

Village of Briarcliff Manor, New York
Planning Board Meeting Minutes
Thursday, January 12, 2023

A regular meeting of the Planning Board of the Village of Briarcliff Manor, 1 Library Road, Briarcliff Manor, New York 10510, was held in the William J. Vescio Community Center on Thursday, January 12, 2023 at 7:30pm.

Members Present: Malcolm Netburn, Chairman
Michael Gelardi, Member
Ethan Goodman, Member
Krista Mastrocola, Member
Kevin Veitinger, Alternate Member

Also Present: Christine Dennett, Village Clerk
Jeff Gaspar, Village Engineer
David Turiano, Village Engineer
Josh Subin, Village Attorney
Sarah Yackel, Village Planning Consultant

Absent: Brian Crowley, Member

Call to Order: Chairman Netburn called the meeting to order at 7:48pm.

PB-6-2022 – CONSOLIDATED SCAFFOLD CO. - SITE PLAN APPROVAL: The Planning Board reviewed an application for site plan approval for structures at an existing commercial property. The property is located at 108 Woodside Avenue.

Mr. Kory Salomone, Attorney for the Applicant, stated they would respond in writing to the review comments.

The Board had general discussion regarding the site’s traffic flow and storage areas.

Village Planning Consultant Yackel requested a complete package be submitted addressing the comments in the review memoranda.

BRIARCLIFF SOLAR, LLC - SPECIAL USE PERMIT REVIEW AND RECOMMENDATION: The Planning Board provided a recommendation to the Board of Trustees for a Special Use Permit for a solar project. The property is located at 345 Scarborough Road.

Mr. William Null, Attorney for the Applicant, gave an overview of the project.

Mr. David Magid, Applicant, explained the community solar project and stated they were collaborating with Sustainable Westchester.

The Board requested a calculation on the carbon loss from the tree removal and the gains from adding solar in place of fossil fuels.

The Board had general discussion regarding screening, noise and glare from the panels, endangered species and environmental impacts and requested a site visit be scheduled.

SAPPHIRE HC REALTY, LLC – BRIARCLIFF CENTER FOR NURSING AND REHABILITATION - SPECIAL USE PERMIT REVIEW AND RECOMMENDATION: The Planning Board provided a recommendation to the Board of Trustees for an amendment to a Special Use Permit for the installation of a generator. The property is located at 620 Sleepy Hollow Road.

The Board had general discussion regarding noise potential.

Village Engineer stated the generator was code compliant with the noise ordinance.

The Board directed a letter of support be sent to the Board of Trustees.

ZBA CASES:

- **V-1-2023 - Perman – 20 Quinn Road**

The Planning Board had no comment.

VILLAGE ENGINEER’S REPORT

- 1123 and 1133 Pleasantville Road submitted their recreation fees.
- The Beechwood pond dredge project is complete.
- 778 Sleepy Hollow Road is requested to join the Village’s sewer district.
- 55 Woodside Avenue is under construction.
- 7/11 and Taco Bell are under construction.

ADJOURNMENT

Upon motion by Member Gelardi, seconded by Member Mastrocola, the Board voted unanimously to adjourn the meeting at 9:40pm.

Respectfully submitted by,
Christine Dennett
Village Clerk