

**To:** Mayor Steven A. Vescio and the Village Board of Trustees

**From:** Sarah K. Yackel, AICP, Principal and Michelle Gilman, AICP, Planner

**Subject:** Congregation Sons of Israel, 1666 Pleasantville Road – Application for Amended Special Permit

**Date:** November 4, 2025

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As requested, we have reviewed the application for Amended Special Permit submitted by Congregation Sons of Israel (the “Applicant”) to install a rooftop solar energy system at 1666 Pleasantville Road located within the R20B Zoning District in the Village of Briarcliff Manor, NY (the “Project Site”). The project consists of the installation of a photovoltaic (PV) system on the Project Site’s building. The PV system will consist of 497 modules totaling 201.285 kW (DC). As part of the special permit review process, the Board of Trustees will refer the special permit application to the Planning Board for review and recommendation. The Applicant will also apply to the Planning Board for site plan review.

In support of its application, the Applicant has submitted the following documents and plans:

1. Cover Letter prepared by Accord Power, Inc.
2. Special Permit Application, signed August 27, 2025, by David Pasternack, Property Owner, and Roger Xia, Applicant
3. 1666 Pleasantville Road Plan Set:
  - a. PV-1: Title Sheet
  - b. PV-2: Site Plan
  - c. PV-2.1: Roof Plan
  - d. PV-3: Electrical Plans
  - e. PV-4: Equipment Specs
  - f. PV-5: Ballast Details
  - g. PV-6: Ballast Details
  - h. PV-7: Roof Assessment

### Review Comments:

Special Permit Application: The Applicant is seeking an amendment to its existing special permit use at 1666 Pleasantville Road. Congregation Sons of Israel operates as a special permit use within the R20B district as regulated under Village Code Chapter 220-6M(2)(g). According to Village Code Chapter 178-4, rooftop solar energy collectors are permitted as an accessory use in R20B districts.

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Below are comments based on our review of the above documents pursuant to Village Code Chapter 220-6D:

*Chapter 220-6.D. Required application submissions.*

**(1)** *A plan for the proposed development of a site for a permitted special use shall be submitted with an application for a special permit. The plan shall be drawn to some convenient scale, and shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, topography, special features, and any other pertinent information, including such information about neighboring properties as may be necessary to determine and provide for the enforcement of this Zoning Chapter.*

- Given the project involves modification to an existing structure, many of the submission requirements outlined in § 220-6D(1) do not apply to this special permit application. The development plans were evaluated against the standards in § 178-4 to verify compliance with Village solar energy collector regulations for business zones.
- § 178-3A(2) requires that solar energy collectors be mounted no more than 12 inches above the surface to which they are affixed. The plans do not include dimensions or plan/section views showing the height of the panels above the roof surface. The Applicant should confirm the height specifications of the solar arrays.
- § 178-3A(4) stipulates that solar energy collectors have antireflective coatings to minimize glare. The Applicant should confirm in the Application that the proposed solar arrays have include such coatings, and the plans should include a note specifying the manufacturer and type of antireflective coating used.
- § 178-3A(5) requires that solar energy collectors not exceed 18 inches above the maximum building height allowed in the underlying zoning district. The Applicant should provide the building height to confirm that the solar energy collectors do not exceed 18 inches above the maximum building height allowed in R20B.

**(2)** *A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter*

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*184, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies or authorizes a land development activity as defined in Chapter 184, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 184, Article I. The approved special permit shall be consistent with the provisions of Chapter 184, Article I.*

- A SWPPP is not required for this application because the rooftop installations will not involve land disturbance or changes to the existing drainage infrastructure.

**(3)** *A marketing study shall be provided demonstrating that a viable and robust market exists for the proposed use.*

- The Applicant has not submitted a marketing study but given the existing use of the site as a synagogue and the ongoing need for alternative energy generation, a marketing study is not applicable for this application.

**(4)** *An infrastructure and utility study shall be provided demonstrating that the infrastructural and utility network serving the site is in good working order, and that adequate capacities exist to support the proposed use. This study shall include an Inflow and Infiltration (I&I) analysis and shall document how I&I will be reduced by a 3:1 ratio, either on or in the immediately vicinity of the site, or elsewhere in the Village.*

- The Applicant did not submit an Infrastructure and Utility Study. Accord, Inc. has submitted an interconnection application with the utility. The Applicant should confirm that utility infrastructure serving the site is sufficient to support the solar project.

**(5)** *A traffic study shall be provided documenting existing traffic operating conditions in the vicinity of the site, potential traffic related impacts of the proposed use, and necessary mitigation measures. This study shall include measures to enhance public transit to and from the site.*

- The operation of a rooftop solar system will not affect traffic patterns or generate additional

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traffic, therefore a traffic study is not warranted. However, the Applicant should confirm the number and type of truck trips anticipated during project construction.

- Several signs at the Project Site do not comply with the standards outlined in the Manual on Uniform Traffic Control Devices (MUTCD). Given that construction vehicles are expected to access the site for the installation of the rooftop solar system, the non-compliant signs should be replaced to ensure safe traffic conditions.

**(6)** *A municipal service impact study shall be provided documenting impacts of the proposed use on municipal services.*

- A municipal service impact study is not warranted given the accessory nature of the solar use.

**(7)** *An educational resources impact study shall be provided documenting impacts of the proposed use on local public schools.*

- The proposed project is not a residential project and will have no impact on the Village's education resources; therefore, an educational resource analysis is not warranted.

**(8)** *A fiscal impact analysis shall be provided showing the likely assessed revenue flowing to the municipality from the proposed development, compared with the public services and infrastructure costs of the proposed development to be borne by the municipality. Any proposed use shall not negatively impact the financial stability of the Village, or impacted Village school districts, by reducing the anticipated ten-year tax revenue that would likely be generated by the proposed use when compared to the likely alternative of rejecting the proposed use.*

- The proposed project is anticipated to have no fiscal impact on the Village's operating budget or resources; therefore, a fiscal impact analysis is not warranted.

SEQR: The Proposed Action is classified as a Type II Action under SEQR and is therefore exempt from further review.

# BFJ Planning

## MEMORANDUM

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CC: Joshua Ringel, Village Manager  
Christine Dennett, Village Clerk/Assistant Village Manager  
Kevin Leddy, Village Engineer  
Josh Subin, Village Attorney