



**Briarcliff Manor**

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**April 2005 Minutes**

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Village of Briarcliff Manor, New York  
 Planning Board Meeting Minutes  
 Tuesday, April 12, 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, April 12, 2005

Members Present: Andrew Tung, Chairman  
 Nancy Pine, Member  
 Jay Neveloff, Member  
 Jay Teitelbaum, Member  
 Bill Gorlin, Member  
 Brian Peldunas, Alternate Member

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

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Call to order: Chairman Tung called the meeting to order at 8:00pm

**PUBLIC HEARING ? CYNTMAR SUBDIVISION/STEEP SLOPE APPROVAL a/k/a/ SEVROC APPLICATION:** Property located on the west side of Pleasantville Road, across from Osage Drive. This application was adjourned to the May meeting, per the request of the applicant.

**PELDUNAS RESOLUTION EXTENSION:** The Planning Board reviewed a request for a six month extension to the Steep Slopes approval for the Building and Driveway Expansion/Steep Slope and Natural Resource Preservation Resolution which was adopted at the March 9, 2004 Planning Board meeting and originally filed on May 3, 2004. This resolution is due to expire on March 9, 2005. The property is located at 50 Ridgcrest Road.

Member Neveloff made a motion to extend the resolution for six months, which was seconded by Member Teitelbaum, the motion was unanimously approved.

**LRM/LONG HILL ROAD SUBDIVISION:** The Planning Board reviewed a request for final plat approval from Mr. Michael Gelardi, President of LRM.

Village Engineer Turiano stated that the subdivision received preliminary approval last year. He also stated that a permit has been obtained from the Department of Environmental Conservation with some revisions.

Chairman Tung asked whether the plat had been revised to show the Department of Environmental Conservation revisions.

The Board had a general discussion on all conditions itemized in the resolution.

Member Neveloff stated that the resolution should be used as a checklist for the applicant and Planning Board. After evidence is submitted that all conditions have been satisfied the Planning Board will consider approval of the final plat.

Chairman Tung stated that the applicant and Village Engineer Turiano should gather all documents needed to comply with the resolution for the Planning Board's review and information.

**STAFFORD SUBDIVISION APPROVAL:** The Planning Board reviewed an application to subdivide one lot into two lots. The applicant has submitted plans and site area analysis for the Planning Board's review. The property is located at 107 Aspinwall Road.

Mr. Rudolph Petruccelli of Petruccelli Engineering stated that the applicant had complied with the Board's request to bring the proposed houses closer to one another, and move them away from the existing homes.

Mr. Petruccelli asked the Board to set a public hearing for the above application.

Member Pine asked if the applicant would voluntarily agree to the setbacks as shown on the current plans as being the minimum permitted regardless of the size of the home that would ultimately be built, and Mr. Petruccelli said that they would.

Chairman Tung asked for a motion to set a public hearing for the May 10, 2005 Planning Board meeting. Member Pine made a motion, which was seconded by Member Neveloff, the motion was unanimously carried.

CONGREGATION SONS OF ISRAEL (CSI): Member Neveloff recused himself, Alternate Member Peldunas joined the discussion. The Planning Board reviewed an application for site plan approval and to amend CSI's current special use permit. The site plan has been submitted by Anderson, LaRocca, Anderson, Haynes; the proposed grading and striping plan has been submitted by John Collins Engineers; and letters have been submitted by Cuddy & Feder. The property is located at 1666 Pleasantville Road.

Mr. William Null of Cuddy & Feder discussed the special use permit and the proposed changes to the entrance driveway. Mr. Null introduced Dr. John Collins to explain the changes. Dr. John Collins, traffic consultant for Congregation Sons of Israel, discussed the left turn site restrictions forcing u-turns at various unauthorized locations. The change proposed an alternate to existing conditions. He further stated that Westchester County Department of Public Works reviewed the plans and saw the plans as feasible but delayed the issuance of a permit pending a meeting with concerned neighbors.

Several concerned residents informed the Board that they were unhappy with the proposed change and felt that it would cause increased traffic.

Chairman Tung asked that a Village representative be present at the scheduled meeting with the County. The Planning Board set a public hearing for the application for the May 10, 2005 Planning Board meeting.

TRUMP NATIONAL: The Planning Board reviewed an application for revised architectural elevations and Site Plan for The Residences at Trump National/The Park Briar Condominiums. This property is located at 339 Pine Road.

Member Neveloff recused himself, Alternate Member Peldunas remained.

Mr. Vinny Stello of Trump National discussed all of the proposed changes. The Board also asked the applicant about the intensity of the street lighting along the driveway and the status of the widening, lengthening project and stabilization of the 12th fairway and tees. Mr. Stello indicated that he would check on the lighting levels and report back to the Board and that he and the Village Building Inspector would confirm the current stabilization of the unapproved "championship tee" area.

Chairman Tung asked for a motion to approve the site plan to incorporate the revised elevations and plans for the Park Briar condominium building. Member Teitelbaum made a motion to approve the proposed plan, which was seconded by Alternate Member Peldunas, the Board unanimously agreed.

CLASSIC RESIDENCE BY HYATT: The Board of Trustees has requested that the Planning Board review and give a recommendation on the proposed amendments (water tank and monopole) to the current Special Use Permit. Plans were submitted by DiMella Shaffer, as well as, letters from Cuddy & Feder and a Water Supply Report from TRC Raymond Keyes Associates. The property is located at the former King's College campus on Scarborough Road.

Member Neveloff rejoined the discussion. Alternate Member Peldunas stepped down.

Mr. Jerry Falcon, Senior Vice President for Classic Residence by Hyatt discussed the proposed development's sales process and introduced Jill Goodwin, Sales Director for Classic Residence to the Board.

Mr. Falcon discussed water tank requirements and the architectural design of an at-grade water tank.

Mr. Steven Grogg of TRC Raymond Keyes Associates for the applicant discussed technical issues of the proposed water tank and pump station.

Mr. Tom McEnerney of Hazen & Sawyer Consultants for the Village discussed his review of the proposal. He stated that he would submit a written review.

Ms. Bea Apel, architect for the applicant, gave a presentation on the proposal to relocate the cell equipment from the raised water tank to a monopole.

Member Neveloff asked if there would be any diminishment of cellular service. Hyatt responded that there would be no diminution of service.

Chairman Tung advised the applicant that the Board would make its recommendation on the proposed

amendments to the Special Use Permit after receiving written reports from its consultants.

DiMella Shaeffer briefly presented potential design plans for proposed Classic Residence structure, and general discussion ensued with the Board.

The Board and Mr. Null had minor comments to the draft site plan approval resolution for the temporary sales building.

There was a discussion concerning the amount of the bond to be posted by Hyatt to secure Hyatt's obligation to remove the temporary sales office and to restore the area. Following the discussion the Board and the applicant settled on a \$25,000 bond.

Chairman Tung asked for a motion to approve the resolution as amended. Motion to approve made by Member Neveloff, seconded by Member Gorlin, all in favor.

ZBA CASES: The Board had no comments on the cases below:

- a. V-5-2005-Lenihan, Lawrence & Marion-45 Ridgecrest Road
- b. V-6-2005-Blauner, Steven & Wheatly, Patricia-63 South State Road

MINUTES: Minutes for November 9, 2004, December 14, 2004 and January 11, 2005 were unanimously approved by the Board.

Chairman Tung asked for a motion to adjourn the meeting. Motion made by Member Neveloff, seconded by Member Teitelbaum, the motion was unanimously carried.

Meeting adjourned at 12:30am.

Respectfully submitted,

Christine Dennett  
Planning Board Recording Secretary

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