

<b>Topic:</b>	Natural Resource Protection & Conservation; Steep Slope Protection Regulations
<b>Resource Type:</b>	
<b>State:</b>	New York
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	Village of Briarcliff Manor
<b>Year (adopted, written, etc.):</b>	Unknown
<b>Community Type - applicable to:</b>	Suburban; Rural
<b>Title:</b>	Village of Briarcliff Manor Protection of Natural Resources Ordinance
<b>Document Last Updated in Database:</b>	April 17, 2017

### ***Abstract***

§ 220-15 of the Municipal Code for The Village of Briarcliff Manor promulgates policy designed to protect the Village's natural resources which include but are not limited to steep slopes, wetlands, forests, water bodies, exceptional or unique views and various unique, unusual or specific surface or subsurface factors pertaining to the soil. Special limitations are provided to protect the largest slopes as these shall not be developed or in any way physically modified, except when necessary for access, land or natural resources, preservation or enhancement, or some other necessary purpose, to be determined by the Planning Board. Protection of these natural resources is considered to be in the best interest of the public health and welfare in that such action will help preserve the mental and physical health and well-being of the public by protecting the water supply, precluding pollution, enhancing wildlife, and maintaining the perceived character of the Village.

### ***Resource***

Village of Briarcliff Manor NY Protection of Natural Resources  
Code of the Village of Briarcliff Manor NY  
Chapter 200: Zoning  
General Code  
[http://www.e-codes.generalcode.com/codebook\\_frameset.asp?t=tc&p=1701%2D220%2Ehtm%23Section220%2D11%2E&cn=678&n=\[1\]\[132\]\[678\]](http://www.e-codes.generalcode.com/codebook_frameset.asp?t=tc&p=1701%2D220%2Ehtm%23Section220%2D11%2E&cn=678&n=[1][132][678])

### **§ 220-15. Protection of natural resources.**

Notwithstanding other provisions of this chapter, all development regulated by this chapter shall be subject to the provisions of this section, which provisions are designed to protect and enhance the natural resources of the Village of Briarcliff Manor. These natural resources shall include but not be limited to steep slopes, wetlands, forests, water bodies,

exceptional or unique views and various unique, unusual or specific surface or subsurface factors pertaining to the soil. Protection of these natural resources is considered to be in the best interest of the public health and welfare in that such action will help preserve the mental and physical health and well-being of the public by such activities as protecting the water supply, precluding pollution, enhancing wildlife and maintaining the perceived character of the Village. To these ends the following standards and provisions are set forth.

A. Steep slopes map. The map entitled "slopes" prepared under the direction of the Village Conservation Advisory Council, with the assistance of Frederick P. Clark Associates, Planning Consultants, and the Village Engineer, which map is based upon the Village photogrammetric map prepared by Lockwood, Kessler and Bartlett, Inc., Syosset, New York, is hereby adopted as part of the Village's Zoning Chapter and shall hereinafter be used for reference in the determination of slopes. Said map shall hereinafter be called "The Village of Briarcliff Manor Slopes Map."

B. Limitations.

- (1) Slopes 25% or more. No land shown on the Village of Briarcliff Manor Slopes Map shown as having slopes of 25% or more shall be developed or in any way physically modified, except when in the opinion of the Planning Board, said development or modification is deemed necessary for access, land or natural resources, preservation or enhancement, or some other necessary purpose. These steep lands may be used as or may comprise a portion of development areas so long as such development areas have sufficient "nonsteep" space for the particular type of development proposed and in accordance with the requirements of this chapter.
- (2) Slopes 15% to 25%. No land shown on the Village of Briarcliff Manor Slopes Map shown as having slopes of 15% to 25% shall be developed or in any way physically modified, except when, in the opinion of the Planning Board, said land may be used for a use permitted within the zoning district within which it is located, without creating an adverse impact on the natural resources of the Village of Briarcliff Manor, including but not limited to land erosion and flooding. In the review and approval procedures established in this chapter the Planning Board is further empowered to mandate development techniques which in its opinion may preserve the steep slopes.