



Briarcliff Manor

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August 2006- Minutes

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

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



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

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.

Michael Blau, Village Manager, presented the application on behalf of the Board of Trustees.

Mr. Jim Lothrop, AIA, ASID, Partner of Lothrop and Associates, gave a brief presentation on the design of the Library.

Ms. Susan Faschnt, P.E., Vice President of Charles H. Sells reviewed the drainage, parking, and topography for the Planning Board.

Based upon the Planning Board's review, the Planning Board recommended that the following modifications be considered by the Board of Trustees before finalizing the site plan:

- ? widen the mouth of the driveway on Pleasantville Road (which may require setting back the existing stone-wall) in order to provide better sight distance and additional room to turn in and out at the site entry;
- ? relocate the first two parking spaces proposed on the right hand side to keep more of the site entry clear of maneuvering cars;
- ? relocate the first two parking spaces on the left hand side upon entry to protect a 36 inch tree and enhance ease in entering into all parking spaces;
- ? add a second bike trail connection to the east of the library or reconfigure the area for better access when biking south bound;
- ? add a second pedestrian stairway to the north near the entrance circle, in order to make it easier for people who park at the Village parking lot behind the Atria to access the library and bike trail;
- ? consider replacing the proposed bank bordering the entrance circle with a stone wall and planting, as further described in the PB consultants' memos;
- ? create a parking management plan for the multiple Village uses in the area (i.e. Library spaces can potentially be used by not only Library patrons; but also by people who come to use Law Park, the Village Pool and the Westchester County bike trail), which may include:

o the installation of informational and/or directional signage at the library and Atria/Village parking lots;
o Village monitoring of parking utilization and programming of the park and library events to minimize the possibility that the library lot will overflow.

Chairman Tung asked Assistant Village Manager Richards to prepare a memo for the Planning Board to the Board of Trustees listing modifications to the site plan that should be considered.

Upon motion by Member Teitelbaum, seconded by Member Lotter, the Board voted unanimously to forward a recommendation to the Board of Trustees.

PB-16-2006- CARMELA'S BAKERY- SIGN APPROVAL: The Planning Board reviewed an application for a sign permit for a property located at 1205 Pleasantville Road.

Ms. Sarah Safuentes presented her sign to the Planning Board. The sign proposed was 2' by 8' with a burgundy background and gold lettering and was compliant with the Village sign law and was approved by the Architectural Review Advisory Committee.

Chairman Tung asked the applicant to consider an awning with a window sign in place of the proposed sign, as the stores on both sides have awnings.

Member Teitelbaum was not opposed to the sign and did not believe it appropriate to require the applicant to incur the expense of an awning.

Ms. Safuentes stated that an awning was unattractive and she wanted potential customers to view what was inside the store.

Due to the fact that there was not a full Board in attendance, Ms. Safuentes, requested that the application be considered at the September Planning Board meeting.

VILLAGE ENGINEER'S REPORT

- A potential buyer for one of the homes in the LRM subdivision is looking to have the walking trail relocated.
- With regard to the cement lining project, the project should be completed by Labor Day.
- A water project will begin on Washburn Road.

Chairman Tung noted the next meeting would be held at the Youth Center at 5 Van Lu Van Road.

ADJOURNMENT

Upon motion by Member Teitelbaum, seconded by Member Lotter, the Board voted unanimously to adjourn the meeting at 9:05pm.

Respectfully submitted by,

Christine Dennett

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