



**AGENDA**  
**SEPTEMBER 17, 2014**  
**BOARD OF TRUSTEES**  
VILLAGE OF BRIARCLIFF MANOR, NEW YORK  
REGULAR MEETING – 7:30 PM

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**Board of Trustees Announcements**

**Village Managers Report**

**Public Comments**



1. SEQRA Determination for the Safe Routes to School Grant
2. Addition of Parcel to Ossining Sewer District
3. Re-Schedule Public Hearing Amending the Third Amended and Restated Special Permit and Tree Removal Permit, Briarcliff Manor Investors LLC and Integrated Development Group LLC (The Club at Briarcliff Manor)
4. Minutes
  - September 3, 2014

**NEXT REGULAR BOARD OF TRUSTEES MEETING – OCTOBER 1, 2014**

VILLAGE OF BRIARCLIFF MANOR  
BOARD OF TRUSTEES AGENDA  
SEPTEMBER 17, 2014

**1. SEQRA DETERMINATION, SAFE ROUTES TO SCHOOL**

**State Environmental Quality Review Act Determination  
Type II  
Pleasantville & Ingham Road Improvements**

WHEREAS, the Board of Trustees ("Board of Trustees") of the Village of Briarcliff Manor, New York ("Village") has applied for and been awarded grant funding for pedestrian safety improvements at the intersection of Pleasantville Road and Ingham Road, which include installation of new sidewalk along the north side of Pleasantville Road from Ingham Road west to meet and extend existing sidewalk on the north side of Pleasantville Road, replacement of an existing sidewalk on Ingham Road, and installation of a flashing beacon signal at the intersection ("Proposed Action"); and

WHEREAS, the Board of Trustees has reviewed a Short Environmental Assessment Form, Parts 1 & 2 dated September 3, 2014, prepared by the Village Engineer for assessment the environmental impacts of the Proposed Action ("Short EAF"); and

WHEREAS, based on the information contained in the Short EAF, Village staff and consultants have included that the proposed action is a Type II Action under the New York State Environmental Quality Review Act ("SEQR") and qualifies for an Automatic Categorical Exclusion under the National Environmental Protection Act ("NEPA") and have so advised the Board of Trustees; and

NOW THEREFORE BE IT:

RESOLVED, that the Board of Trustees hereby determines that the Proposed Action is a Type II Action under 6 N.Y.C.R.R. §617.5(c)(l).(2), (16), & (20) for purposes of SEQR; and be it further

RESOLVED, that the Board of Trustees hereby determines that the Proposed Action qualifies for an Automatic Categorical Exclusion for purposes of NEPA.

VILLAGE OF BRIARCLIFF MANOR  
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**2. ADDITION OF PARCEL TO OSSINING SANITARY SEWER DISTRICT**

WHEREAS, on May 21, 2001, the Westchester County Board of Legislators adopted legislation to modify the Ossining and Saw Mill Sanitary Sewer Districts by removing a total of 332 parcels of property not currently connected to the County sewer system and treated at the County operated wastewater treatment plants; and

WHEREAS, the property at 30 Chestnut Hill Lane, identified on the Village Tax Maps as Section 105, Plate 10, Block 1, Lot 29 ("Property"), was removed from the Ossining Sanitary Sewer District; and

WHEREAS, the owner of the Property asked the Board of Trustees to request the Westchester County Board of Legislations to extend the Ossining Sanitary Sewer District to add the Property, but not adjacent property, to that sewer district; and

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees hereby authorizes the Village Engineer to submit a request to the Westchester County Board of Legislators for the addition of the Property into the Ossining Sanitary Sewer District.

Village of Briarcliff Manor  
Board of Trustees  
1111 Pleasantville Road  
Briarcliff Manor, NY 10510

July 22, 2014

Dear trustee,

This letter will provide an official request of application (application attached) for an amendment to the Ossining sewer district to include real property known and designated on the Tax assessment Map of the Village of Briarcliff manor as sec. 105.10, block 1, lot 29 – We are the owners of the property – Donald E Shaw and Marianne Gambelli.

We received notice on April 30, 2014 that the sewer line had been extended down Sleepy Hollow Road and that we were eligible to connect to the sewer line (at our cost) and that the Developer has established a fund of \$1,000.0 per residence to be applied towards the cost of the municipal sewer connection. Our property is currently being service by on-site residential subsurface disposal system.

It is our understanding, that the property was once within the Ossining sewer district, but was removed by an act of the Westchester county Board of legislators (upon petition from the Village) on or about May of 2001, because at that time there was no accessible sewer main in existence to the vicinity of the property.

We also understand that under applicable law, we the Petitioners can't petition the Westchester Board of legislators for the amendment to the boundaries of the Ossining Sewer District only the municipality in which the affected property is located can petition Westchester County.

Therefore, we are requesting that this board submit a petition to the Westchester county Board of legislators requesting that the boundaries of the Ossining sewer district be amended to include our property.

Again, we will incur all costs (minus the \$1000.0 put aside by the developer) for all costs, permits and engineering surveys that are required to complete this work as well as comply on any sewer tax levy required by the town of Ossining.

Thank you for your consideration and please feel free to contact us with any further questions.

Donald E Shaw            914-589-3420

Marianne Gambelli        917-921-3243

VILLAGE OF BRIARCLIFF MANOR  
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**3. SCHEDULE PUBLIC HEARING, AMENDING THE THIRD AMENDED AND RESTATED SPECIAL PERMIT AND TREE REMOVAL PERMIT, BRIARCLIFF MANOR INVESTORS LLC AND INTEGRATED DEVELOPMENT LLC (THE CLUB AT BRIARCLIFF MANOR)**

BE IT RESOLVED that a Public Hearing is hereby scheduled for October 1, 2014 at 7:30pm or as soon thereafter as practicable in Village Hall located at 1111 Pleasantville Road, Briarcliff Manor, NY to hear and consider an application to amend the Third Amended and Restated Special Permit and Tree Removal Permit issued to Briarcliff Manor Investors LLC and Integrated Development Group LLC (The Club at Briarcliff Manor).

Village Board of Trustees  
Regular Meeting  
September 3, 2014  
7:30 p.m.

The Regular Meeting of the Board of Trustees of the Village of Briarcliff Manor, New York was held in the Village of Briarcliff Manor Village Hall, at 1111 Pleasantville Road, Briarcliff Manor, New York on the 3<sup>rd</sup> of September, 2014 commencing at 7:30 p.m.

**Present**

William J. Vescio, Mayor  
Lori A. Sullivan, Deputy Mayor  
Cesare DeRose, Jr.  
Mark Pohar, Trustee  
Mark L. Wilson, Trustee

**Also Present**

Philip Zegarelli, Village Manager  
Christine Dennett, Village Clerk  
Clinton Smith, Village Counsel

**Board of Trustees Announcements by Trustee Pohar**

- The 3<sup>rd</sup> Annual Book Sale will be September 5<sup>th</sup> -7<sup>th</sup> at the Library and Community Center.
- The Blood Drive was a success.
- The 9/11 Memorial Service will be held on September 11<sup>th</sup> at 7pm at the Ossining Waterfront.
- Community Day is scheduled for September 6<sup>th</sup>.
- The Youth Center, Back with a Splash Party is September 4<sup>th</sup>.
- Grandparent's Day is on Sunday, September 7<sup>th</sup>.

**Village Managers Report by Village Manager Zegarelli**

- The pitbulls that escaped from the SPCA were captured.
- PESH did an inspection of Village Hall and all issues were responded to.
- The Westchester County Mobile Shredder will be in front of the Youth Center on Saturday, September 27<sup>th</sup>.
- The Round Hill Road Cement Lining Project will begin on September 8<sup>th</sup> and is expected to last for 60 days.
- The Village Annual Audit will be done next week.
- The Toughman Championship Race will be on Sunday, September 7<sup>th</sup>.
- The Fire Department is collecting supplies for AFYA that distributes needed supplies to destitute regions around the world.

## **Public Comments**

There were no public comments.

## **Community Center Renovation Project Rebid, Rejection of All Bids**

Mayor Vescio stated the prices came in higher than the previous bid and the project would be rebid at a future date.

Upon motion by Trustee Wilson, seconded by Trustee Pohar, the Board voted unanimously to approve the following resolution:

**WHEREAS**, the Village of Briarcliff Manor (“Village”) rebid the project and opened bids on Thursday, June 26, 2014, for “VM 1314-9 Community Center” for renovation and conversion of a portion of the former Briarcliff Manor Public Library building as the Village Community Center, including among other things, a full 2 story interior renovation, creation of a new mezzanine level, new dormers, new roofing, new exit stair and enclosure, and new mechanical, electrical and plumbing systems (“Project”), as intended by the Village when the building was expanded in and around 2008; and

**WHEREAS**, the Village redesigned the Project and among other things, moved placement of the standby generator closer to the building which will require substantially less natural gas fuel piping and electrical conductors and associated trenching and restoration; and

**WHEREAS**, the rebidding of the Project as redesigned resulted in higher bids for the work;

### **NOW THEREFORE, BE IT**

**RESOLVED**, that the Village Board rejects all bids received for the Project pursuant to General Municipal Law §103 and the bid documents; and be it further

**RESOLVED**, that the Village shall rebid the Project; and be it further

**RESOLVED**, that the Village Manager, the Village Clerk, the Village Engineer, and other Village officials and staff are authorized and directed to take all action appropriate or necessary to rebid the Project as redesigned in accordance with New York General Municipal Law §103 and other applicable provisions of law.

## **Tax Certiorari – Copley Court**

Trustee DeRose recused himself from the agenda item.

Upon motion by Trustee Pohar, seconded by Deputy Mayor Sullivan, the Board voted unanimously to approve following resolution:

WHEREAS, Copley Court Condominium (1-67 Copley Court) instituted tax certiorari proceedings pursuant to Article 7 of the Real Property Tax Law of the State of New York; and

WHEREAS, the tax certiorari filings were for Town of Ossining assessment year 2013; and

WHEREAS, the tax certiorari filings relate to Village of Briarcliff Manor fiscal year 2014-2015; and

WHEREAS, a Consent Order of the Supreme Court of the State of New York, County of Westchester, was entered on August 12, 2014;

WHEREAS, the Consent Order was received after the finalization of the approval of the Village budget for Fiscal Year 2014-2015;

WHEREAS, the Consent Order reduced the tax assessment for the subject properties for the Fiscal Year 2014-2015 assessment roll; and

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees does hereby authorize the refund of the tax bills for Fiscal Year 2014-2015 in the aggregate amount of \$5,211.33 as setforth on the annexed schedule based upon the reduced assessment values in the Consent Order and schedules annexed thereto.

**COPLEY COURT**

Assessment Year 2013

Village Tax Year 2014

#	Location	Owner	Gross Assessment	New Assessment	Difference	Refund
1	COPLEY CT	GORDON ERIC	10815	10047	768	\$ 74.62
2	COPLEY CT	MARTINEZ GERARDO MUNOZ	10815	10047	768	\$ 74.62
3	COPLEY CT	SERINO GIUSEPPE	10815	10047	768	\$ 74.62
4	COPLEY CT	ZIMMAR PETER D	10815	10047	768	\$ 74.62
5	COPLEY CT	MORO PATRICIA L	10815	10047	768	\$ 74.62
6	COPLEY CT	CHOU CHUNG-TING	10815	10047	768	\$ 74.62
7	COPLEY CT	KOERNER JOAN KIM	10815	10047	768	\$ 74.62
8	COPLEY CT	CUZZO THERESA	11330	10525	805	\$ 78.22
9	COPLEY CT	WILLIAM WAYLETT TRUSTEE	14050	13052	998	\$ 96.97
10	COPLEY CT	D IORIO SUSAN M	10815	10047	768	\$ 74.62
11	COPLEY CT	PORTNOY HERBERT	10815	10047	768	\$ 74.62
12	COPLEY CT	VOURLIOTIS EVANGELOS	13950	12959	991	\$ 96.29
14	COPLEY CT	DISISTO NICOLINO	12115	11254	861	\$ 83.66
15	COPLEY CT	SARRERO LEONARD	10815	10047	768	\$ 74.62
16	COPLEY CT	MCENERY JOHN III	10815	10047	768	\$ 74.62
17	COPLEY CT	WU ROSY	10815	10047	768	\$ 74.62

18	COPLEY CT	LERRO JOSEPHINE V	10815	10047	768	\$ 74.62
19	COPLEY CT	BITTLE RHONA	11180	10386	794	\$ 77.15
20	COPLEY CT	BARKAN JOSHUA	10815	10047	768	\$ 74.62
21	COPLEY CT	GELLIS GAIL	9450	8779	671	\$ 65.20
22	COPLEY CT	PEDROSO-CLOUTIER MARIA C	10815	10047	768	\$ 74.62
23	COPLEY CT	ANTONINI GARY D	9450	8779	671	\$ 65.20
24	COPLEY CT	CRESENT GEORGE S	9450	8779	671	\$ 65.20
25	COPLEY CT	TAINO MICHAEL	9450	8779	671	\$ 65.20
26	COPLEY CT	HEYER SUZANNE	10815	10047	768	\$ 74.62
27	COPLEY CT	COLE MAUREEN E	9450	8779	671	\$ 65.20
28	COPLEY CT	DEROSE CESARE JR	10815	10047	768	\$ 74.62
29	COPLEY CT	PORRICELLI CIRO A	9450	8779	671	\$ 65.20
30	COPLEY CT	CROVATTO JOHN	11890	11045	845	\$ 82.11
31	COPLEY CT	MAROTTA SAMUEL	10815	10047	768	\$ 74.62
32	COPLEY CT	ROSENBLUM EDWARD S	10815	10047	768	\$ 74.62
33	COPLEY CT	MALKANI ANISHA V	10815	10047	768	\$ 74.62
34	COPLEY CT	BRASSIL CATHERINE M	10815	10047	768	\$ 74.62
35	COPLEY CT	VOURLIOTIS EVANGELOS	16000	14863	1137	\$ 110.48
36	COPLEY CT	BERNSTEIN GLORIA BARBARA	16000	14863	1137	\$ 110.48
37	COPLEY CT	COCHRAN BARBARA C	10815	10047	768	\$ 74.62
38	COPLEY CT	ARIAS BERNARD	10815	10047	768	\$ 74.62
39	COPLEY CT	POLLAK GLORIA T	10815	10047	768	\$ 74.62
40	COPLEY CT	GRECO SANTINO	11180	10386	794	\$ 77.15
41	COPLEY CT	BURNS JAMES P	10815	10047	768	\$ 74.62
42	COPLEY CT	CLOUTIER-PEDROSO MARIA C	9450	8779	671	\$ 65.20
43	COPLEY CT	FURMAN MARTIN S	10815	10047	768	\$ 74.62
44	COPLEY CT	ENG SELINA W	9450	8779	671	\$ 65.20
45	COPLEY CT	SOLOMON JEROME	10815	10047	768	\$ 74.62
46	COPLEY CT	CUSUMANO SALVATORE	9450	8779	671	\$ 65.20
47	COPLEY CT	BALL STUART	10815	10047	768	\$ 74.62
48	COPLEY CT	BURTON RUTH	9450	8779	671	\$ 65.20
49	COPLEY CT	BISGIER ELLIOTT	10815	10047	768	\$ 74.62
50	COPLEY CT	WEIGOLD MARILYN E	9450	8779	671	\$ 65.20
51	COPLEY CT	TARALLO VIRGINIA	10815	10047	768	\$ 74.62
52	COPLEY CT	RABIN PRISCILLA J	9450	8779	671	\$ 65.20
53	COPLEY CT	SCHILERO ANGELA	11890	11045	845	\$ 82.11
54	COPLEY CT	STARKE CHARLES	11130	10339	791	\$ 76.86
55	COPLEY CT	JACOB BARBARA A	10815	10047	768	\$ 74.62
56	COPLEY CT	SHIOTANI SONIA	14775	13725	1050	\$ 102.02
57	COPLEY CT	ROSS FRANK SR	19620	18226	1394	\$ 135.45
58	COPLEY CT	ROSS ANTHONY	13220	12281	939	\$ 91.24
59	COPLEY CT	HOLMQUIST LIVING TRUST	13220	12281	939	\$ 91.24
60	COPLEY CT	TRILLING DIANE	13220	12281	939	\$ 91.24
61	COPLEY CT	WOLLNER MONICA	13220	12281	939	\$ 91.24

62	COPLEY CT	FRIED DEANNA E	13220	12281	939	\$ 91.24
63	COPLEY CT	BRACCHITTA JOSEPH S	13220	12281	939	\$ 91.24
64	COPLEY CT	KAPLAN RICHARD	13220	12281	939	\$ 91.24
65	COPLEY CT	NORRIS JOSEPH P	13220	12281	939	\$ 91.24
66	COPLEY CT	MAHIG JEAN	10840	10070	770	\$ 74.82
67	COPLEY CT	KASTON SUSAN	14775	13725	1050	\$ 102.02
			755150	701516		

As a whole Tax Revenue Prior	\$73,374.90					\$5,211.33
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As a whole Tax Revenue After	\$68,163.50	Assessment Reduction	53,634
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Revenue Reduction in Budget \$5,211.33

**Adjournment**

Upon motion by Trustee Wilson, seconded by Trustee Pohar, the Board voted unanimously to adjourn the regular meeting at 7:47pm.

Respectfully Submitted By,

Christine Dennett  
Village Clerk