



**PLANNING BOARD AGENDA**  
**VILLAGE OF BRIARCLIFF MANOR**  
**COMMUNITY CENTER**  
**Thursday, April 13, 2023**  
**REGULAR MEETING– 7:30 P.M.**

For those members of the public interested in viewing and/or participating in the meeting remotely, visit <https://www.briarcliffmanor.gov/planning-board/events/33386>

1. **PB-6-2022 – CONSOLIDATED SCAFFOLD CO. - SITE PLAN APPROVAL:** The Planning Board will review an application for site plan approval for structures at an existing commercial property. The property is located at 108 Woodside Avenue.
2. **IPPSOLAR INTEGRATION LLC/CHILMARK SHOPPING CENTER - SPECIAL USE PERMIT REVIEW AND RECOMMENDATION:** The Planning Board will provide a recommendation to the Board of Trustees for a Special Use Permit for a Battery Energy Storage System (BESS) project. The property is located at 1856 Pleasantville Road.
3. **PB-17-2021 – MORRELL AND COMPANY THE WINE EMPORIUM, LTD. –SITE PLAN AMENDMENT:** The Planning Board will review an application for an amendment to a Site Plan and a Sign Permit for a Specialty Warehouse for the storage of fine wine to add a limited retail use space. The property is located at 600 Albany Road.
4. **PB-1-2023 – BALZARETTI - VILLAGE CODE CHAPTER 220-15, PROTECTION OF NATURAL RESOURCES REVIEW (STEEP SLOPE APPROVAL):** The Planning Board will review an application for a steep slope permit to grade and construct a retaining wall at an existing single-family dwelling. The property is located at 189 Hirst Road.
5. **VILLAGE ENGINEER’S REPORT:** The Village Engineer will provide a report to the Planning Board on ongoing projects.
6. **MINUTES**
7. **NEXT MEETING:** The next meeting of the Planning Board is scheduled for Thursday, May 11, 2023. The next submission date for applicants is April 21, 2023.