



Briarcliff Manor

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February 2005 Minutes

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Village of Briarcliff Manor, New York
 Planning Board Meeting Minutes
 Tuesday February 8, 2005
 APPROVED MINUTES



A regular meeting of the Planning Board of the Village of Briarcliff Manor, 1111 Pleasantville Road, Briarcliff Manor, New York 10510, was held in the Municipal Building on Tuesday, February 8, 2005 at 8:00pm.

Members Present: Nancy Pine, Chairperson
 Jay Neveloff, Member
 Jay Teitelbaum, Member
 Bill Gorlin, Member
 Brian Peldunas, Alternate Member

Also Present: Dan Wery, Planning Consultant
 Ingrid Richards, Assistant Village Manager
 David Turiano, Building Inspector
 Christine Dennett, Stenographer

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Call to Order: Chairperson Pine called the meeting to order at 8:04pm.

PUBLIC HEARING ? CYNTMAR SUBDIVISION/STEEP SLOPE APPROVAL a/k/a/ SEVROC APPLICATION: The property is located on the west side of Pleasantville Road, across from Osage Drive. Additional plans have not been submitted. Member Neveloff made a motion to adjourn the public hearing to the next regularly scheduled Planning Board meeting, the motion was seconded by Member Teitelbaum, the motion was unanimously carried.

TRUMP ? SITE PLAN AMENDMENT - Member Neveloff recused himself and Member Peldunas joined the discussion. The Planning Board reviewed an application to build a new tee box and widen the fairway at Hole #12. Re-grading plans, and wall & profile plans, have been submitted by the applicant. The property is located at 339 Pine Road.

Mr. Vincent Stello, Vice President of Construction for Trump National, appeared before the Board and reviewed the proposed changes with the Board.

The Planning Board approved the widening and lengthening conditioned on the remediation for the drainage issues and other necessary improvements affecting Tulip Road.. The new tee-box was not approved.

Mr. Stello informed the Board of the number of trees that are proposed to be replanted. Chairperson Pine asked that an official landscaping plan be prepared for the Board's review.

Mr. Stello agreed to prepare a landscaping plan. He asked if he can proceed with fill because of timing, as it is a lengthy process. The Board agreed with the applicant to start with the fill but hold off on lengthening and widening process until plans for the northern end of the hole (the tee box area) were approved and implemented.

An informal approval to start the fill was approved by the Planning Board.

The Planning Board reviewed an application to modify an existing site plan to a 31 Unit Condo Building, Condo #2. The property is located at 339 Pine Road.

Mr. Vincent Stello, Vice President of Construction for Trump National, appeared before the Board and reviewed the proposed changes with the Board.

Mr. Stello stated that it is the intent of Trump National for the Condo to be harmonious with the existing clubhouse and townhouses. The entrance would be centered, with an area for a concierge and small fitness area. This plan will enlarge the footprint of the condo by approximately a thousand square feet.

The Board referred the plan to the Architectural Review Advisory Committee for a recommendation.

CHILMARK FLOWERS & GIFTS-SIGN PERMIT APPROVAL: Member Neveloff joined the discussion, Alternate Member Peldunas returned to the audience. The Planning Board reviewed a sign permit application to place an awning at the front of the store. Signs Inc. of Yorktown will be preparing the sign. The property is located at 1136 Pleasantville Road.

It was noted for the record that the sign was approved by Architectural Review Advisory Committee.

Chairperson Pine asked for a motion to approve. Motion made by Member Neveloff, seconded by Member Gorlin, the motion was unanimously carried.

CLASSIC RESIDENCE BY HYATT CCRC SITE PLAN REVIEW: The Planning Board reviewed a site plan application for the construction of a 315 unit Continuing Care Retirement Community and a 70 unit Health Center. Plans have been submitted to erect a temporary sales center. This property is located on Scarborough Road.

William Null, Cuddy and Feder, LLP; Matthew Philips, Classic Residence by Hyatt; and Bea Apel, DiMella Shaffer; appeared before the Board to discuss a temporary sales unit on behalf of Hyatt.

Mr. Null stated that the applicant is proposing providing a temporary road access to a sales office. The sales office would be a modular building exterior that would be designed to blend in with the neighborhood. The temporary driveway would be flanked by stone peers with landscaping and minimal fencing. He stated that the security proposal would be a non-electronic metal gate to be closed at the end of the business day. The sign would be externally lit; additionally there would be non-commercial landscaping lights along the driveway and sidewalks. There would be plantings to screen equipment from neighbors. The proposed sales office would be 125' from Scarborough Road with a 55' depth and 74' width. There is a 105' distance to neighboring house, approximately 35' - 40' from property line.

Member Gorlin noted his concern with construction right on property line. He asked the applicant if there was a way to screen construction traffic from the abutting neighbors. Chairperson Pine suggested using plantings as a buffer. She also suggested planting trees now to allow for growth.

The applicant noted that the proposed sign will be 10 foot by 9 foot: 9 inches. The sign will have wood columns that will be 6by6 and painted. The sign will also be externally lit. Member Teitelbaum questioned the necessity for an externally lit sign in a residential area.

Building Inspector Turiano stated that there is a provision in Ordinance section 175-4 Village Code that allows for a 12 square foot maximum temporary sign in a residential area.

Mr. Null stated that Hyatt is willing to go into a short term informal agreement with the Village to use ball fields for soccer. Mr. Null further stated that the Village will need to be self insured.

Chairperson Pine asked for a motion to approve. Motion made by Member Gorlin, seconded by Member Teitelbaum, the motion was unanimously carried.

STAFFORD SUBDIVISION APPROVAL: The Planning Board reviewed an application to subdivide one lot into two lots. Plans have been submitted. Aspinwall Road.

Mr. Steven Basini, Engineer for Petruccelli Engineering, and Mr. Rudolph Petruccelli, Principal of Petruccelli Engineering, appeared before the Board to discuss the application.

The Board members had a number of issues with the proposed plan:

- ? the shape of the lot is irregular
- ? the spatial relationship of the side of the house to the front of the house on Sleepy Hollow Road should be increased and it is suggested that the setbacks between the two new homes be decreased.
- ? the excessive tree removal
- ? the concept of considering one driveway as opposed to two driveways
- ? possible runoff from Aspinwall Road onto Sleepy Hollow Road

Mr. Petruccelli noted to the Board that the zoning requirements have been met.

Chairperson Pine stated ample setbacks should be provided as not to disrupt neighbors.

Mr. Larry Bellom for the applicant challenges the applicability of code section 190-19D. He submitted a memorandum of law for the Board's review.

LRM SUBDIVISION: The applicant is requesting an extension for his preliminary plat approval for the LRM 8 Lot Subdivision. A six month extension was granted by the Planning Board on August 10, 2004

Chairperson Pine asked for a motion for an additional six month extension. Member Neveloff made a

motion to approve the six month extension, which was seconded by Member Teitelbaum, the motion was unanimously approved.

ZBA CASES: There are no cases for review at this time.

MINUTES: Minutes to be re-circulated.

? November 9, 2004
? December 14, 2004
? January 11, 2005

Chairperson Pine asked for a motion to adjourn meeting. Motion made by Member Neveloff, which was seconded by Member Gorlin, the motion carried unanimously.

Meeting was adjourned at 11:10pm.

Respectfully submitted,

Christine Dennett
Planning Board Recording Secretary

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