



PLANNING BOARD AGENDA
VILLAGE OF BRIARCLIFF MANOR
COMMUNITY CENTER
Thursday, May 13, 2021
REGULAR MEETING– 7:30 P.M.
CONDUCTED REMOTELY VIA ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/82766183609?pwd=RIJiM3RPaUd5QUVCQlVvWU01N2lPUT09>

Meeting ID: 827 6618 3609

Passcode: 365079

Dial by your location

+1 929 205 6099 US (New York)

1. **PB-21-2020 – DSF CONCRETE, INC SITE PLAN APPROVAL:** The Planning Board will review an application for site plan approval to demolish an existing commercial building and construct two (2) mixed use buildings with both commercial and residential space. The property is located at 157 North State Road.
2. **~~PB-13-2020 – CAPPELLO (205 S. HIGHLAND AVENUE) – SITE PLAN APPROVAL:~~** ~~The Planning Board will review an application for Site Plan Approval to construct a new 2-story commercial building. The property is located at 205 S. Highland Avenue.~~
3. **PB-10-2021 – SLEEPY HOLLOW COUNTRY CLUB– SPECIAL USE PERMIT REVIEW AND RECOMMENDATION AND SITE PLAN AMENDMENT:** The Planning Board will provide a recommendation to the Board of Trustees for an amendment to a Special Use Permit and review an application to amend a site plan for improvements to the Club’s pool complex. The property is located at 777 Albany Post Road.
4. **PB-5-2017- DZIEGELEWSKI – SUBDIVISION APPROVAL:** The Planning Board will consider a second 90 day extension of the Final Subdivision Plat Approval

originally granted by resolution adopted August 13, 2020, and filed August 18, 2020, for property located at 363 Long Hill Road.

5. **ZONING TEXT AMENDMENTS**

- [Chapter 220-6, Special Permit Uses](#)
- [Chapter 220-10, Affordable Housing](#)
- [Chapter 220-14, Approval of Site Plan Development Plans](#)

6. **ZBA CASES:**

- [V-5-2021 - Nagaraja/Rajagopal 145 Schrade Road](#)
An application to construct a one-story addition above a garage and extended approximately 20 feet together with a 96 square foot shed in the rear of an existing single family dwelling was denied due to nonconformity with Column 9, *One Side Yard Minimum Yard Dimensions* of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 16 feet is required and 10.7 feet is proposed and Column 14, *Minimum Distance in feet from Accessory Building to Side Lot Line* of Schedule 220 Attachment 2 whereby 11 feet is required and 2 feet is proposed.
- [V-6-2021 - Burd 82 Whitson Road](#)
An application to install a new in-ground swimming pool at an existing single family dwelling was denied due to nonconformity with Section 220.9, *Regulations of Swimming Pools*; paragraph B. (1) which requires that a pool be located on a lot consisting of 30,000 square feet in area and whereby the lot on which the proposed pool will be situated on is 23,518 square feet.
- [V-7-2021 - Global Montello 1168 Pleasantville Road](#)
An application to redevelop an existing gasoline filling station with retail sales and a vehicle repair shop to a 2,500 square foot convenience store and fuel dispensing canopy was denied due to nonconformity with:
 - **Rear yard setback:** Per column 11 on Table 4 of §220 of the Village Code, the minimum rear yard setback in the CB1 zoning district is 20 feet. The Applicant is proposing a 5.3 foot setback to the proposed convenience store building.
 - **Landscaping buffer:** Per Village Code §220-14(E)(1), “Standards for Site Plan Approval”, a minimum twenty (20) foot planted yard is required adjacent to a residential district. As stated above, the Applicant is proposing a 5.3 foot planted rear yard.
 - **Required Parking Spaces:** The application requires 17 parking spaces per Village Code §220-12 (1 space per 150 square feet of gross floor area on the ground floor) whereby 10 parking spaces are proposed. *Note that the Planning Board has the ability to reduce the number of required

parking spaces by no more than 25% (§220-12C(13)) which has not been granted at this time.

- **Use Variance:** The Applicant has identified that a use variance will be required for this application. “Gasoline filling stations” are only permitted in the General Business 2 (B2) and Central Business 2 (CB2) zoning districts. The current use is non-conforming based on this zoning requirement. The Applicant proposes to demolish the existing building and construct a new convenience store and gasoline filling station.

 - **V-8-2021 - Lam Wu/Livingston 870 Long Hill Road**
An application to construct a deck in the rear of an existing single family dwelling was denied due to nonconformity with Column 9, *Minimum Yard Dimensions in feet from Lot Lines to Principal Building, One Side Yard* of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 22 feet is required and 21 feet is proposed.
7. **VILLAGE ENGINEER’S REPORT:** The Village Engineer will provide a report to the Planning Board on ongoing projects.
8. **MINUTES**
9. **NEXT MEETING:** The next meeting of the Planning Board is scheduled for Thursday, June 10, 2021. The next submission date for applicants is May 21, 2021.