



## Briarcliff Manor

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### September 2005 Meeting Minutes

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Village of Briarcliff Manor, New York  
Planning Board Meeting Minutes  
Tuesday September 13, 2005  
APPROVED MINUTES



A regular meeting of the Planning Board of the Village of Briarcliff Manor, 5 School Road, Briarcliff Manor, New York 10510, was held in the Village Hall on Tuesday, September 13, 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  
David Turiano, Building Inspector  
Christine Dennett, Stenographer

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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 application was adjourned to the October meeting.

PB-09-2005-CPP BRIARCLIFF OWNERS, LLC-SIGN PERMIT APPROVAL: The Planning Board reviewed an application for a sign permit. Property located at 555 Pleasantville Road.

Mr. Jim Malar, owner of the Briarcliff Corporate Campus presented to the Board.

Members discussed the possibility of future occupants requiring that their logos, or corporate names appear on the sign. It was agreed that such changes in the sign would need Planning Board approval.

It was also decided that the sign could be lit up to 11pm. Chairman Tung stated that this should be noted in the resolution.

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

PB-10-2005-UPS-BARAK-SIGN PERMIT APPROVAL: The Planning Board reviewed an application for a sign permit. Property located at 78 North State Road.

Mr. Gilbert Jonckheere from San Signs presented to the Board on behalf of the applicant.

The Board requested the sign be brown with gold lettering and twelve feet long. The Planning Board also requested that the sign be externally lit by 3 as opposed to 5 gooseneck lamps.

Upon motion by Member Gorlin, seconded by Member Pine the Board voted unanimously to approve the application.

PB-11-2005-SUBCON, INC.-SIGN PERMIT APPROVAL: The applicant was not in attendance.

PB-12-2005-SESSLER-STEEP SLOPES PERMIT: The Planning Board reviewed an application for a steep slopes permit for certain site improvements to the existing residence at 146 Ridgecrest Road.

Mr. Steve Anderson and Mr. Gabriel Singer presented to the Board on behalf of the applicant. It was noted that the application was now in full conformance with the bulk zoning code.

The Board had general discussion regarding the application.

Ms. Elizabeth Hill of 151 Ridgecrest Road stated she had not seen the new plan and questioned whether it would affect the views from her property. The applicant noted that the roofline had been lowered by about 10 feet.

She further stated there was a drainage problem on Ridgecrest Road creating an ice slick in inclement weather.

As to the ice slick, the Village Engineer stated he would evaluate the situation during the winter months.

Upon motion by Member Neveloff, seconded by Member Teitelbaum, the Board voted unanimously to approve the application.

PB-06-2005-CLASSIC RESIDENCE BY HYATT- SITE PLAN REVIEW AND APPROVAL: "Classic Residence" continuing care retirement community on the former King's College property located on Scarborough Road. The Planning Board reviewed the application for site plan approval.

Mr. Steve Grogg of TRC Raymond Keyes Associates explained the components of the site plan.

The Board had general discussion regarding the site plan.

Mr. Matt Phillips, Senior Vice President for Classic Residence by Hyatt stated he submitted a timeline of proposed dates to the Board of Trustees.

Mr. Frank DiMella explained the parking garage and presented the architectural plans.

Mr. William Null, Counsel for the applicant requested the Planning Board and the Architectural Review Advisory Committee (ARAC) conduct a joint meeting.

The Planning Board referred the application to the ARAC. The Board also requested that the ARAC meet prior to the next Planning Board meeting.

PB-13-2005 PAC WATER CORP- SUBDIVISION APPROVAL: The Planning Board reviewed a request for Final Plat approval for a property located on Cedar Drive East and Long Hill Road East. The applicant has submitted the Final Plat and associated documentation.

Mr. Jim Ryan of John Meyer Consulting presented to the Board on behalf of the applicant.

Member Pine asked that the applicant make the building envelopes more clear on the plat.

A number of other issues were raised and the applicant indicated that he would respond to the various comments raised by the Board and the consultant at the next meeting.

ZBA CASES: No comments on cases

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

Village Engineer Turiano asked the Board if they were comfortable with the size of the Classic Residence by Hyatt sales sign.

The Board directed that the Assistant Village Manager review the tape of the Planning Board meeting when the application was discussed to ensure that the comments of the Planning Board were followed by the applicant.

MINUTES:

Upon motion by Member Neveloff, seconded by Member Teitelbaum, the Board voted unanimously to approve the minutes of August 9, 2005 as amended.

Adjournment

Upon motion by Member Neveloff, seconded by Member Gorlin, the Board voted unanimously to close the regular meeting of the Planning Board at 11:00pm.

Respectfully submitted by,

Christine Dennett

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