



Briarcliff Manor

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November 2005 Meeting Minutes

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Village of Briarcliff Manor, New York
Planning Board Meeting Minutes
Wednesday November 9, 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 Wednesday, November 9, 2005 at 8:00pm.

Members Present: Andrew Tung, Chairman
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

Absent: Bill Gorlin, Member

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 for a residential subdivision of property located on the west side of Pleasantville Road, across from Osage Drive.

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

Ms. Geraldine Tortorella and Mr. Joseph Tremelli presented a revised two-lot subdivision plan to the Board on behalf of the applicant.

Member Pine stated the revised application was a definite improvement and is headed in the right direction.

Chairman Tung stated that the drawings should show the full extent of all proposed improvements including grading, utilities, stormwater measures, walls, and limits of disturbance.

Upon motion by Member Neveloff, seconded by Member Pine, the Board voted unanimously to continue the public hearing to December 13, 2005.

PB-18-2005- DANCON BUILDERS/COLDWELL BANKER: The Planning Board reviewed an application for a sign permit. Property located at 127 Woodside Avenue.

Mr. Steve Chester from Signs Inc. explained the application to the Board.

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

PB-17-2005-SLEEPY HOLLOW COUNTRY CLUB-AMENDED SITE PLAN APPROVAL: The Planning Board reviewed a request for approval to construct 2 new hard tru Tennis Courts with associated fencing and drainage. The applicant also requested approval to relocate a portion of access road and to place existing electrical services underground. The property is located at 777 Albany Post Road.

Mr. Bill Nitschke explained the proposal to the Board.

Building Inspector Turiano stated the applicant may need to go before the Zoning Board to get a variance.

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Chairman Tung asked the stormwater basins for the proposed courts be designed to accommodate a hundred year storm, which would serve to provide detention for the new and existing courts for a lesser storm. He further asked the applicant to install additional plantings to replace the trees that would be removed. He requested that the applicant confirm the need for a zoning variance with Village counsel and act accordingly

PB-13-2005 PAC WATER CORP- SUBDIVISION APPROVAL: The Planning Board will be reviewing 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. Application Adjourned to December Meeting.

PB-18-2005 SUBWAY DEVELOPMENT: The Planning Board reviewed an application for a sign permit. Property located on Pleasantville Road in the Chilmark shopping center.

Mr. Joseph Allegretti for Subway Development explained the sign application to the Board. He agreed that the company would change its sign if the entire shopping center was mandated to conform to specific standards.

Upon motion by Member Neveloff, seconded by Member Teitelbaum, the Board voted unanimously to approve the application subject to agreement to change its sign in conformance with future sign standards.

PB-06-2005-CLASSIC RESIDENCE BY HYATT- SITE PLAN REVIEW/ WETLANDS, STEEP SLOPES PERMIT AND SIGN 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. The Planning Board also reviewed an application for a temporary sign at the temporary sales center.

Mr. William Null of Cuddy & Feder presented to the Board on behalf of the applicant.

Mr. Frank DiMella of DiMella Schaefer showed samples of the materials for the proposed building.

Mr. Steve Grogg explained the revisions to the site plan.

Mr. Null explained the amendments to the special use permit and asked for a special meeting of the Board before December 1, 2005.

Upon motion by Member Pine, seconded by Member Neveloff, the Board voted unanimously to set a public hearing for December 13, 2005 at 7:00pm.

Mr. Null asked the Board to approve the proposed temporary sales sign.

Chairman Tung stated the square footage of the sign should include the posts.

Upon motion by Member Pine, seconded by Member Neveloff, the Board voted unanimously to approve a 35 square foot temporary sign.

ZBA CASES: No comments on cases.

VILLAGE ENGINEER'S REPORT:

Building Inspector Turiano reported to the Board.

- ? LRM finished their erosion control and five lots have been sold.
- ? Congregation Sons of Israel completed their work neatly and quickly.
- ? The final inspection of Woodside Avenue had been completed.
- ? The Village had several projects underway with anticipated completion by the end of the year.

MINUTES:

Upon motion by Member Pine, seconded by Member Teitelbaum, the Board voted unanimously to approve the minutes of October 11, 2005. Member Neveloff abstained.

Adjournment

Upon motion by Member Neveloff, seconded by Member Teitelbaum, the Board voted unanimously to adjourn the regular meeting at 10:50pm.

Respectfully submitted by,

Christine Dennett

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