



Briarcliff Manor

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May 2005 Minutes

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Village of Briarcliff Manor, New York
 Planning Board Meeting Minutes
 Tuesday, May 10, 2005
 APPROVED MINUTES



A regular meeting of the Planning Board of the Village of Briarcliff Manor, Briarcliff Manor, New York 10510, was held in the Municipal Building, 1111 Pleasantville Road, on Tuesday, May 10, 2005

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

Also Present: Ingrid Richards, Assistant Village Manager
 David Turiano, Building Inspector
 Patrick LaRow, Planning Consultant
 Dan Pozin, Village Counsel
 Christine Dennett, Stenographer

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

PB-03-2005-PUBLIC HEARING- CONGREGATION SONS OF ISRAEL-SITE PLAN APPROVAL AND REVIEW AND RECOMMENDATION ON SPECIAL USE PERMIT RECOMMENDATION: The Planning Board held a public hearing on an application for an amended Site Plan and Special Use Permit approval for the Congregation Sons of Israel temple at 1666 Pleasantville Road.

Member Neveloff recused, Alternate Member Nolan sat in.

Upon motion by Member Pine, seconded by Member Teitelbaum, the Board voted unanimously to open the Public Hearing.

Mr. William Null of Cuddy & Feder LLP for the applicant presented to the Board the proposed amendment to the Special Use Permit application.

Mr. Michael Galante of F.P. Clark Associates for the Village reported his findings to the Board. He stated he attended the on site meeting with neighboring residents, the applicant's traffic consultant, and a representative of the Westchester County Department of Public Works Division of Traffic, which has jurisdiction over Pleasantville Road in the vicinity of the site. He noted to the Board that in his professional opinion that the overall impact of this change would be positive for the Village.

Ms. Susan Nosseir of 18 Locust Road asked if vehicles would be able to make a left and a right out of the exit.

Mr. Null stated the traffic currently exited in both directions and would remain the same.

Mr. Tom Melovitz of 41 Hemlock Road submitted to the Board a petition of 52 signatures against the proposed driveway change. He stated he felt the change was unsafe and only served as a matter of convenience for the Synagogue.

Ms. Lee Constantine of 74 Hemlock Road stated she felt the transition from two lanes into one lane would be dangerous.

Mr. Bob Curley of 33 Hemlock Road stated the statistics showed that there were no accidents in 2004 and 2005. He further stated the current situation is safer than what is proposed.

Mr. Chris Flynn of 1669 Pleasantville Road stated the proposed change was a creation of a new intersection on an already dangerous curve.

Chairman Tung stated that the Board will consider all of the concerns that have been raised and formulate

its recommendation on the special use permit at the next meeting.

Upon motion by Member Teitelbaum, seconded by Member Gorlin the Board voted unanimously to close the public hearing.

The Board adjourned at 9:15pm for an executive session with Village Counsel and reconvened at 9:45pm.

PB-01-2005- PUBLIC HEARING ? CYNTMAR SUBDIVISION/STEEP SLOPE APPROVAL a/k/a/ SEVROC APPLICATION: The Planning Board held a public hearing on an application to subdivide one lot into three lots. The property is located on the west side of Pleasantville Road, across from Osage Drive. Two Alternate Plans have been submitted by Site Design Consultants.

Upon motion by Member Pine, seconded by Member Neveloff, the Board voted unanimously to open the public hearing.

Ms. Geraldine Tortorella, Counsel for the applicant, presented to the Board the proposed subdivision plans.

Mr. Joseph Turmecelli, Engineer for applicant, explained the topography of the site.

Several of the members remarked that the issues that were problematic back in the Fall of 2004 were still troubling such as extensive disturbance to steep slopes, wetlands and drainage issues, extensive tree removal, not ample usable space for house and lawn, exposing unattractive views from Pleasantville Road of the two water towers on the adjacent property. The members expressed reservations about the property's ability to sustain 3 lots.

Chairman Tung asked for a plan that showed the number of houses the property could support. All homes should be placed in buildable area on the property and in conformance with all applicable village codes.

Upon motion by Member Neveloff, seconded by Member Gorlin the Board voted unanimously to continue the Public Hearing to the June meeting.

PB-02-2005-PUBLIC HEARING- STAFFORD SUBDIVISION APPROVAL: The Planning Board held a public hearing on an application to subdivide one lot, located at 107 Aspinwall Road, into two lots. A Preliminary Subdivision Layout has been submitted by Petruccelli Engineering.

Mr. Rudy Petruccelli of Petruccelli Engineering presented to the Board on behalf of the applicant. He stated that the applicant has complied with the Board's requests with regard to drainage.

Ms. Betty Moyer of 226 Sleepy Hollow Road asked if there would be any blasting or removal of any rocks. She further stated the house was historic.

Mr. Petruccelli stated there would be no blasting.

Ms. Linda Hurlston of 260 Sleepy Hollow Road stated she was concerned about the location of the septic fields.

Member Teitelbaum reiterated for the Board that the lot irregularity would become more apparent with the subdivision of the lot.

Mr. Dan Pozin, Village Counsel stated that the irregularity of the lot had always existed. He further stated subdividing it would not create more of an irregularity.

Chairman Tung instructed Village Planning Consultant Patrick LaRow to prepare a resolution for submission to the Board. He further instructed the applicant to verify and adjust the driveway grade percentages.

The public hearing was adjourned until the June meeting.

PB-04-2005-LRM/LONG HILL ROAD SUBDIVISION: The Planning Board reviewed a request for Final Plat approval for a property located on Long Hill Road East. The applicant submitted the Final Plat, and all corresponding documentation to show compliance with the Preliminary Plat approval resolution.

Chairman Tung stated to the applicant that there was a report submitted to the Village by Leggette, Brashears and Graham, Inc. which stated that there were high water table conditions on parts of the site, which may pose a basement problem for some of the proposed homes. He further stated that the Board had concerns and requested that the applicant have his engineer review appropriate solutions.

He further asked that the building envelopes that were originally approved be reflected in the drawings and plat.

Mr. Michael Gelardi stated he would consult a hydrologist.

The Board requested that the low-lying home sites be evaluated as well with respect to the water table levels.

PB-05-2005-PELDUNAS- AMENDMENT TO THE STEEP SLOPES APPLICATION: The Planning Board reviewed a request to amend the steep slopes approval for the applicants' residence at 50 Ridgecrest Road. Drawings have been submitted by Geddes Ulinskas Architects.

Upon motion by Member Neveloff, seconded by Member Pine, the Board voted unanimously to approve the amendment to the steep slopes application.

PB-06-2005-CLASSIC RESIDENCE BY HYATT-SPECIAL USE PERMIT REVIEW AND RECOMMENDATION AND SITE PLAN REVIEW: 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 for the property on Scarborough Road.

The applicant also submitted proposed architectural renderings for the Classic Residence in Briarcliff Manor.

Mr. William Null of Cuddy Fedder stated he met with the Building Inspector and the Village Manager the previous day to discuss the water tank.

Ms. Bea Apel stated they would have a more developed plan to present at the June meeting.

Mr. Tom McEnerney, P.E. of Hazen and Sawyer and the applicant stated they would work together to find the appropriate solution to the water tank issue.

VILLAGE ENGINEER'S REPORT: Village Engineer provided a report to the Planning Board on ongoing projects.

Building Inspector/Engineer Turiano reported that he issued a stop work order for 127 Sleepy Hollow Road because the attic space didn't comply with Village Code. He stated the owner thereafter submitted a revised plan with a seven foot wall which was in compliance with the Village Code. He further stated that the Intersection Project at South State and Pleasantville Roads was going well.

Member Neveloff asked about installing right turns lane by the entrance of the southbound Taconic Parkway and the High School entrance.

Mr. Turiano stated it had been proposed to the state and they didn't see a need. He further stated he would talk to the County.

ZBA CASES: The Board had no comments.

V-7-2005 -Carrafiello, Gerald & Kim: 75 Hirst Road

V-8-2005 -Kibel, Gary: 15 Maple Road

V-9-2005 -Hennessey, Michael & Jane: 8 Sleepy Hollow Road

MINUTES:

Upon motion by Member Pine, seconded Member Teitelbaum, the Board voted unanimously to approve the minutes of September 2004 as amended.

Upon motion by Member Pine, seconded Member Neveloff, the Board voted unanimously to approve the minutes of October 2004 as amended.

Upon motion by Member Neveloff, seconded Member Pine, the Board voted unanimously to approve the minutes of February 2005 as amended.

Upon motion by Member Pine, seconded Member Gorlin, the Board voted unanimously to approve the minutes of April 2005 as amended.

ADJOURNMENT

Upon motion by Member Neveloff, seconded by Member Pine the Board voted unanimously to adjourn at 11:30pm.

Respectfully submitted

Christine Dennett

Planning Board Recording Secretary

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