006 and 2007. The process entailed the research and writing of plan chapters, five neighborhood-specific meetings, an opinion survey sent to all village residents, one workshop, and numerous meetings of the Comprehensive Plan Committee over a 24-month period. In addition, a public hearing was held by the committee, as required under General Village Law, Section 7-722.6(b), Public Hearings; notice. That public hearing was held on July 31, 2007. A full draft of the comprehensive plan was completed in September 2007, ready for final public review.

### Need for an Updated Village Plan

This Comprehensive Plan updates the Village of Briarcliff Manor's existing 1988 plan. The purpose of the update was to change and adjust the existing plan and to respond to new development issues and concerns that have arisen within the village since 1988. Although this plan sets forth recommendations for the future of Briarcliff Manor, **it is not in itself a regulation**. Recommendations are expected to be implemented through zoning laws and other land use regulation tools, which must be in accordance with an adopted plan, and the village's capital budget. In addition, the plan enables the village to influence decisions by state agencies (such as the New York State Department of Transportation) and strengthen its ability to attract state dollars for projects that support the plan. The Board of Trustees also felt that an update was an efficient

method for gathering together the recommendations of a variety of plans that the village had undertaken; these included the Scarborough Corridor Study, the CBD [central business district East and West] Plan Study, the East of 9A Study, the Area Site Plans, the Westchester County Streetscaping Plan, the work of the Downtown Beautification Committee, and the recently completed Briarcliff Manor Trails Study.

## **Public Hearing and SEQR Requirements**

State law governing planning and zoning in New York municipalities does not require that a village prepare a comprehensive plan, although it is encouraged. However, it is the case that if a municipality has adopted zoning regulations, those regulations must comply with an adopted municipal plan. If a village prepares a comprehensive plan, the Village Board of Trustees can manage the planning process. The Village Board of Trustees is then responsible for adopting the plan by resolution. Alternatively, the Trustees can assign this role to the Planning Board or a special board or committee to oversee the plan-writing process on the Trustees' behalf. This is Briarcliff Manor's approach. Under Village Law Section 7-722.6(b), the Village's Comprehensive Plan Committee held one public hearing "as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment. The village board of trustees shall, within ninety days of receiving the planning board or special board's [Briarcliff Manor's case] recommendations on such proposed plan or amendment, and prior to adoption of such proposed plan or amendment, hold a public hearing on such proposed plan or amendment."

As part of the comprehensive plan approval process, New York State Environmental Quality Review (SEQR) regulations require that the Board of Trustees undertake an environmental assessment to evaluate the potential environmental impacts of the plan's recommendations. The Environmental Assessment Form (EAF) and supplemental material are contained on the following pages. As lead agency for SEQR, the Board of Trustees directed that a long form EAF be prepared on its direct action of adopting the Comprehensive Plan. As Parts 1 and 2 of the standard long form EAF are not conducive to understanding the impacts of adopting a municipal plan for preservation and development, the Board of Trustees has included this introduction to the plan and a Part 3 to create a plan-specific EAF. Following acceptance of the EAF the Trustees as lead agency will make a determination of significance regarding the adoption of the Comprehensive Plan.

This EAF document assesses the anticipated generic (Village-wide) environmental impacts of the Board of Trustees' adopting the proposed 2007 Comprehensive Plan. Standard Parts 1 and 2 of the SEQR-required EAF follow this introduction. Part 1 of the EAF is included on the following pages. It provides objective data and information about a given project and its site. In this case, the project being analyzed in terms of its environmental impact is the adoption of a comprehensive plan. The EAF is broad and generic and the site subject to this analysis includes the entire Village of Briarcliff Manor. Specific recommendations for implementation made in the Comprehensive Plan are in of themselves subject to future environmental review which will occur at the time these recommended actions are undertaken. The EAF questions assume a site-specific construction project and so do not easily conform to the adoption of a municipal land use plan. The questions are answered as best as can be, given this. Part 3 provides the necessary additional information on the plan's overall vision, goals and objectives.

## Part 2 of the EAF

Part 2 of the EAF follows immediately after Part 1. Part 2 focuses on identifying the range and magnitude of possible impacts that may occur from a project or an action. Following the EAF, additional information is provided in Part 3 to supplement the answers provided on the form.

As one reviews Part 2, there are three important facts to bear in mind:

- The proposed action is the adoption and implementation of text. The text is a general municipal land use guide for use by the Board of Trustees and all others who effect or oversee changes in land uses within the village. The action is not a site-specific physical change involving the construction or alteration of a structure. Thus, the project-related impacts assumed by the EAF are generally not applicable. Specific environmental review will be performed as required for specific recommendations at the time those actions are reviewed and will have their own SEQR evaluation.
- The Comprehensive Plan presents recommendations for additional study of land use issues, not for the direct implementation of an action. It is anticipated that such studies do not in and of themselves have environmental impacts. Some additional action items will in and of themselves be required to comply with SEQR.
- The recommendations are beneficial. The plan recommends actions and studies that are expected to improve or preserve the village's character. The recommendations themselves are mitigations of problems in the village identified by municipal boards and the public.

617.20  
Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:



Part 1



Part 2



Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☒ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.\*
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

**Village of Briarcliff Manor Comprehensive Plan**

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Name of Action

**Village of Briarcliff Manor Board of Trustees**

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Name of Lead Agency

**William J. Vescio**

**Mayor**

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Print or Type Name of Responsible Officer in Lead Agency

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Title of Responsible Officer

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Signature of Responsible Officer in Lead Agency

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Signature of Preparer (If different from responsible officer)

**October 1, 2007**

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Date

## PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action **Village of Briarcliff Manor Comprehensive Plan**

Location of Action (include Street Address, Municipality and County)

### Entire geographic area of the Village

Name of Applicant/Sponsor **Village of Briarcliff Manor Board of Trustees**

Address **1111 Pleasantville Road, Municipal Building**

City / PO **Briarcliff Manor** State **New York** Zip Code **10510**

Business Telephone **914-944-2782**

Name of Owner (if different)

Address

City / PO State Zip Code

Business Telephone

Description of Action:

**Adoption of the 2007 Updated Comprehensive Plan.**



Please Complete Each Question--Indicate N.A. if not applicable

## A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)  
☒ Forest ☐ Agriculture ☒ Other **Variable Land Uses**

2. Total acreage of project area: 3,542 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>N/A</u> acres	<u>N/A</u> acres
Forested	<u>N/A</u> acres	<u>N/A</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>N/A</u> acres	<u>N/A</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>N/A</u> acres	<u>N/A</u> acres
Water Surface Area	<u>N/A</u> acres	<u>N/A</u> acres
Unvegetated (Rock, earth or fill)	<u>N/A</u> acres	<u>N/A</u> acres
Roads, buildings and other paved surfaces	<u>N/A</u> acres	<u>N/A</u> acres
Other (Indicate type) _____	<u>N/A</u> acres	<u>N/A</u> acres

3. What is predominant soil type(s) on project site? **Variable**

- a. Soil drainage: ☐ Well drained \_\_\_\_% of site ☐ Moderately well drained \_\_\_\_% of site.  
☐ Poorly drained \_\_\_\_% of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☐ No **Variable**

- a. What is depth to bedrock **Variable** (in feet)

5. Approximate percentage of proposed project site with slopes:

☐ 0-10% \_\_\_\_% ☐ 10- 15% \_\_\_\_% ☐ 15% or greater **Variable**

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☒ Yes ☐ No **Building: All Saints Episcopal Church, Scarborough Rd**

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? **Variable** (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☒ Yes ☐ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☒ Yes ☐ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☐ No

N/A

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☒ Yes ☐ No

If yes, explain:

**Some existing parks and open space exist within the Village.**

14. Does the present site include scenic views known to be important to the community? ☒ Yes ☐ No

**Scenic views of the Hudson River from public spaces occur within the western part of the village.**

15. Streams within or contiguous to project area:

**Caney Brook, Gory Brook, Sparta Brook**

a. Name of Stream and name of River to which it is tributary

**Pocantico and Hudson Rivers**

16. Lakes, ponds, wetland areas within or contiguous to project area:

**Pocantico Lake; NYSDEC mapped wetlands; areas with hydric wetland soils**

b. Size (in acres):

**Variable**

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a. If YES, does sufficient capacity exist to allow connection? ☐ Yes ☐ No **N/A**
- b. If YES, will improvements be necessary to allow connection? ☐ Yes ☐ No **N/A**
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☒ Yes ☐ No

**An area contiguous to the Hudson River and Pocantico Lake are designated as Critical Environmental Areas.**

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☐ No **N/A**
- \*The proposed action is the adoption of text. The text serves as a general municipal land use guide for use by the Village and all others who effect or oversee changes in land uses within the Village. The action is not a site-specific physical change involving the construction or alteration of a structure. Thus, the project-related impacts assumed by the EAF are generally not applicable or variable dependent on location within the Village. Separate action items listed for implementation will have own SEQR review.**
- B. Project Description
1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor: N/A acres.
- b. Project acreage to be developed: N/A acres initially; N/A acres ultimately.
- c. Project acreage to remain undeveloped: N/A acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing N/A ; proposed N/A
- g. Maximum vehicular trips generated per hour: N/A (upon completion of project)?
- h. If residential: Number and type of housing units: **N/A**

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Ultimately	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

- i. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; N/A length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.

3. Will disturbed areas be reclaimed ☐ Yes ☐ No ☒ N/A

- a. If yes, for what intended purpose is the site being reclaimed?

- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☐ No **N/A**

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased: **N/A**

a. Total number of phases anticipated \_\_\_\_\_ (number)

b. Anticipated date of commencement phase 1: \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition)

c. Approximate completion date of final phase: \_\_\_\_\_ month \_\_\_\_\_ year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☐ No **N/A**

9. Number of jobs generated: during construction \_\_\_\_\_; after project is complete \_\_\_\_\_ **N/A**

10. Number of jobs eliminated by this project N/A.

11. Will project require relocation of any projects or facilities? ☐ Yes ☐ No **N/A**

If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged \_\_\_\_\_

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type \_\_\_\_\_

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☐ No

16. Will the project generate solid waste? ☐ Yes ☒ No

a. If yes, what is the amount per month? \_\_\_\_\_ tons

b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No

c. If yes, give name \_\_\_\_\_; location \_\_\_\_\_

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☐ Yes ☒ No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day N/A gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain:

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Adoption of Plan</b>	
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>County Planning Department - Review and Recommendation</b>	
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

<input type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input checked="" type="checkbox"/> New/revision of master plan	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Site plan	<input type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input type="checkbox"/> Other

2. What is the zoning classification(s) of the site?

**Applies to entire village.**

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

**N/A**

4. What is the proposed zoning of the site?

**N/A**

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

**N/A**

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

The Village of Briarcliff Manor is predominantly developed with residential land uses, some commercial and institutional uses.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

- a. What is the minimum lot size proposed? \_\_\_\_\_

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?

☐ Yes ☐ No **N/A**

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

☐

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name William J. Vescio Date \_\_\_\_\_

Signature \_\_\_\_\_

Title Mayor

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

#### General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

#### Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

#### Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☒ **See EAF Part 3.**

#### Examples that would apply to column 2

Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction on land where the depth to the water table is less than 3 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction of paved parking area for 1,000 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction that will continue for more than 1 year or involve more than one phase or stage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☒ NO ☐ YES

Specific land forms:

☐ ☐ ☐ Yes ☐ No

### Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

**Examples** that would apply to column 2

Developable area of site contains a protected water body.

☐ ☐ ☐ Yes ☐ No

Dredging more than 100 cubic yards of material from channel of a protected stream.

☐ ☐ ☐ Yes ☐ No

Extension of utility distribution facilities through a protected water body.

☐ ☐ ☐ Yes ☐ No

Construction in a designated freshwater or tidal wetland.

☐ ☐ ☐ Yes ☐ No

Other impacts:

☐ ☐ ☐ Yes ☐ No

4. Will Proposed Action affect any non-protected existing or new body of water?

☒ NO ☐ YES

**Examples** that would apply to column 2

A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.

☐ ☐ ☐ Yes ☐ No

Construction of a body of water that exceeds 10 acres of surface area.

☐ ☐ ☐ Yes ☐ No

Other impacts:

☐ ☐ ☐ Yes ☐ No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?  
☒ NO      ☐ YES

<b>Examples</b> that would apply to column 2				
Proposed Action will require a discharge permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☐ NO ☒ YES See EAF Part 3.

**Examples** that would apply to column 2

Proposed Action would change flood water flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

#### IMPACT ON AIR

7. Will Proposed Action affect air quality?

☒ NO ☐ YES

**Examples** that would apply to column 2

Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

#### IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

☒ NO ☐ YES

**Examples** that would apply to column 2

Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☒ NO ☐ YES

**Examples** that would apply to column 2

Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

☒ NO ☐ YES

**Examples** that would apply to column 2

The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

### IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

☐ NO ☒ YES **See EAF Part 3.**

**Examples** that would apply to column 2

Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

☐ ☐ ☐ Yes ☐ No

Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.

☐ ☐ ☐ Yes ☐ No

Project components that will result in the elimination or significant screening of scenic views known to be important to the area.

☐ ☐ ☐ Yes ☐ No

Other impacts:

☐ ☐ ☐ Yes ☐ No

### IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

☒ NO ☐ YES

**Examples** that would apply to column 2

Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.

☐ ☐ ☐ Yes ☐ No

Any impact to an archaeological site or fossil bed located within the project site.

☐ ☐ ☐ Yes ☐ No

Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.

☐ ☐ ☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☐ NO ☒ YES

See EAF Part 3.

**Examples** that would apply to column 2

The permanent foreclosure of a future recreational opportunity.

☐
☐

☐ Yes

☐ No

A major reduction of an open space important to the community.

☐
☐

☐ Yes

☐ No

Other impacts:

☐
☐

☐ Yes

☐ No

--

#### IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

--

**Examples** that would apply to column 2

Proposed Action to locate within the CEA?

☐
☐

☐ Yes

☐ No

Proposed Action will result in a reduction in the quantity of the resource?

☐
☐

☐ Yes

☐ No

Proposed Action will result in a reduction in the quality of the resource?

☐
☐

☐ Yes

☐ No

Proposed Action will impact the use, function or enjoyment of the resource?

☐
☐

☐ Yes

☐ No

Other impacts:

☐
☐

☐ Yes

☐ No

--

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

### IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☐ NO

☒ YES

See EAF Part 3.

**Examples** that would apply to column 2

Alteration of present patterns of movement of people and/or goods.

☐
☐

☐ Yes

☐ No

Proposed Action will result in major traffic problems.

☐
☐

☐ Yes

☐ No

Other impacts:

☐
☐

☐ Yes

☐ No

### IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☐ NO

☒ YES

See EAF Part 3.

**Examples** that would apply to column 2

Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.

☐
☐

☐ Yes

☐ No

Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.

☐
☐

☐ Yes

☐ No

Other impacts:

☐
☐

☐ Yes

☐ No

### NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☒ NO

☐ YES

**Examples** that would apply to column 2

Blasting within 1,500 feet of a hospital, school or other sensitive facility.

☐
☐

☐ Yes

☐ No

Odors will occur routinely (more than one hour per day).

☐
☐

☐ Yes

☐ No

Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.

☐
☐

☐ Yes

☐ No

Proposed Action will remove natural barriers that would act as a noise screen.

☐
☐

☐ Yes

☐ No

Other impacts:

☐
☐

☐ Yes

☐ No



1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

### IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☒ NO ☐ YES

Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

☐
☐
☐ Yes

☐ No

Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

☐
☐
☐ Yes

☐ No

Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

☐
☐
☐ Yes

☐ No

Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

☐
☐
☐ Yes

☐ No

Other impacts:

☐
☐
☐ Yes

☐ No

### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☒ YES See EAF Part 3.

**Examples** that would apply to column 2

The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

☐
☐
☐ Yes

☐ No

The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

☐
☐
☐ Yes

☐ No

Proposed Action will conflict with officially adopted plans or goals.

☐
☐
☐ Yes

☐ No

Proposed Action will cause a change in the density of land use.

☐
☐
☐ Yes

☐ No

Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

☐
☐
☐ Yes

☐ No

Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

☐
☐
☐ Yes

☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

☒ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3 – Comprehensive Plan Recommendations

### Plan Vision

The purpose of the Comprehensive Plan is to guide policy and land use decisions in the Village of Briarcliff Manor over the next twenty years. The plan presents the village's existing conditions, identifies the village's vision for its future, and provides an organized list of local actions for achieving that vision. The final chapter of the 2007 Comprehensive Plan lists the village's long-range vision. All the recommendations that follow in that final chapter are based on the vision. The vision aims at sustaining or enhancing the quality of life in Briarcliff Manor. Therefore recommendations based on the vision are intended to be beneficial. There are no anticipated negative village-wide environmental impacts that would arise from implementing the plan. The vision for the village's future is based on protecting the village's neighborhoods and natural environment.

To protect and enhance the good quality of life in Briarcliff Manor, implementing the plan will:

- Provide open space, parks and both passive and active recreation opportunities for all villagers.
- Provide stewardship over the village's unique setting along the Hudson River with its slopes, wetlands, views, trees and semi-rural environment.
- Maintain the village's neighborhood character of traditional and varied housing.
- Encourage measured growth and physical and visual improvements in our business districts to 1) provide a variety of goods and services to our Villagers 2) expand the village's commercial tax base and 3) create a more vibrant downtown experience.
- Improve pedestrian amenities and streetscape experiences throughout the village.
- Provide a safe circulation network for vehicles, pedestrians and bicycles including a particular focus on a safe link between the commercial areas east and west of Route 9A.
- Provide reliable infrastructure maintained in good working service (including drains, water supply and sanitary facilities) in a fiscally sound manner.
- Maintain or enhance the existing quality of police, fire, library, public works and government administration services while seeking avenues to keep taxes under control.

## **Supplement for EAF Part 2**

To supplement those questions in the EAF Part 2 which elicited a “yes” response, additional information is provided below. In each case, the potential impact from the proposed adoption of the Comprehensive Plan is considered small to moderate. And in each case, the potential impact is considered beneficial, meaning it will maintain or improve the character of the village and improve the quality of life of Briarcliff Manor residents.

The listed actions are all taken from Figure 3-1, Implementation Strategies found in the 2007 Comprehensive Plan. These are the actions recommended by the plan. If the plan has any benefit to the village, it will be because these actions were undertaken.

### **Question #1. IMPACT ON LAND: Will the proposed action result in a physical change to the project site?**

The project site is the whole of the Village of Briarcliff Manor. Impacts can only be discussed in a generic, general and not site-specific way. It is anticipated that the impacts to the village, vis-à-vis physical changes to the land, will be beneficial and small to moderate. The recommendations that may result in physical changes to the land are given below. Any studies recommended by the plan are not expected to have environmental impacts. Should the studies result in specific recommendations that are realized, the overall impacts are expected to be beneficial to the village.

The following actions are proposed in the plan, and are intended to be beneficial:

#### **Steep Slope Preservation and Protection:**

- Review and revise existing Steep Slopes provisions to study the creation of a separate chapter in law which expands the definition and categories of steep slopes within the Village.
- Review various conservation development models.
- Perform analysis of existing homes to determine impacts of potential amendments to steep slopes legislation on existing homes.
- Educate the public about the environmental issues concerning steep slopes.
- Review compliance and penalties for violations.

### **Question #6. IMPACT ON WATER: Will the Proposed Action alter drainage flow or patterns, or surface water runoff?**

The proposed action will not, in itself, lead to new development, alter existing drainage flows or patterns, or produce surface water runoff. The effect of all plan recommendations, if implemented, would control drainage flow and patterns and protect the quality of surface water runoff. Should specific recommendations be realized, the overall impacts of on water are expected to be beneficial to the village.

The following actions are proposed in the plan, and are intended to be beneficial:

### **Stormwater Management:**

- Implement NYSDEC Phase II Stormwater Management Regulations.
- Implement the Stormwater Pollution Prevention Plan.
- Enact legislation to address impervious surfaces and run-off.
- Educate the public about storm water management and impervious surfaces.
- Review enforcement procedures and penalties.

### **Wetlands Protection:**

- Define, reconfirm and identify wetlands.
- Establish wetland defining criteria based on vegetation, soils or other applicable characteristics.
- Revise current law to increase wetland buffers.
- Evaluate impacts on existing homes from any proposed wetland setback changes.
- Consider limiting types of disturbances within the expanded buffer. Require reconstruction of disturbed wetlands.
- Require maintenance program for wetlands.
- Consider requiring conservation easements over wetlands.
- Monitor and protect wetlands with code enforcement

### **Question #11: IMPACT ON AESTHETIC RESOURCES: Will the Proposed Action affect aesthetic resources?**

A significant theme in the planning process and inherent within the goals of the proposed Comprehensive Plan is the preservation of the village's unique character. Taken as a whole, the effect of all plan recommendations, if implemented, would be the preservation and enhancement of Briarcliff Manor's charm and physical characteristics. Certain specific plan recommendations focused on this theme. These are listed below. The recommendations are generally for further study and discussion of planning and zoning techniques that would have a beneficial impact on the village's aesthetic resources.

The following actions are proposed in the plan, and are intended to be beneficial:

### **Tree Preservation:**

- Review and update existing Tree Preservation Law.
- Review Tree Preservation Law for subdivision regulations to protect and preserve trees and prevent planting of invasive species.
- Consider an evaluation of trees and invasive species on Village-owned properties.
- Review compliance and penalties for violations.

### **Historic Features Preservation:**

- Establish criteria and inventory significant natural features including the Hudson River.

### **Central Business District Character:**

- Define the Central Business District (CBD).
- Create generalized site plans for (a) the west side of Pleasantville Road, (b) the east side of Pleasantville Road and (c) the area east of 9A. Specify appropriate and inappropriate uses, area and bulk, and design.
- Establish design standards for existing buildings, renovations and new construction.
- Revise the mandate of the ARAC.
- Create a cohesive identity for commercial areas and enhance the streetscape experience.
- Encourage formation of a Business Improvement District (BID).
- Amend zoning to allow mixed-use zoning with commercial, retail, residential and green space.
- Enforce the code.

### **Question #13: IMPACT ON OPEN SPACE AND RECREATION: Will the proposed action affect the quantity or quality of existing or future open spaces or recreational opportunities?**

Plan recommendations are targeted at preserving or increasing the amount of open space and recreation within the Village or improving and updating existing facilities. The recommendations, listed below, either indicate support for the findings developed as part of existing studies or suggest additional studies be undertaken to develop appropriate techniques to improve the quality of open space in the Village. The studies themselves are not anticipated to have environmental impacts. Should specific recommendations from such studies be achieved, the environmental impact is expected to be beneficial.

The following actions are proposed in the plan, and are intended to be beneficial:

### **Active and Passive Recreation:**

- Develop policy for active and passive recreational use of Village-owned properties.
- Prioritize and implement appropriate recommendations of the Cherbuliez/Munz, PLLC Trails Study.
- Maintain and expand active- and passive-use recreational facilities and trails to meet the needs of residents.
- Pursue opportunities for limited access to private open space properties.
- Support and participate in regional trail systems projects including River Walk, the Old Croton Aqueduct, and North County Trailways.

**Question #15: IMPACT ON TRANSPORTATION: Will there be an affect on existing transportation systems?**

A recurrent concern during the planning process had to do with car, truck, bicycle, and pedestrian issues. The traffic problems are significant enough that one of the major planning goals, listed above, is devoted to the resolution of the issue. As a result, a number of transportation-related recommendations were developed in the plan. Generally, the recommendations are to further study the specific mechanisms for reducing the negative effect of vehicular traffic in the village. If the studies' own recommendations are implemented, the overall impact to the village would be beneficial.

The following actions are proposed in the plan, and are intended to be beneficial:

**Function and Safety of Existing Circulation Network:**

- Construct sidewalks along major arteries and the downtowns so pedestrians can access central part of Village and neighborhoods.
- Create an Access Management Plan that at a minimum interconnects parking behind buildings on east and west side of CBD to supplement parking and enhance circulation.
- Connect east and west sides of the Village across Route 9A.
- Widen North State Road to enable a left turn lane on the east side of 9A.

**Roadway and Intersection Safety:**

- Work with NYSDOT and Westchester County to improve safety on their roads throughout the Village.
- Institute traffic calming measures where appropriate (four way stops, speed humps, pinch points).
- Prohibit left turns out of intersections into busy streets, at least at certain peak times.
- In new developments give Planning Board tools to mandate traffic patterns that maximize safety and minimize adverse impacts from those projects.

**Scarborough Station Parking Shortage**

- Evaluate and implement, as appropriate, parking alternatives especially options and recommendations made in the BFJ Planning Scarborough Station parking study.
- Continue to require large parcel developers to operate a shuttle bus to/from station.
- Consider expanding for long-term solutions.

**Question #16: IMPACT ON ENERGY: Will Proposed Action affect the community's sources of fuel or energy supply?**

Village government should demonstrate leadership in utilizing best practices for energy conservation and sustainable building strategies. The following actions are proposed in the plan, and are intended to be beneficial:

- Consider creating incentives and requirements for developers to construct buildings that are environmentally sensitive and use green technologies.
- Define incentives for homeowners to utilize energy saving and "green technologies" when renovating or expanding.
- Require commercial construction or renovation to evaluate the use of environmentally friendly and energy efficient technologies.
- Village government should take a leadership stance by including environmentally sensitive technologies and practices in its buildings, vehicles, and operations.

**Question #19: IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD: Will Proposed Action affect the character of the existing community?**

The overall intent of the Comprehensive Plan is to affect the predominant special character of Briarcliff Manor insofar as this can be preserved where it exists, enhanced where it is weak, and expanded where new development occurs. However, the adoption of the plan itself does not have an impact on the village's character. As with all the questions above, implementation of direct actions suggested in the plan and implementation of recommendations made by future studies would have to happen before any positive effect would be seen. It is anticipated that the overall, generic impact of implementation of the Comprehensive Plan will be beneficial.

The following actions are proposed in the plan, and are intended to be beneficial:

**Open Space Creation:**

- Create Open Space Policy Legislation.
- Inventory public and privately owned properties that have the potential to be developed.
- Review and update the Zoning Law and subdivision regulations to encourage open space in development of properties.
- Develop a policy for acquisition, management and sale of Village-owned lands.
- Explore Village open space acquisition funding options e.g. real estate transfer tax, supplemental tax, etc.
- Where feasible, engage regional, state and federal land acquisition and protection resources.
- Consider making some Village-owned properties as "dedicated open space".



## **Residential Development:**

### ***Up-zone the Scarborough Area.***

- Consider upzoning the “Scarborough Corridor” to larger “minimum” area required for building lots.
- Consider allowing within the corridor a range of lot sizes within a subdivision, provided that the allowed building lot density threshold is not exceeded.
- Consider Conservation Subdivisions alternatives for all subdivisions over a specific size and require a minimum percentage of open space preservation on the site, in addition to the required recreation set aside.
- Consider a minimum percentage set aside for “dedicated open space” on development of large parcels.

If the Board of Trustees adopts the proposed change in minimum lot size, they will need to take care that existing conforming lots built at a smaller required minimum lot size are explicitly grandfathered so as to remain conforming. This protection will avoid placing an undue burden on the property owners of those existing lots.

### ***Provide housing opportunities in areas with well-developed infrastructure and access to public transportation and major highways:***

- Allow low-rise buildings or townhouses in the village’s commercial areas to accommodate the needs of the following groups:
  - Senior citizens
  - Start-up families
  - Local employees.
- Establish design guidelines regarding size, accessibility, and density that is compatible with the overall design of the neighborhood.

### ***Explore regional and cooperative solutions to alternative housing needs:***

- Coordinate mutual needs with neighboring communities.
- Collaborate with Westchester County to develop new criteria for affordable housing.

## **Infrastructure and Services:**

- Complete project to obtain full water supply from the Catskill/Delaware systems.
- Prioritize and phase upgrades to sewer, drainage and local water delivery systems.
- Continue to explore creation of inter-municipal water districts and emergency backup water supplies with Sleepy Hollow, Tarrytown, Mount Pleasant, Ossining, New Castle, etc.
- Address the space needs of the Police, Fire and Administrative departments.
- Cooperate with neighboring communities the effective consolidation of services.