



Briarcliff Manor

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May 2006- Minutes

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By: Mike Blau

Village of Briarcliff Manor, New York
Planning Board Meeting Minutes
Tuesday May 9, 2006
APPROVED



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, May 9, 2006 at 8:00pm.

Members Present: Andrew Tung, Chairman
Bill Gorlin, Member
Shelley Lotter, 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
Christine Dennett, Stenographer

Absent: Ingrid Richards, Assistant Village Manager

Call to Order: Chairman Tung called the meeting to order at 8:00pm.

PB-01-2005- CYNTMAR SUBDIVISION/STEEP SLOPE APPROVAL: The Planning Board reviewed a plat and final drawings for conformity with the March 14, 2006 preliminary plat approval resolution. The property is located on the west side of Pleasantville Road, across from Osage Drive.

Ms. Geraldine Tortorella, Counsel for the applicant requested that the Board not require a public hearing and consider the resolution of final plat approval.

Upon motion by Member Teitelbaum, seconded by Member Gorlin, the Board voted unanimously to waive the public hearing and directed its consultants to prepare a resolution of final plat approval. Upon motion by Member Teitelbaum, seconded by Member Gorlin the resolution of final plat approval was approved.

PB-05-2006- OLD SLEEPY HOLLOW ESTATES, LLC-SUBDIVISION, STEEP SLOPE AND WETLAND APPROVAL: The Planning Board reviewed an application to subdivide 5 acres into three (3) residential building lots in an R-40 zone. Each lot is proposed to be serviced by individual septic systems, public water and individual driveways. The property is located at 61 Sleepy Hollow Road.

Mr. Tim Allen of Bibbo Associates and Ms. Linda Whitehead, Counsel for the applicant presented the application to the Board.

Member Teitelbaum stated that a three lot subdivision on this property was a bad idea due to the property being constrained by wetlands.

Member Neveloff stated that the site is limited and he urged the applicant to consider a two lot rather than a three lot subdivision.

Member Gorlin stated the stream that runs through the property is a crucial part of the Village environment.

Chairman Tung asked the applicant to take the Board's and Board's consultants' comments under consideration and review alternatives to the proposal.

PB-07-2006 ? NEIDER ? VILLAGE CODE CHAPTER 220-15, PROTECTION OF NATURAL RESOURCES REVIEW (STEEP SLOPES APPROVAL): The Planning Board reviewed an application for a steep slopes permit for an in-ground pool. The property is located at 189 Hirst Road.

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Mr. John DeFeo, landscape architect presented on behalf of the applicant. He stated that the property appears on the Village's steep slope map. However, he further stated that the proposed site work would not occur on areas of steep slope.

Chairman Tung asked if there was an erosion control plan.

Upon motion by Member Teitelbaum, seconded by Member Neveloff, the Board voted unanimously to grant the steep slopes permit.

The Board adjourned to meet with Counsel at 8:50pm and reconvened at 9:10pm.

PB-03-2006 - TRUMP ? SITE PLAN AMENDMENT: The Planning Board reviewed grading, drainage and landscaping associated with an approved amended site plan for Hole #12 on the existing golf course located at 339 Pine Road.

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

Mr. Vinny Stello of Trump National presented the application to the Board. He stated he notified the Village's Building Inspector/Engineer and the Village's Engineer Consultant that they encountered rock during construction which prevented the applicant from installing the drainage pipes at approved depths.

The Village Building Inspector/Engineer disagreed with that statement.

Nick Paniota, Engineer for Trump National explained the drainage system to the Board. He stated the system as installed would function better than the one approved by the Board.

Chairman Tung stated the grading and drainage needed to be changed to what was approved or they would need to apply for an amendment to validate the area as an as built condition. He further stated they were in violation of their approved site plan and asked if the "*****" could be lowered.

Mr. Stello stated they adjusted the grades as necessary due to field conditions. He asked that the Board allow the area to be landscaped first and then make a decision regarding the aesthetics. He further asked that the stop work order be lifted so the area could be stabilized.

Chairman Tung stated the Planning Board does not have authority to lift stop work orders.

Member Gorlin stated he would like to see the area as natural looking as possible and there was no reason to have a "flat top". He further stated he was also concerned with the stability of the retaining wall slope.

Mr. Stello stated he would have the stability of the wall certified by a licensed professional Engineer.

VILLAGE ENGINEER'S REPORT

? The Todd Lane Bridge project was completed.

? A Capital Project was approved to expand the sewer system to the southern portion of the Village.

ZBA CASES: no comment

MINUTES:

Upon motion by Member Gorlin, seconded by Member Neveloff, the Board voted unanimously to approve the minutes of March 14, 2006.

ADJOURNMENT

Upon motion by Member Lotter, seconded by Member Teitelbaum, the Board voted unanimously to adjourn the regular meeting at 10:00pm.

Respectfully submitted by,

Christine Dennett

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