



**Briarcliff Manor**

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**January 2006- Minutes**

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Village of Briarcliff Manor, New York  
Planning Board Meeting Minutes  
Tuesday January 10, 2006



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, January 10, 2006 at 8:00pm.

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

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

Absent:

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 applicant is seeking approval from the Planning to subdivide the property into two lots. The property is located on the west side of Pleasantville Road, across from Osage Drive. The application was adjourned to the February meeting.

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 applicant is requesting approval for site plan, wetland and steep slopes. The application was adjourned to the February 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 submitted the Final Plat and associated documentation.

Mr. David Steinmetz of Zarin and Steinmetz, LLP explained the application to the Board on behalf of the applicant.

Member Pine requested that a site visit be scheduled for Lot 7 before a vote is taken on the resolution. She stated she wanted a landscaping plan as well.

Mr. Steinmetz stated there was a reforestation plan and that lot 7 had been specifically reviewed.

Jim Ryan, representing the applicant, explained that the roadway and house locations hadn't changed. He further stated the area around the pond didn't have substantial changes. He stated the limit of disturbance was identical to the preliminary plans.

Mr. Steinmetz stated the Board could add a condition to issue building permits on a lot-by-lot basis with a requirement for the property owner to submit a tree preservation and mitigation plan for each lot.

Chairman Tung suggested the Tree Preservation Board take a look at the plans.

Member Teitelbaum stated he was opposed to the preliminary plan and is still opposed.

The Board reviewed the resolution.

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Upon motion by Member Neveloff, seconded by Member Gorlin, the Board voted 4-1 to approve the resolution as amended. Member Teitelbaum voted nay.

**ZONE TEXT AMENDMENT-** The Board of Trustees requested that the Planning Board provide comments on a proposed amendment to Chapter 220-5 Planned Office Building and Laboratory B District, Chapter 220-6 Special Permit Uses and the Schedule Limiting the Use of Buildings and Land.

Mr. David Steinmetz of Zarin and Steinmetz, LLP discussed the amendment to the Zoning Text with the Board. He stated that his applicant would like the Board to issue a positive recommendation to allow for multi-tenancy, and medical and day care use in Chapter 220-5 and 220-6 of the Village of Briarcliff Manor's Code.

Member Neveloff asked about the impacts to similar properties within the Village if the text change was approved.

Building Inspector Turiano explained the other properties that would be affected by the Zoning Text Change.

Member Teitelbaum stated he recognized the Mearle Building would be more useful if it was a multi-tenant building, however, he felt that the day care use should go before the Zoning Board of Appeals, and the applicant should request a use variance.

Ms. Ann Cudicola of Tim Miller Associates stated she conducted the traffic study. She explained the study to the Board.

Upon motion by Member Neveloff, seconded by Member Teitelbaum, the Board voted unanimously to issue a positive recommendation on changing the zoning code to allow for multi-tenancy and medical use.

**PB-1-2006- CONSOLIDATED EDISON COMPANY:** The Planning Board reviewed an application to amend a Site Plan to allow for additional storage containers and associated design modifications. The property is located at 70 Woodside Avenue.

Mr. Larry Carbone, Counsel for the applicant explained the application to the Board.

Member Teitelbaum stated the containers on the property were unsightly and asked why a permanent structure to house the containers couldn't be constructed.

Mr. Carbone stated the applicant would be willing to work with the Village.

Mr. LaRow stated the use of this site was out of character with the surrounding properties. He further stated this was an opportunity to make this property aesthetically pleasing. He stated a permanent structure would be ideal.

Member Pine stated the applicant should have an architect sit down with Mr. LaRow to redesign the property.

Chairman Tung requested that the applicant consider working with Mr. LaRow on an appropriate design for the site.

#### ZBA CASES:

The Board had no comments about the ZBA cases.

#### VILLAGE ENGINEER'S REPORT:

There was no report.

#### MINUTES:

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

#### ADJOURNMENT

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

Respectfully submitted by,

Christine Dennett

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