



Briarcliff Manor

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October 2006 -Minutes

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Village of Briarcliff Manor, New York
Planning Board Meeting Minutes
Tuesday, October 10, 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, October 10, 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
Daniel Pozin, Village Attorney
Ingrid Richards, Assistant Village Manager

Absent: Ed Nolan, Alternate Member
David Turiano, Building Inspector

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

PB-20-2006- MARCH- SIGN APPROVAL: The Planning Board reviewed an application for a sign permit. The property is located at 1250 Pleasantville Road.

Mr. Puro, the applicant, presented the sign to the Board. He noted that the sign was a vinyl insert for a light box, green in color with beige lettering.

On a motion by Member Neveloff and a second by Member Teitelbaum, the sign was approved unanimously.

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 Old Sleepy Hollow Road.

Ms. Linda B. Whitehead, Attorney for the applicant, itemized all of the documents submitted to the Board. She noted a concern with regard to the hiring of two new consultants (John Benvegna, Leggette Brashears and Graham, and Jim Nash, AKRF). She noted that FP Clark has reviewed the wetlands issues and wanted clarification as to the role to be played by the two new consultants, as she did not want the efforts of the consultants to be duplicative.

Chairman Tung noted that the Board would be sensitive to avoid duplication of work but that the experts would do what was necessary to advise the Board. For example, Chairman Tung noted that Mr. Benvegna, will review surface and subsurface issues and Jim Nash, will supplement FP. Clark's wetlands review.

There was a discussion with regard to the State Environmental Quality Review and the manner in which the Critical Environmental Area would be reviewed.

Several members of the public discussed the Pocantico Lake Area, and its proximity to the proposed property to be developed, and the need to be sensitive when developing the property as it is considered a Critical Environmental Area. Specifically mentioned was the issue of whether this area is still considered a potential future source of drinking water. A determination will require further review.

Member Teitelbaum, in response to comments by Mr. Cohen regarding the history of the site, asked that the Board receive copies of all public documents concerning the prior applications involving this area, including applications before the Mt. Pleasant Planning Board, expert reports prepared in connection with such applications and any Court rulings concerning the application. In addition, it was suggested that Westchester County DEP and Dept of Parks be contacted at this time to advise them of the application and to request any information that the County may have on the environmental issues, including the possible

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use of the reservoir for water supply.

The Board scheduled a site walk of the property for Saturday, October 21, 2006.

Member Neveloff stated that the Planning Board in the past has sought to avoid irregular lot lines and also noted that one of the lot lines proposed was neither straight nor perpendicular to the street.

Miscellaneous

The Planning Board requested that the Assistant Village Manager speak to Village Engineer/Building Inspector with regard to the Cynthmar Subdivision. It was noted that conformance to the approved subdivision plan may be an issue. The Board requested that the Building Inspector conduct a site visit to determine compliance with the approved plans, including, without limitation, grading and tree preservation and protection. The Board requested a report from the Building Inspector as soon as possible and preferably before the next Planning Board Meeting.

The Planning Board approved the September, 2006 minutes.

The meeting was adjourned at 8:50 PM

Respectfully Submitted,

Ingrid M. Richards
Assistant Village Manager

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