

**Village of Briarcliff Manor, New York**  
**Planning Board Meeting Minutes**  
**Thursday, February 9, 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, February 9, 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  
Josh Subin, Village Attorney  
Sarah Yackel, Village Planning Consultant

**Absent:** Brian Crowley, Member  
David Turiano, Village Engineer

**Call to Order:** Chairman Netburn called the meeting to order at 7:30pm.

**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, requested the Board waive the public hearing.

Upon motion by Alternate Member Veitinger, seconded by Member Gelardi, the Board voted to waive the public hearing.

The Board directed a draft resolution be prepared for the next meeting.

**PB-17-2021 – MORRELL AND COMPANY THE WINE EMPORIUM, LTD. –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 a Specialty Warehouse for the storage of fine wine. The property is located at 600 Albany Road.

Ms. Kasey Brenner, Attorney for the Applicant explained the application.

The Board had discussion regarding hours of operation, parking and directional signage. They stated they had no issue with the retail component but wanted directional signage on the shared driveway to avoid any impacts to neighbors.

**PB-7-2022 – QIAN HE - VILLAGE CODE CHAPTER 220-15, PROTECTION OF NATURAL RESOURCES REVIEW (STEEP SLOPE APPROVAL):** The Planning Board reviewed an application for a steep slope permit to construct a dining room extension at an existing single-family dwelling. The property is located at 17 Jackson Road.

The Architect representing the Applicant explained the proposed addition.

Mr. Chris Hanzlik, Consulting Engineer for the Village, reviewed his memorandum and stated the retaining wall issues could be worked out administratively.

Upon motion by Member Gelardi, seconded by Member Mastrocola, the Board voted unanimously to approve the application subject to the satisfaction of the Village Engineer and Village Consultants with the comments being resolved.

**SAPPHIRE HC REALTY, LLC – BRIARCLIFF CENTER FOR NURSING AND REHABILITATION – SITE PLAN AMENDMENT:** The Planning Board reviewed an application for a Site Plan Amendment for the installation of a generator. The property is located at 620 Sleepy Hollow Road.

Mr. Pablo Ross, Engineer for the Applicant, explained the proposal and stated they received Special Use Permit approval on February 7, 2023.

The Board had general discussion regarding noise potential, fuel type and frequency of use.

Upon motion by Alternate Member Veitinger, seconded by Member Gelardi, the Board voted to waive the public hearing.

The Board directed a draft resolution be prepared for the next meeting.

**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, thanked the Board for conducting a site visit and gave an overview of the project.

The Board requested a calculation on the carbon offset data from the tree removal and the gains from adding solar in place of fossil fuels and made changes to the draft memoranda for the Board of Trustees.

### **VILLAGE ENGINEER'S REPORT**

- 1123 and 1133 Pleasantville Road Cross Access Easement is nearly complete.
- 55 Woodside Avenue is under construction.
- 205 S. Highland had their second curb cut denied by the DOT.

### **MINUTES**

The minutes of January 12, 2023 were approved.

### **ADJOURNMENT**

Upon motion by Member Goodman, seconded by Member Gelardi, the Board voted unanimously to adjourn the meeting at 9:04pm.

Respectfully submitted by,  
Christine Dennett  
Village Clerk