

**Village of Briarcliff Manor, New York**  
**Planning Board Meeting Minutes**  
**Thursday, April 13, 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, April 13, 2023 at 7:30pm.

**Members Present:** Malcolm Netburn, Chairman  
Brian Crowley, Member  
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 via zoom

**Absent:** 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.

The Board made a minor change to the resolution to include final review of comments by Village Staff.

Upon motion by Member Goodman, seconded by Member Crowley, the Board voted unanimously to approve the resolution as amended.

**IPPSOLAR INTEGRATION LLC/CHILMARK SHOPPING CENTER - SPECIAL USE PERMIT REVIEW AND RECOMMENDATION:** The Planning Board provided 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.

The Board had general discussion regarding the application and was generally supportive of the application. They recommended screening and a thorough fire safety and access review.

Village Planning Consultant Yackel noted this would result in a loss of 16 parking spaces but in a mostly unused area.

**PB-17-2021 – MORRELL AND COMPANY THE WINE EMPORIUM, LTD. –SITE PLAN AMENDMENT:** The Planning Board reviewed 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.

Ms. Kasey Brenner, Attorney for the Applicant, explained the proposed amendment.

Mr. Paul DuMont, Engineer for the Applicant, explained the site plan and traffic plan.

The Board had general discussion regarding directional signage.

Upon motion by Member Gelardi, seconded by Member Crowley, the Board voted unanimously to waive the public hearing.

Village Engineer Gaspar read a memo from the ARAC which was favorable regarding the proposed signage.

The Board directed Village Planning Consultant Yackel to draft a resolution of approval for the next meeting.

**PB-1-2023 – BALZARETTI - 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 grade and construct a retaining wall at an existing single-family dwelling. The property is located at 189 Hirst Road.

Ms. Donna Gutkin, Landscape Architect for the Applicant, explained the proposed application.

The Board had general discussion regarding tree removal and drainage.

Upon motion by Member Goodman, seconded by Member Gelardi, the Board voted unanimously to approve the application subject to final review of the Village Engineer regarding drainage.

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

- 1123 and 1133 Pleasantville Road have filed for their building permits. Demolition will begin of 1123 after they abate the asbestos.
- 55 Woodside Avenue is nearly complete.
- Taco Bell has some site work remaining.
- 7-Eleven is nearly complete.
- 157 N. State Road's approval will expire in 2 months.

#### **MINUTES**

The minutes of March 9, 2023 were approved.

**ADJOURNMENT**

Upon motion by Member Crowley, seconded by Member Gelardi, the Board voted unanimously to adjourn the meeting at 8:06pm.

Respectfully submitted by,  
Christine Dennett  
Village Clerk