

Village of Briarcliff Manor, New York
Planning Board Meeting Minutes
Thursday, May 11, 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, May 11, 2023 at 7:30pm.

Members Present: Malcolm Netburn, Chairman
Brian Crowley, Member
Ethan Goodman, Member

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

Absent: Michael Gelardi, Member
Krista Mastrocola, Member
Kevin Veitinger, Alternate Member
Jeff Gaspar, Village Engineer

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

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.

Upon motion by Member Crowley, seconded by Member Goodman, the Board voted unanimously to approve the resolution with the condition that the consultant comments are complied with.

PB-2-2023 – JESSE RINKA PHOTOGRAPHY – SIGN PERMIT APPLICATION: The Planning Board reviewed an application for a sign permit. The property is located at 1253 Pleasantville Road.

Mr. Jesse Rinka explained the proposed signage.

The ARAC discussed the application and were in favor of approval.

Upon motion by Member Crowley, seconded by Member Goodman, the Board voted unanimously to approve the sign permit application as presented.

333 SOUTH HIGHLAND LLC, SKAE POWER SOLUTIONS - SPECIAL USE PERMIT REVIEW AND RECOMMENDATION: The Planning Board provided 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.

The Board had general discussion regarding the Special Use Permit and the property's current legal non-conformity. They requested sound mitigation and for an acoustical engineer to review the application. The stated they were generally supportive of the application and requested Planning Consultant Yackel draft a letter to the Board of Trustees.

ZBA CASES:

- **V-2-2023** - **20 Tulip Road – Almeida**
- **V-3-2023** - **31 Locust Road – Cowan**
- **V-4-2023** - **50 Ridgecrest Road - Dennis**

The Board had no comments on the Zoning Board of Appeals applications.

VILLAGE ENGINEER'S REPORT

- Several applications for energy based Special Use Permits are before Village Boards. A fire safety consultant has been hired to review.
- 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 has expired.

MINUTES

The minutes of April 13, 2023 were approved.

ADJOURNMENT

Upon motion by Member Crowley, seconded by Member Goodman, the Board voted unanimously to adjourn the meeting at 8:25pm.

Respectfully submitted by,
Christine Dennett
Village Clerk