

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

Members Present: Malcolm Netburn, Chairman
Brian Crowley, Member
Michael Gelardi, Member
Krista Mastrocola, Member
Kevin Veitinger, Alternate Member

Also Present: Jeff Gaspar, Village Engineer
Christine Dennett, Village Clerk
Sarah Yackel, Village Planning Consultant

Absent: Ethan Goodman, Member
Josh Subin, Village Attorney

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

PB-3-2023 – JAIPORE XPRESS – SIGN PERMIT APPLICATION: The Planning Board reviewed an application for a sign permit. The property is located at 1116 Pleasantville Road.

Mr. Brandon Nava, representing the Applicant, explained the proposed sign and stated it was replacing the face of an existing lightbox.

The Architectural Review Advisory Committee reviewed the application and submitted a memorandum in favor of the revised application.

Upon motion by Member Crowley, seconded by Alternate Member Veitinger, the Board voted unanimously to approve the sign permit application as revised.

333 SOUTH HIGHLAND LLC, SKAE POWER SOLUTIONS – SITE PLAN REVIEW: The Planning Board reviewed a Site Plan Application for the installation of four additional generators and replacement and upgrade of chillers. The property is located at 333 South Highland Avenue.

Mr. George Pommer, Engineer for the Applicant, explained the proposed application and stated the comments in the consultant memoranda and Fire Department concerns were addressed.

Village Planning Consultant Yackel gave an overview of the timeline of the application and stated the applicant was a pre-existing non-conforming use.

The Board had general discussion regarding noise mitigation and waiving the public hearing because the application currently had a public hearing open in front of the Board of Trustees.

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

The Board directed a resolution of approval be drafted for the next meeting.

ZBA CASES:

- **V-6-2023** - **120 Fuller Road – Shiovitz**
- **V-7-2023** - **697 Sleepy Hollow Road – Chandra**

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

VILLAGE ENGINEER'S REPORT

- 7-Eleven is open.
- Taco Bell has some site work remaining.
- 55 Woodside Avenue is nearly complete.
- 157 N. State Road's approval has expired and they're resubmitting.

MINUTES

The minutes of May 11, 2023 were approved.

ADJOURNMENT

Upon motion by Member Crowley, seconded by Member Gelardi, the Board voted unanimously to adjourn the meeting at 7:59pm.

Respectfully submitted by,
Christine Dennett
Village Clerk