



**PLANNING BOARD AGENDA**  
**VILLAGE OF BRIARCLIFF MANOR**  
**COMMUNITY CENTER**  
**Thursday, May 11, 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/33391>

1. **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.
2. **PB-2-2023 – JESSE RINKA PHOTOGRAPHY – SIGN PERMIT APPLICATION:** The Planning Board will review an application for a sign permit. The property is located at 1253 Pleasantville Road.
3. **333 SOUTH HIGHLAND LLC, SKAE POWER SOLUTIONS - SPECIAL USE PERMIT REVIEW AND RECOMMENDATION:** The Planning Board will provide a recommendation to the Board of Trustees for a Special Use Permit for the installation of four additional generators and replacement and upgrade of chillers. The property is located at 333 South Highland Avenue.
4. **ZBA CASES:**
  - **V-2-2023 - 20 Tulip Road - Almeida**  
An application to construct second floor alterations and additions at an existing single-family dwelling was denied due to nonconformity with Column 9, *Minimum Yard Dimensions in feet from Lot Lines to Principal Building, One Side Yard* of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 16 feet is required and 15.2 feet is proposed. It is noted that the dwelling is existing non-conforming with regard to this setback.
  - **V-3-2023 - 31 Locust Road - Cowan**  
An application to install a new in-ground swimming pool at an existing single-family dwelling is denied due to nonconformity with Section 220.9, *Regulations of Swimming Pools*; paragraph B. (1) which requires that a pool be located on a lot

consisting of 30,000 square feet in area and 20,494 square feet is proposed and Column 9, One Side Yard Minimum Yard Dimensions of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 40 feet is required and 36.7 feet is proposed.

- **V-4-2023 - 50 Ridgecrest Road - Dennis**

An application to install a new in-ground swimming pool at an existing single-family dwelling is denied due to nonconformity with Section 220.9, Regulations of Swimming Pools; paragraph B. (3) where 100 feet is required from the Front Yard property line and 62.92 feet is proposed. In all cases, every part of any permitted pool shall be sited a minimum of 100 feet from any street. No pool shall be permitted in a front yard.

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, June 8, 2023. The next submission date for applicants is May 19, 2023.