



Briarcliff Manor

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June 2006- Minutes

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Village of Briarcliff Manor, New York
 Planning Board Meeting Minutes
 Tuesday June 13, 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, June 13, 2006 at 8:00pm.

Members Present: Andrew Tung, Chairman
 Bill Gorlin, Member
 Shelley Lotter, 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: Jay Neveloff, Member
 Jay Teitelbaum, Member

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

PB-08-2006- NEW CINGULAR WIRELESS PCS, LLC ("CINGULAR")- SPECIAL USE PERMIT REVIEW AND RECOMMENDATION - The Board of Trustees directed said application to the Planning Board for a review and recommendation on a special use permit. The Planning Board also considered the application for site plan approval. Property located at 150 Lodge Road.

Mr. Chris Fisher of Cuddy & Feder reviewed the application with the Board. He stated that the purpose of the antenna was to extend service to customers in the surrounding areas.

Chairman Tung suggested that given the existence of similar cellular installations at the same location the Planning Board could consider the special permit recommendation, and if appropriate, the site plan application at the same time.

Upon motion by Alternate Member Nolan, seconded by Member Gorlin, the Board voted unanimously to make a positive recommendation to the Board of Trustees regarding the Special Use Permit.

Upon motion by Member Gorlin, seconded by Alternate Member Nolan, the Board voted unanimously to adopt a Negative SEQRA Declaration regarding the action.

Upon motion by Member Lotter, seconded by Alternate Member Nolan, the Board voted unanimously to approve the site plan as proposed contingent upon the addition of language proposed by FP Clark Associates and securing a special permit from the Board of Trustees.

PB-09-2006- OMNIPOINT COMMUNICATIONS INC. - SPECIAL USE PERMIT REVIEW AND RECOMMENDATION- The Board of Trustees directed said application to the Planning Board for a review and recommendation on a special use permit. Property located at the corner of Scarborough Road and Albany Post Road.

Mr. Daniel Braff of Snyder & Snyder explained the application to the Board. He stated the antenna was to fill in a gap in coverage on the Route 9 corridor.

Chairman Tung asked whether there would be other carriers located at the proposed site.

Mr. Braff stated there was additional space for other carriers.

Upon motion by Member Gorlin, seconded by Alternate Member Nolan, the Board voted unanimously to

make a positive recommendation to the Board of Trustees regarding the Special Use Permit.

Chairman Tung stated the Board would wait to act on the site plan until the Board of Trustees had made a determination on the Special Use Permit.

PB-03-2006 - TRUMP ? MODIFICATION TO SITE PLAN AMENDMENT PERTAINING TO 12TH HOLE:
The Planning Board reviewed an application for grading modifications and landscaping at Hole #12 on the existing golf course located at 339 Pine Road.

Mr. Vinny Stello representing Trump National stated he met with the affected neighbors to discuss the landscaping plans for Hole #12. He further stated the flat area would be landscaped with shrubbery and it would be lowered to 392.

Chairman Tung stated he would like to see the high points either side of elevation the center area to be as low as possible. He then stated that the shrubs to be utilized should be native species.

Ms. Dawn Orza of Tulip Road asked if larger trees could be planted at the top of the hill.

Mr. Stello stated it was difficult to bring bigger trees to the site but with proper irrigation smaller trees would grow quickly.

Ms. Ruthann Pisano of 37 Tulip Road thanked Mr. Stello for addressing the landscaping issues. She stated due to runoff she had sinkholes in the rear of her property creating a marsh like condition on her property.

Upon motion by Member Lotter, seconded by Member Gorlin, the Board voted unanimously to approve the site plan as amended, noting the shrubs to be native species.

VILLAGE ENGINEER'S REPORT:

? Cement Lining Project out to bid. The work is expected to be completed in August.
? Clearview School will be proposing to subdivide a single family home off of its property.

ADJOURMENT

Upon motion by Member Lotter, seconded by Member Gorlin, the Board voted unanimously to adjourn the meeting at 9:00pm.

Respectfully submitted by,

Christine Dennett

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