



**Briarcliff Manor**

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**October 11, 2005 Meeting Minutes**

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Village of Briarcliff Manor, New York  
Planning Board Meeting Minutes  
Tuesday October 11, 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 Village Hall on Tuesday, October 11, 2005 at 8:00pm.

Members Present:  
Andrew Tung, Chairman  
Bill Gorlin, Member  
Nancy Pine, Member  
Jay Teitelbaum, 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  
Daniel Pozin, Village Attorney

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 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.

Ms. Geraldine Tortorella and Joseph Tremelli presented on behalf of the applicant.

Members informed the applicant that this plan did not address their many previously articulated concerns regarding the great disturbance to the slopes, wetlands, general topography, views, road safety, etc. In fact the consensus was that this plan had even more negative impacts. There were also questions about certain setbacks that were not in compliance with the zoning code.

Mr. Tim Klemmer asked how often surveys were taken on streams. He stated the stream had been created by previous development of the land, and he would like to see the stream placed on an updated survey.

Building Inspector Turiano stated the wetland map was from the early 1960's.

Chairman Tung advised the applicant to take into consideration the Board's comments that three lots may be too burdensome on this property and it may be appropriate for the applicant to consider a two lot subdivision and to submit revised plans.

Ms. Tortorella stated they would submit responses to the Board.

PB-14-2005-DAVID AND ANDREW REALTY CORP. -SIGN PERMIT APPROVAL: The Planning Board reviewed an application for a sign permit. Property located at 222 South Highland Avenue.

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

PB-16-2005-SONY CORPORATION OF AMERICA?AMENDED SITE PLAN APPROVAL: The Planning Board reviewed an application for an amended Site Plan Approval for the existing SONY facility located at 600 Albany Post Road. The Applicant proposed to locate a new cooling tower and emergency generator adjacent to the south end of the existing building to support a new 2000 square foot data center to be constructed within the existing building. The proposed equipment, which was represented to comply with the Village's noise regulations, was to be surrounded by a wooden fence similar to the enclosure at the north end of the building

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Mr. Merini explained the application to the Board. He stated SONY wanted to be a good neighbor and they would be happy to comply with the Board's request for evergreen screening along the perimeter of the enclosure.

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

PB-15-2005-HAELING AND ARCE ? STEEP SLOPES PERMIT APPROVAL: The Planning Board reviewed an application for a Steep Slopes Permit. Property located at 647 Sleepy Hollow Road.

Ms. Elsa Arce and Mr. Carl Haeling explained their application to the Board. The members determined that the impacts to the sloped portions of the property were minimal.

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

PB-06-2005-CLASSIC RESIDENCE BY HYATT- SITE PLAN REVIEW/ WETLANDS AND STEEP SLOPES PERMIT APPROVAL: "Classic Residence" continuing care retirement community on the former King's College property located on Scarborough Road. The Planning Board reviewed an application for site plan, wetland and steep slopes approval.

Mr. William Null, Counsel for the applicant stated the grading plan for the site need to be finalized and would be submitted by October 21st.

Mr. Steve Grogg gave an overview of the application to the Board.

Chairman Tung stated the Architectural Review Advisory Committee submitted a memo to the Board. In the memo, the Committee asked to see samples of materials before it could make a decision on the application.

Ms. Nancy Cudder stated the grading was on schedule and the sales site was moving along well. She further stated the trailers would be installed by October 24th.

Ms. Bea Apel of Dimella Schaefer stated minor changes have been made regarding the sales site sign.

Building Inspector Turiano stated the sign met the 35 square feet that was discussed.

Member Pine stated she didn't recall approving 35 square feet.

Mr. Null stated the resolution was approved regarding the sign.

Member Teitelbaum suggested the Board review the videotapes from the February and April meetings regarding the sign.

Assistant Village Manager Richards stated she would make the videotapes available for review.

Chairman Tung stated the Board would review the tapes and report back to the applicant within a week.

ZBA CASES: No Cases to be reviewed at this time.

VILLAGE ENGINEER'S REPORT: No report.

#### MINUTES:

Upon motion by Member Teitelbaum, seconded by Member Pine, the Board voted unanimously to approve the minutes from September 13, 2005.

#### ADJOURNMENT:

Upon motion by Member Pine, seconded by Member Teitelbaum, the Board voted unanimously to adjourn the meeting at 10:20pm.

Respectfully submitted by,

Christine Dennett

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