



Briarcliff Manor

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February 2006 - Minutes

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Village of Briarcliff Manor, New York
Planning Board Meeting Minutes
Tuesday February 14, 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, February 14, 2006 at 8:00pm.

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

Also Present: Patrick LaRow, Planning Consultant
Ed Nolan, Alternate Member
Daniel Pozin, Village Attorney
David Turiano, Building Inspector
Ingrid Richards, Assistant Village Manager

Absent: 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: The Planning Board held a public hearing on an application to subdivide one lot into two lots. The property is located on the west side of Pleasantville Road, across from Osage Drive.

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

Ms. Geraldine Tortorella, Counsel for the applicant explained the application to the Board.

Mr. Joseph Tremelli explained the landscaping plan to the Board.

Chairman Tung suggested having a mix of trees for a better chance of survival.

Member Teitelbaum asked who would be responsible for the maintenance or replacement of the trees should they not survive.

Village Engineer Turiano stated a note could be put on the plat identifying the responsible party.

Mr. Tim Klemmer of Pleasantville Road stated he was speaking more as a resident than a neighbor. He stated that he was dismayed that it was going to be developed.

Upon motion by Member Neveloff, seconded by Member Teitelbaum the Board voted unanimously to adjourn the public hearing.

Chairman Tung directed Dan Pozin, Village Attorney and Patrick LaRow, Village Planner to prepare a draft resolution of approval for the next meeting.

PB-02-2006 - CHILMARK SHOPPING PLAZA - SIGN APPLICATION: The Planning Board reviewed an application for a sign permit for a property located on Pleasantville Road.

A representative from Signs Inc. explained the proposed sign to the Board.

Member Teitelbaum stated the proposed location of the sign needed to be addressed.

Member Pine stated the sign had too much information written on it and she feared it would create a safety

hazard when drivers slowed down to read it.

Member Gorlin requested a traffic consultant look at the application.

Chairman Tung asked whether the sign could possibly be moved to the center of the island. He suggested that the applicant review alternatives to the location and design of the sign in the field with the Building Inspector.

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

Mr. William Null, Counsel for the applicant explained the application to the Board.

Mr. Jerry Falcon, Executive Vice President requested the drainage system be noted in the resolution subject to engineering approval.

The Board had general discussion regarding the resolution.

Upon motion by Member Pine, seconded by Member Neveloff, the Board voted unanimously to approve the resolution as amended.

PB-17-2005 - SLEEPY HOLLOW COUNTRY CLUB-AMENDED SITE PLAN APPROVAL: The Planning Board reviewed a request for approval to construct 2 new "har-tru" tennis courts with associated fencing and drainage within the existing country club located at 777 Albany Post Road. The applicant is also requesting approval to relocate a portion of the access road and place existing electrical services underground.

Mr. Mark Reilly of Zarin and Steinmetz explained the application on behalf of the applicant.

Mr. Rob Trangione explained the proposed landscaping plan.

Chairman Tung asked that some trees be planted near the courts to screen them from Albany Post Road.

Mr. Bill Nitschke, General Manager asked the Board if shrubs could be planted instead because trees were difficult to maintain near the tennis courts and golf course.

Chairman Tung requested one shrub every ten feet with a minimum height of five feet be planted near the tennis court's fence.

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

PB-03-2006 - TRUMP ? SITE PLAN AMENDMENT: The Planning Board will review an application for landscaping at Hole #12 on the existing golf course located at 339 Pine Road.

Member Neveloff recused himself from the application and Alternate Member Nolan joined the Board.

No representative from Trump National appeared before the Board.

Village Engineer Turiano reviewed the status of the site.

The Board had general discussion regarding the application.

Ms. Dawn Orza of Tulip Road stated she was concerned with the maintenance of the trees. She further stated she would rather see deciduous trees than evergreens.

BULK LAW - The Board of Trustees has requested that the Planning Board provide comments on the proposed amendments to the Bulk Law.

The Board had general discussion regarding the proposed changes to the "Bulk Law". They reviewed the draft legislation and tabled the conversation to a future date.

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

Village Engineer Turiano reminded residents to shovel their sidewalks and clean off fire hydrants. He further reported a consultant would be hired to study 20 areas in the Village that had problems with flooding.

Adjournment

Upon motion by Member Teitelbaum, seconded by Member Gorlin, the Board voted unanimously to adjourn the meeting at 11:50pm.

Respectfully submitted by,

Christine Dennett

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