



Briarcliff Manor

[Login](#) | [My Calendar](#) | [Admin My Page](#) | [Need Help?](#)

August 2005 Meeting Minutes

[Email page to a friend](#)
[Add to My Favorite Pages](#)

Village of Briarcliff Manor, New York
 Planning Board Meeting Minutes
 APPROVED MINUTES
 Tuesday August 9, 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, August 9, 2005 at 8:00pm.

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

Also Present: Patrick LaRow, Planning Consultant
 Daniel Pozin, Village Attorney
 Ingrid Richards, Assistant Village Manager
 Tim Cronin, Village Engineering Consultant
 Christine Dennett, Stenographer

Absent: David Turiano, Building Inspector

[Click For Monthly](#)

S	M	T	W	T	F	S

[Government Calendar](#)

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: This application was adjourned to the September 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. Representatives from the Planning Board's consulting engineer (Cronin Engineering) and consulting hydro geologist (Leggette, Brashears and Graham, Inc. "LBG") were in attendance to discuss the application.

The Board had a general discussion with Consulting Engineer Tim Cronin regarding possible solutions for high groundwater.

Ms. Rosa Calabrese, Counsel for the applicant submitted a letter dated August 4, 2005 from the Department of Environmental Conservation regarding the impact of lot 1 on the wetlands.

Member Neveloff asked Mr. Cronin in his opinion are each of the lots buildable and would they adversely affect the wetlands.

Mr. Cronin stated that with appropriate building techniques employed (which would be designed on a lot by lot basis) each of the lots should be buildable and there should be no adverse affect to the wetlands.

The Board had a detailed discussion regarding groundwater and wetland issues.

Mr. John Benvegna of LBG explained the construction techniques and purposes of curtain drains and footing drains and how they should be used on the problem lots or all lots if necessary.

Ms. Maryann Gallagher, Chairperson of the Conservation Advisory Council stated that the concern of the Council is primarily the preservation of the wetlands. She further stated the solution should include a velocity spreader and the Department of Environmental Conservation should be notified of the remainder of the lots, and if possible provide a letter acknowledging the issue.

The Board reviewed and amended the resolution.

Upon motion by Member Neveloff, seconded by Member Gorlin, the Board voted unanimously to approve the resolution.

Planning Board Procedures

Chairman Tung stated he met with the Chairperson of Conservation Advisory Committee "CAC", Maryann Gallagher, and it was agreed that we would return to the former policy whereby a copy of the Planning Board packet would be forwarded to her for the CAC at the same time it was distributed to the Planning Board members. He further stated that rather than assigning a Planning Board member to liaise with the CAC, he would call her promptly after the packages are delivered and provide a brief summary of the packet materials. He also noted to the Board that a Planning Board member did not have to attend the CAC meeting.

PB-06-2005-CLASSIC RESIDENCE BY HYATT-SPECIAL USE PERMIT REVIEW AND RECOMMENDATION AND SITE PLAN REVIEW: "Classic Residence" continuing care retirement community on the former King's College property located on Scarborough Road. After having received the Planning Board's positive recommendation regarding the water tank and the cell tower alternative proposal, the Board of Trustees referred the above Special Use Permit application back to the Planning Board to again consider the applicant's proposed change to the water system serving the site and the Village's "High Service District" and the support system for the cellular antennae currently located on the Village's water tank at the site for a SEQRA review as Lead Agency.

The Board had a discussion regarding the SEQRA review. It was determined by a majority of the Board that a negative declaration could be issued for the project as it was determined that modifications to the project would not have any adverse environmental impacts based upon the extensive review previously conducted by the Board.

Upon motion by Member Pine, seconded by Member Neveloff, the resolution passed with a vote of 3-1 and 1 abstention.

The Board adjourned into executive session and reconvened at 11:30pm.

MINUTES

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

Adjournment

Upon motion by Member Neveloff, seconded by Member Teitelbaum, the Board voted unanimously to close the regular meeting of August 9, 2005 at 12:00am.

Respectfully submitted by,

Christine Dennett

This article was originally published in [Planning Board](#).

[Return to the Home Page](#) [Return to the complete article list](#)

© 2000 - 2006 American Town Network LLC. All Rights Reserved.
[Terms](#) under which this service is provided to you. Read our [privacy guidelines](#).