



**Briarcliff Manor**

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**July 2006- Minutes**

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Village of Briarcliff Manor, New York  
 Planning Board Meeting Minutes  
 Tuesday July 11, 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, July 11, 2006 at 8:00pm.

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

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

Absent: Jay Teitelbaum, Member

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

**PB-07-2005-BEHLING/MCVEIGH STEEP SLOPES AND NATURAL RESOURCE PROTECTION EXTENSION:** The Planning Board reviewed a request for an extension of the applicant's Steep Slopes Permit. The property is located at 22 Ridgecrest Road.

Mr. George Behling explained his application to the Board and respectfully requested an extension.

Upon motion by Member Neveloff, seconded by Member Gorlin, the Board voted unanimously to extend the Steep Slopes Permit for one year.

**PB-01-2005- CYNTMAR SUBDIVISION/STEEP SLOPE APPROVAL:** The Planning Board reviewed the applicant's final plat and corresponding documentation. The property is located on the west side of Pleasantville Road, across from Osage Drive.

Ms. Geraldine Tortorella, Attorney for the applicant stated she would answer any questions regarding the revised final plat and asked for final approval.

Upon motion by Member Gorlin, seconded by Member Lotter, the Board voted unanimously to approve the resolution of final plat approval.

**PB-05-2006- OLD SLEEPY HOLLOW ESTATES, LLC-SUBDIVISION 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 public sewer and water and individual driveways. The property is located at 61 Sleepy Hollow Road.

Ms. Linda Whitehead and Mr. Tim Allen presented the application on behalf of the applicant.

Member Gorlin asked if the sewer line would benefit all of the homes in the area.

Mr. Allen stated the neighbors could tie into the sewer line if they elected to at their sole cost and expense.

Ms. Whitehead stated her client would pay for the pump station as well. She further stated it would be a community benefit and better for the environment.

Member Gorlin stated part of the site might be located within a Critical Environmental Area as defined by New York State and asked that the applicant research the same.

Chairman Tung suggested that the applicant's wetland consultant consider the primary functions of the site's impacted wetlands in any mitigation plans.

Mr. Allen stated they would review the wetlands activities and proposals.

Mr. Lynn Kenner of 70 Old Sleepy Hollow Road stated the following: the property is limited by wetlands; existing homes would not tie into the proposed sewer due to expense and because the property is abutting the Pocantico River which is considered a Critical Environmental Area, development should be limited. Thus, the addition of two homes to the property would be inappropriate.

Mr. Nick Evanchik of 119 Alder Drive stated he frequented Pocantico Park and the access road was very narrow. He asked if the road was wide enough for the increased traffic as well as use by emergency vehicles. He further stated as a taxpayer he didn't want to pay for the maintenance of the pump station and the applicant should pay for future costs.

Mr. Jon Kass of 404 Sleepy Hollow Road stated he enjoyed the park very much and was concerned about adding more homes.

Mrs. Margo Berger of 2 Elizabeth Court asked for a description of the expenses of the Rosecliff pump station.

Village Engineer Turiano stated the Village took ownership of the Rosecliff pump station and maintains it.

Chairman Tung stated he thought a site walk would be appropriate after the applicant had fully presented sewer and water proposals that would be acceptable to the Village Engineer. He also advised that the applicant would be requested to stake the property lines and home sites and asked that the consultants meet before the next Planning Board meeting.

PB-10-2006- VILLAGE LIBRARY-REVIEW AND RECOMMENDATION ON SITE PLAN: The Village Board has requested that the Planning Board provide a review and recommendation on the Village Library site plan. The property is located at 1 Library Road.

Village Manager Michael Blau presented on behalf of the Board of Trustees. He stated the Board of Trustees would be the lead agency on the project.

Mr. Jim Lothrop of Lothrop Associates presented the Site Plan to the Board.

Member Gorlin stated he had a concern regarding a steep slopes area and asked that a more developed view of that area be submitted to the Board.

Chairman Tung asked if other alternatives were reviewed when considering entering and existing the building. He stated the parking and access needed to be adequate and safe. He asked that the Fire Department evaluate the access to the building.

PB-11-2006- SILLINGS- 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 a new 10'X 25' one story addition to an existing single family one story dwelling. The property is located at 1000 Pleasantville Road.

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

PB-12-2006- HO- 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 3 foot high stone retaining walls. The property is located at 309 Elm Road.

Mr. Eric Jacobsen presented on behalf of the applicant. The applicant desires to build an addition to the second story of the existing residence. The existing walkout basement is required to be included in the Gross Floor Area (GFA) of the house which when calculated exceeded the maximum GFA for the site. It was noted by the applicant's consultant and Village consultant that this proposed regarding has been designed to change the onsite conditions so that the basement would no longer count as regulated floor area as defined by the Village code.

Mr. Tyler Beebe of 317 Elm Road stated that he opposed the applicants proposed plan as it would allow them to build a bigger home than allowed under the Village of Briarcliff Manor's code.

Members Neveloff and Gorlin opposed the application as proposed.

Mr. Jacobsen stated that the applicant would withdraw the application.

PB-13-2006- JOANNOU- 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 expansion of the existing driveway. The property is located at 925 Long Hill Road West.

Mr. Kevin Ambrosio presented the application on behalf of the applicant.

Mr. Ken Blanchett stated he lives directly down the hill from the applicant. As the driveway, is proposed, the lights from the cars would shine directly into his home. He further stated he put up barriers to protect himself at his own expense from the runoff and erosion that was coming onto his property from site work occurring at the rear yard of the of the 925 Long Hill Road West property.

Village Engineer Turiano stated a stop work order had been issued the previous year related to the rear yard work.

Chairman Tung stated the Board would not act on the proposed application until the existing violations had been rectified. He further stated that the drawings should accurately reflect what is proposed for both the front and rear yards and that a construction sequence and schedule be provided.

PB-14-2006- MATRA- AMENDED SITE PLAN APPROVAL: The Planning Board reviewed an application to amend a site plan. The applicant requested approval to build a two story rear yard addition to the existing mixed use building. The property is located at 1133 Pleasantville Road.

Mr. Greg McWilliams representing Mr. Anthony Matra explained the application to the Board.

The Board had general discussion regarding the application and the parking lot easement.

Chairman Tung asked Mr. McWilliams to address Cronin Engineering's comments regarding the handicapped space.

#### VILLAGE ENGINEER'S REPORT

? Heitkamp was awarded the contract for the cement lining project to occur on Pleasantville Road between South State Road and Chappaqua Road. The work is scheduled to begin in August.

? The New York State Department of Transportation began the work for the flyover connecting southbound Route 9A to the southbound Taconic State Parkway.

? A consultant had been hired to review environmental reports related to monitoring into the Exxon and Getty gas stations.

#### ZBA CASES

The Board had no comments regarding the Zoning Board of Appeals Cases. The Chairman asked Assistant Village Manager Richards to report their comments regarding the Sillings Case.

#### ADJOURNMENT

Upon motion by Member Gorlin, seconded by Member Neveloff, the Board voted unanimously to adjourn the meeting at 11:00pm.

Respectfully submitted by,

Christine Dennett

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