



Briarcliff Manor

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June 2005 Minutes

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Village of Briarcliff Manor, New York
 Planning Board Meeting Minutes
 Tuesday June 14, 2005



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 Village Hall on Tuesday, June 14, 2005 at 8:00pm.

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

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

Absent: Jay Neveloff, Member

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

PB-01-2005- PUBLIC HEARING ? CYNTMAR SUBDIVISION/STEEP SLOPE APPROVAL a/k/a/ SEVROC APPLICATION: The Planning Board will be holding 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. The public hearing was adjourned to the July Planning Board Meeting.

PB-02-2005-PUBLIC HEARING- STAFFORD SUBDIVISION APPROVAL: The Planning Board will be holding 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 Petrucelli Engineering. Adjourned to the July Planning Board meeting.

PB-04-2005-LRM/LONG HILL ROAD SUBDIVISION: The Planning Board will be reviewing a request for Final Plat approval for a property located on Long Hill Road East. The applicant has submitted the Final Plat and associated documentation. Adjourned to the July Planning Board Meeting.

PB-07-2005- BEHLING/MCVEIGH STEEP SLOPES & NATURAL RESOURCE PROTECTION PERMIT EXTENSION: The Planning Board reviewed a request for the extension of the applicant's Steep Slopes Permit.

Mr. George Behling of Browning Drive in Ossining asked the Board for a one-year extension for his steep slopes permit. He stated his neighbor had taken him to court and was in the appeals process. Chairman Tung took a poll of the Board, Members Pine and Gorlin in favor, Member Teitelbaum abstained.

Mr. Nick Evanchik of 119 Alder Drive asked if there was a time limit for when steep slopes permit is issued and if so if the law changes during the permit which law would apply.

PB-03-2005 CONGREGATION SONS OF ISRAEL- RECOMMENDATION ON PROPOSED AMENDMENT TO SPECIAL USE PERMIT;SITE PLAN AMENDMENT APPLICATION: The Planning Board reviewed and provided a recommendation to the Board of Trustees on an application for an amendment to a Special Use Permit. The applicant also submitted an application to amend its Site Plan Approval for the Congregation Sons of Israel Temple at 1666 Pleasantville Road.

Mr. William Null of Cuddy Fedder presented on behalf of the applicant. He stated the applicant was seeking approval to change the location of the entrance and exit driveways. He further stated the applicant had gained permission from the neighbor to regrade the turn, which provided sufficient site line distance for left turn access into the property.

Dr. John Collins, traffic consultant for the applicant, explained the appropriate stopping distance for a 30mph speed limit was 200 feet. He further explained the regrading would provide a site line distance of approximately 335 feet.

Chairman Tung reviewed with the other members of the Board numbers one through eight of section 220-6, which pertained to Special Use Permits.

Member Teitelbaum asked if the radius on Spruce Road had been resolved.

Dr. Collins stated the applicant was committed to improve the radius as well as the installation of a sidewalk.

Village Traffic Consultant, Michael Galante attended the meeting with the County and stated he felt the change would be an overall improvement for the Village.

Mr. Chris Flynn of Pleasantville Road stated he was the owner of the property directly across from the applicant. He further stated the change created a whole new dynamic to an already dangerous curve. He asked what the affect of new lighting would be to his property.

Member Gorlin asked if he or any of the neighbors sought advice from their own traffic consultant.

Mr. Flynn stated he was speaking from his personal experience the area and he had not consulted anyone.

Mr. Philip Feranda of 20 Osage Drive West stated he was concerned with the traffic going through the side streets in his neighborhood. He further stated that regrading the turn would impact everyone positively and he was for the proposed changes.

Chairman Tung instructed Planning Consultant LaRow to compose a memo on the Boards behalf to submit to the Board of Trustees.

Mr. Null respectfully asked that the memo be submitted in time for the next Board of Trustees meeting.

Chairman Tung stated the Board wanted to reserve action on the site plan until the Board of Trustees had their hearing.

PB-06-2005-CLASSIC RESIDENCE BY HYATT-SPECIAL USE PERMIT REVIEW AND RECOMMENDATION AND SITE PLAN REVIEW: The applicant had submitted proposed architectural renderings for a "Classic Residence" continuing care retirement community on the former King's College property located on Scarborough Road.

Alternate Member Nolan recused himself.

Mr. William Null of Cuddy Fedder for the applicant stated the details for the monopole would be presented in the July meeting.

Mr. Frank DiMella and Bea Apel of DiMella Schaffer presented the proposed architectural renderings to the Board.

Chairman Tung asked that the houses surrounding the property be made more visible on the detailed drawings.

Mr. Null stated the applicant wanted input on general style and mass of buildings. He further stated they would focus on the water tank and monopole in the July meeting and architecture, landscape design and grading would be discussed in September. He respectfully requested a work session to move forward quicker and to involve the Architectural Review Advisory Committee.

Chairman Tung asked that the applicant submit a narrative along with the visual props in the future. He further asked that a proposed outline of material be submitted as well.

Mr. Null stated he would set up a meeting with Assistant Village Manager Richards, Village Engineer Turiano and DiMella Schaffer for the following week.

Member Pine asked to see views from actual off site locations.

VILLAGE ENGINEER'S REPORT:

A certificate of occupancy was not issued to house on Elm.

Trump National Golf Course has pump house the southern most parcel. They have requested to install a small restroom for golfers inside. They have planned to install either a small septic or sewer.

Classic Residence by Hyatt has filed a building permit for the entrance.

An easement was negotiated for the installation of a sidewalk in the South State/Pleasantville Road Intersection Project.

ZBA CASES:

There are currently no cases for review.

MINUTES:

May 2005

Upon motion by Member Pine, seconded by Member Gorlin, the Board unanimously voted to approve the minutes of May 12, 2005 as amended.

ADJOURNMENT

Upon motion by Member Pine, seconded by Member Teitelbaum the Board voted to close the Regular meeting of the Planning Board at 10:45pm.

Respectfully submitted by,

Christine Dennett

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