



**AGENDA**  
**MARCH 5, 2014**  
**BOARD OF TRUSTEES**  
**VILLAGE OF BRIARCLIFF MANOR, NEW YORK**  
**REGULAR MEETING – 7:30 PM**

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1. Continued Public Hearing to Amend a Special Use Permit – Sleepy Hollow Country Club

**Board of Trustees Announcements**

**Village Managers Report**

**Public Comments**

2. Acceptance of a Portion of a Roadway into the Village's Highway Inventory – Edgewood Lane
3. Minutes

**NEXT REGULAR BOARD OF TRUSTEES MEETING – MARCH 19, 2014**

VILLAGE OF BRIARCLIFF MANOR  
BOARD OF TRUSTEES AGENDA  
MARCH 5, 2014

1. CONTINUATION OF A PUBLIC HEARING TO AMEND A SPECIAL USE  
PERMIT – SLEEPY HOLLOW COUNTRY CLUB

RESOLUTION  
OF THE  
VILLAGE OF BRIARCLIFF MANOR BOARD OF TRUSTEES  
SPECIAL USE PERMIT AMENDMENT  
SLEEPY HOLLOW COUNTRY CLUB

**WHEREAS**, by resolution dated May 17, 2007 the Board of Trustees of the Village of Briarcliff Manor approved the application for special permit approval submitted by Sleepy Hollow Country Club (“Club”) for its operation as a “[c]lub...not operated for gain” under Village Code §220-6(J)(6) (“2007 Special Permit Approval Resolution”) at its current location consisting of the following parcels designated on the Village’s Tax Maps as Section 104.08, Block 1, Lot 51; Section 104.11, Block 1, Lot 41; Section 104.12, Block 1, Lot 1; Section 104.12, Block 1, Lot 6; Section 104.16, Block 1, Lot 7; Section 104.16, Block 1, Lot 10; and Section 105.09, Block 1, Lot 1 and commonly known as 777 Albany Post Road, Scarborough, New York (“Property”); and

**WHEREAS**, by Resolution adopted July 10, 2007, the Village of Briarcliff Manor Planning Board granted Site Plan Approval for the Club relative to its application which included, among other details, a 652 square foot expansion and renovation of the existing Club snack bar building and exterior renovation to the existing Club locker room building serving Club members; and

**WHEREAS**, the 2007 Special Permit Approval Resolution was conditioned at Paragraph 22 on:

22. Use and improvement of the Property in conformity with the requirements of the Village Code and as set forth in the Site Plan, and any regular, repeated, or continued deviations from the maintenance and improvement of the Property as set forth in the Site Plan shall constitute a violation of the Club’s special permit approval.

And

**WHEREAS**, the Club has applied to the Board of Trustees to amend the Special Use Permit, and to the Planning Board for Amended Site Plan and

Freshwater Wetlands Approval, relative to the construction of a 4,000 square foot maintenance storage building and install outdoor bulk material storage bins on the Property, pave an existing gravel driveway, and to install solar energy collectors on the existing main clubhouse, repair shop and the proposed maintenance storage building (the "Project"); and

**WHEREAS**, the Project requires certain variances and the Club has applied to the Zoning Board of Appeals and been granted the required variances; and

**WHEREAS**, pursuant to Village Code Section 220-6(C), the Board of Trustees referred the application for amendment of the Special Use Permit to the Planning Board for report and recommendation; and

**WHEREAS**, at its meeting of January 14, 2014, the Planning Board authorized a memorandum bearing the same date to be forwarded to the Board of Trustees by which the Planning Board reserved its determination on the Site Plan amendment, pending approval of the variances by the Zoning Board of Appeals and further review by the Planning Board, but recommended that the Board of Trustees approve the Application for Special Permit approval relative to the Project; and

**WHEREAS**, the Board of Trustees has reviewed a Short Environmental Assessment Form submitted by the Applicant and has determined that the Project is an Unlisted action in accordance with the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Project does not change the Club's use of the Property, and the character, intensity, size, and location of the Club's use of the Property is not materially changed by the Project;

**NOW THEREFORE, BE IT:**

**RESOLVED**, that the Board of Trustees determines that the Project will not significantly alter the existing use or development of the Property and in accordance with SEQRA, that the Project will not have a significant impact upon the environment; and be it further

**RESOLVED**, that the Special Use Permit for the Club is hereby amended for purpose of and to the extent necessary to accommodate and incorporate the Project, subject to the following conditions:

1. All of the terms and conditions of the 2007 Special Permit Approval Resolution, which are hereby restated and incorporated into this Resolution by reference as if recited in full;

2. Issuance by the Planning Board of Amended Site Plan and Wetlands Permit Approval for the Project;
3. Except as otherwise set forth in the 2007 Special Permit Approval Resolution or this Resolution, no change shall be made on the Property to add an improvement or to change the footprint or location of any improvement shown on the Site Plan and/or the amended Site Plan unless approval for the addition or change is obtained from the Village Planning Board under Village Code §220-14; and be it further

**RESOLVED**, that except as otherwise provided herein, all other terms and conditions of the 2007 Special Permit Approval Resolution shall remain in full force and effect.

VILLAGE OF BRIARCLIFF MANOR  
BOARD OF TRUSTEES AGENDA  
MARCH 5, 2014

**2. ACCEPTANCE OF A PORTION OF A ROADWAY INTO THE  
VILLAGE'S HIGHWAY INVENTORY – EDGEWOOD LANE**

BE IT RESOLVED that the Board of Trustees does hereby accept a portion designated as being within the Village Boundary of Edgewood Lane into the Village's Highway Inventory to receive CHIPS monies



**MIDDLE TOWN WATER PURCHASE AGREEMENT**  
 The following public works or improvement to be made in the Village of Briarcliff Manor, Westchester County, New York, are hereby authorized and approved by the Board of Trustees of the Village of Briarcliff Manor, Westchester County, New York, on this 22nd day of January, 1928.

**WESTCHESTER COUNTY DEPARTMENT OF HEALTH**  
 APPROVED AS TO THE PUBLIC HEALTH AND SAFETY OF THE PEOPLE OF THE COUNTY OF WESTCHESTER, NEW YORK, IN CONNECTION WITH THE PROPOSED WATER PURCHASE AGREEMENT AND THE EXTENSION OF THE WATER MAINS TO THE VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY, NEW YORK, AND THE PROVISION OF WATER TO THE SAID VILLAGE BY THE STATE OF NEW YORK.

APPROVED AS TO THE PLANNING BOARD OF THE VILLAGE OF BRIARCLIFF MANOR, NEW YORK, IN CONNECTION WITH THE PROPOSED WATER PURCHASE AGREEMENT AND THE EXTENSION OF THE WATER MAINS TO THE VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY, NEW YORK, AND THE PROVISION OF WATER TO THE SAID VILLAGE BY THE STATE OF NEW YORK.

**LOCAL TAX MAP DATA** Section 4.3, Block 8, Lots as Shown (11 - 130)

**RESIDENTIAL ZONING DATA** R-5 Single Family Residential

Lot Area	20,000 sq. ft.
Front Yard Setback	15 ft.
Side Yard Setback	5 ft.
Front Yard Coverage	20%
Side Yard Coverage	10%

**AREA SCHEDULE**

Area	Schedule
1	R-5
2	R-5
3	R-5
4	R-5
5	R-5
6	R-5
7	R-5
8	R-5
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98	R-5
99	R-5
100	R-5

**GENERAL NOTES**

1. THIS MAP IS A FINAL SUBDIVISION MAP OF THE VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY, NEW YORK, AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY, NEW YORK, AND THE DEPARTMENT OF HEALTH OF WESTCHESTER COUNTY, NEW YORK.

2. THE VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY, NEW YORK, IS A VILLAGE INCORPORATED BY THE STATE OF NEW YORK, AND IS SUBJECT TO THE PROVISIONS OF THE VILLAGE LAWS OF THE VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY, NEW YORK.

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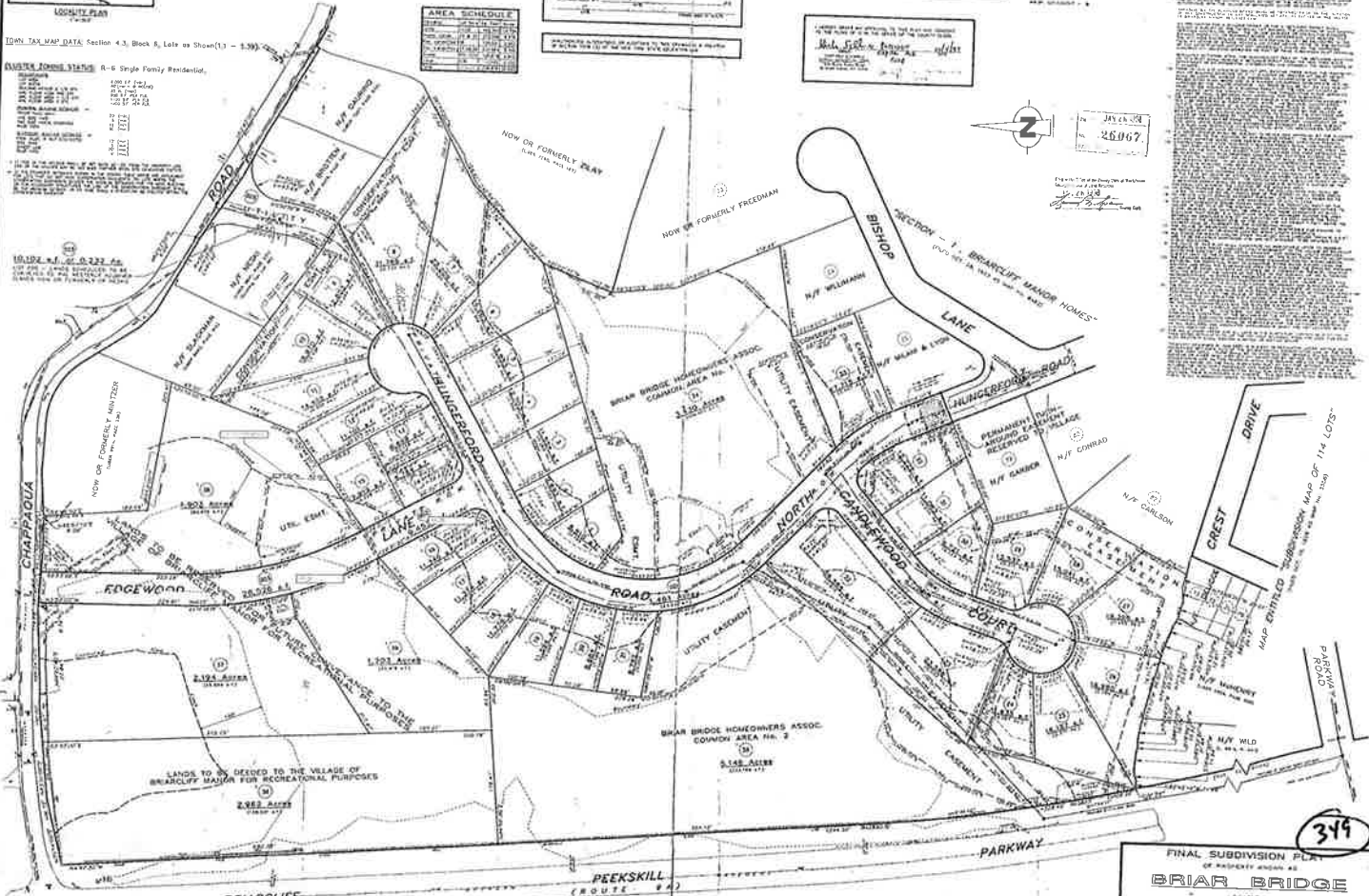
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**JAN 28 1928**  
 No. 26967

*J. Henry Carpenter & Co.*  
 LAND SURVEYING & MAPPING  
 YORKTOWN HEIGHTS, N.Y.

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**FINAL SUBDIVISION PLAN**  
**OF PARCELS KNOWN AS**  
**BRIAR BRIDGE**  
 LOCATED IN  
 VILLAGE OF BRIARCLIFF MANOR, TOWN OF OSSINGTOWN,  
 WESTCHESTER COUNTY, N.Y.

**J. HENRY CARPENTER & CO.**  
 LAND SURVEYING & MAPPING  
 YORKTOWN HEIGHTS, N.Y.



THIS MAP WAS PREPARED BY J. HENRY CARPENTER & CO., LAND SURVEYING & MAPPING, YORKTOWN HEIGHTS, N.Y., AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BRIARCLIFF MANOR, WESTCHESTER COUNTY, NEW YORK, AND THE DEPARTMENT OF HEALTH OF WESTCHESTER COUNTY, NEW YORK.

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