



Briarcliff Manor

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December 2005- Minutes

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Village of Briarcliff Manor, New York
Planning Board Meeting Minutes
Thursday December 29, 2005



A special 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 Thursday, December 29, 2005 at 7:30pm.

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

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

Absent: Ed Nolan, Alternate Member

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Call to Order: Chairman Tung called the meeting to order at 7:30pm.

PB-06-2005-PUBLIC HEARING- 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 held a public hearing to review an application for site plan, wetland and steep slopes approval.

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

Mr. Jerry Falcon, Senior Vice-President of Operations for Classic Residence by Hyatt reviewed the site plan amendment with the Board.

Building Inspector Turiano stated the recreation department was concerned with the rotation of the playing field.

Mr. Falcon stated that subject to good engineering Hyatt had no problem with working with the Recreation Department on determining the proper rotation of the field.

Building Inspector Turiano stated he had concerns with the safety of the parking lot. He further stated pedestrians would have to walk in the travel lanes to access the playing field. He suggested installing a sidewalk on the south side of the parking lot.

Mr. Falcon stated that the terrain on both sides of the parking lot made a sidewalk difficult to construct, but the matter would remain under review.

Potential drainage strategies for the field were discussed; Mr. Falcon stated that Hyatt's engineers were still reviewing the soil conditions and would be preparing a drainage proposal for Village review.

Mr. Falcon discussed the cell tower site, including the area set aside for the cellular carriers' equipment. Building Inspector Turiano stated the plans looked workable in terms of access, but he would discuss the lay-out with the carriers. He further stated the equipment areas had to be comparable to the current conditions.

Chairman Tung asked that Hyatt be open to reasonable accommodations to help the carriers get their equipment into the designated areas.

Ms. Mira Sakrida of 14 Brookwood Drive stated her concerns about the size of project and the urban look of the building. She further stated that traffic was already becoming a problem in the Scarborough Road area.

Member Pine stated that up until a couple of years ago there was a building in approximately the same spot that was less attractive and the same height.

Member Neveloff stated the redevelopment of that site has been before the Board for more than a decade.

Mr. Robert Peirce of Lodge Road stated he hadn't received all of the materials. He asked if the details had been submitted regarding the gate at the emergency access entrance. He asked about the lighting at the site and asked the Board to consider reducing the amount of lights and the height of the lights. He asked if the Board would visit the site again before trees are removed.

Chairman Tung stated the Planning Board would have a representative present and the site walk would be open to the public too.

Mr. Peirce thanked the Board for their very thoughtful consideration.

Member Teitelbaum stated he was concerned about the lighting at the site. He stated he would like to see low-level street lanterns or sidewalk lighting in less trafficked areas.

Ms. Bea Apel of DiMella Schaeffer described the lighting to the Board. She stated the proposed lighting had cut offs to eliminate light pollution.

Upon motion by Member Neveloff, seconded by Member Gorlin, the Board voted unanimously to close the public hearing.

The Board reviewed the resolution.

Chairman Tung asked Village Attorney to work with the applicant and make the necessary adjustments to the resolution

STEEP SLOPES LAW- The Planning Board finalized its concepts to the Board of Trustees on the Steep Slopes Law.

The Board had general discussion regarding the language in the Steep Slopes Law.

Upon motion by Member Neveloff, seconded by Member Pine, the Board voted 4-1 to forward its concepts with regard to the Steep Slopes Law to the Board of Trustees for its consideration. Chairman Tung voted nay.

ADJOURNMENT

Upon motion by Member Gorlin, seconded by Member Teitelbaum, the Board voted unanimously to adjourn the meeting at 11:30pm.

Respectfully submitted by,

Christine Dennett

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