

Minutes of Regular Meeting
Bronxville Planning Board
Wednesday, May 10, 2006

Present: Donald Henderson, Chairman
Anna Longobardo, Member
John Westerfield, Member
Eric Blessing, Member
Adrienne Smith, Member
Maryann Palermo, Counsel

Absent: Richard Carey, Alternate Member

Also Present: Vincent Pici, Superintendent of Buildings
Jeffrey Faville, Design Review Committee Member
Renee Byers, Design Review Committee Member
James Staudt, Outside Counsel

1. Call to Order

Chairman Henderson called a regular meeting of the Planning Board to order at 7:30 P.M. in the Bronxville Library. He indicated that all members including counsel were present.

2. Minutes

Upon motion duly made by Ms. Smith, seconded by Mr. Blessing, and unanimously carried, the Board approved the minutes of March 6, 2006.

Upon motion duly made by Mr. Blessing, seconded by Ms. Smith, and unanimously carried, the Board approved the minutes of April 12, 2006.

3. Site Development Application/102-112 Pondfield and 4-6A Cedar Street

Vincent M. Franze, a principal in the architectural firm of Franz & Franze Architecture, PLLC, of Mount Kisco, New York, the architect retained by Emil Mosbacher Real Estate LLC & Lindo Johnson Family Properties LLC, the owners of the properties located at 102-112 Pondfield Road and 4-6A

Cedar Street (hereinafter, collectively, the “Applicant”), reviewed for the Planning Board the diagrammatic sketches of the properties detailing the renovations contemplated by the Applicant.

With respect to the Pondfield Road property, the Applicant proposes to give this property’s façade a “face lift.” Using the Village tax map, Mr. Franze pointed out that the stores occupying this space: The Bronxville Stationers, Pickwick, Topps Bakery and Studio One Hair Salon.

Mr. Franze stated that the black cladding on the building, together with the coping and the cornice, will be removed. The plans call for the brick beneath those surfaces to be stabilized so that it presents a suitable substrate for a brick veneer system. The existing storefronts, doors, and windows are in good condition and will not be replaced. The panels from the windowsills down to the sidewalk will be removed and replaced with textured black panels that are porcelain coated. All new signage is to be installed and is to be an exact reproduction of the existing signage on the exterior of the building.

The Design Review Committee had requested a different color tone of brick than that originally proposed by the Applicant. Additional requests were for smooth rather than textured black panels for the area beneath the windowsills, sandstone or limestone coping as opposed to stark white and a different shade of white for the signage as well.

Jeffrey Faville stated his belief that the Applicant had agreed to a two-line sign for the Bronxville Stationers store. Mrs. Longobardo stated that it was to be one line.

Ms. Smith noted that the Bronxville Stationers typeface should be a smaller font. Mr. Franze responded that the print on the plan presented was an error, and that the signage will be upper and lower case.

Mr. Faville noted that the signage was shown in the wrong typeface. Mr. Franze stated that the typeface would be corrected.

Chairman Henderson asked how long it would take to perform the renovations.

Mr. Franze stated that the applicant wished to get the work done by the end of the summer.

In response to a question regarding the use of textured tile on the façade of the building, Mr. Franze stated that the Applicant wished to use the textured tile because it does not show damage as much as a smooth black tile.

Mr. Franze then offered color samples for the cornice and lettering; Mrs. Longobardo approved the colors of both samples.

Mr. Franze also presented a new brick veneer sample to the Planning Board, stating that it was less red and more textured than the sample previously submitted. Ms. Byers, a member of the DRC, expressed concern about the white “splotches” in the brick veneer system. Mr. Franze assured the Board that he will provide an answer as to how frequently this anomaly would occur on the exterior of the building. He also stated that it would be possible to purchase two different colors of brick veneer and apportion the mix, i.e. 80% of one color and 20% of the other color. Mrs. Longobardo asked Mr. Franze to leave the brick samples with the members of the DRC for review.

With respect to the Cedar Street property, Mr. Franze stated that the storefront assemblies will remain; panels and plywood soffits will be removed. In addition, the coping and architectural medallions will be replaced and the brick will be repointed and repainted.

Mr. Blessing asked if the black finish on the bottom of the facades of the buildings could be done in brick. Mr. Franze responded that the black tile treatment on the façade was a design choice of the Applicant.

Chairman Henderson opened a public hearing at 8:05 p.m. There being no comments, he closed the public hearing.

Chairman Henderson stated that no approval would be given for the signage requested in the application until the exact lettering to be used had been presented to the DRC and approved by that advisory committee.

Chairman Henderson noted that a scaffolding schedule acceptable to Superintendent Pici would be a condition of any approval given by the

Planning Board. Chairman Henderson requested that the Applicant submit a scaffolding plan and schedule. Mr. Franze stated that the Applicant did not wish to repeat the delays suffered by Villagers with respect to scaffolding placed around the subject properties last year. Rather, Mr. Franze stated, the Applicant has planned for the project over the winter months and does not expect any delays in the completion of the work. As a result, Mr. Franze stated, he had no objection to the Chairman's request for the submission of the scaffolding schedule.

Upon a motion made by Mr. Westerfield, seconded by Mr. Blessing, and unanimously carried, the Planning Board approved the application subject to (i) the DRC approval of the brickface veneer; (ii) the DRC approval of the signage to be placed on the façade of the subject property; and (iii) a scaffolding schedule acceptable to Superintendent Pici.

With respect to the Cedar Street properties, Ms. Smith asked if the Tenant chooses whether the signs for the store will be on the window or on top of the storefront. Mr. Franze stated that he believes the signage to be part of the lease agreements with the tenants and that certain tenants are satisfied with signs in the window. He stated that the Applicant is not interested in replacing signs if the tenants are content with the status quo.

Chairman Henderson opened a public hearing at 8:10 p.m.

Dorothy Brennan noted that during a previous renovation, the scaffolding was up for a long time and was eventually taken down. She asked how long the project would go on. Mr. Franze responded to Ms. Brennan stating that the Planning Board had asked for a scaffolding schedule and that it was subject to the review and approval of the Building Department and Superintendent Pici.

There being no further comments, Mr. Henderson closed the public hearing.

Mrs. Longobardo asked if the signage for the Hunan restaurant would be appropriate. Mr. Franze responded that the Hunan signage is a "charming quirk". Mrs. Longobardo said that the store would look "more wonderful" if their sign were similar to the others. Mr. Franze will inform the Applicant of this concern.

Upon motion made by Mr. Blessing, seconded by Ms. Smith, and unanimously carried, the site plan application was approved subject to the approval of the scaffolding schedule by Superintendent Pici.

4. The Kensington

Chairman Henderson reviewed the progress of this application to date, stating that the Final Environmental Impact Statement (the “FEIS”) had been accepted by the Board at the last meeting. He stated that the FEIS is available for review and written comments are still being accepted.

Chairman Henderson further stated that the Planning Board was waiting for proposed plans from the applicant. Upon receipt of those plans, the Board will conduct its review of the site plan and continue to hold public hearings at every meeting in order to give the members of the public an opportunity to voice their opinions with respect to the proposal.

Chairman Henderson stated that an amendment to the Village of Bronxville Zoning law is necessary in order to accommodate the proposed building. Chairman Henderson noted that it is one of the functions of the Planning Board to review amendments such as this and to make recommendations to the Village Board of Trustees, who will ultimately decide whether to adopt the amendment and who will hold public hearings on the matter.

Chairman Henderson asked Mr. James Staudt, outside counsel to the Planning Board, if he had any comments on the proposed amendment. Mr. Staudt stated it was helpful to read the statute in its entirety in order to understand the existing law and the proposed additions. Chairman Henderson asked whether this proposal was a replacement of the existing law. Mr. Staudt responded that it was not a replacement, but a new category for age-targeted housing. Mark Miller of Veneziano Associates, the applicant’s attorney, stated that it was typical to have many layers of approvals necessary in a project of this magnitude.

Mr. John Saccardi, of Saccardi & Schiff, the Applicant’s planning consultant, distributed a chart comparing and contrasting age-restricted housing and age- targeted housing, and the impacts of both of these on the proposed development and the Village.

Ms. Smith asked what would happen to the legislation if the project did not proceed. Mr. Staudt pointed out that the Village would still own the property and a new applicant would have to plead his case, or the law could be repealed.

Ms. Byers stated her opinion that the setbacks are problematic and too close to the front property line. Mr. Miller acknowledge her point, stating that the reason for the proposed setback was the configuration of the land and its failure to meet the 100' depth requirement. Mr. Miller stated that the current plan establishes an outside "box" for the project, but that the Planning Board ultimately would have to give its approval to the application.

Upon motion being made by Ms. Smith, and seconded by Mrs. Longobardo, and unanimously carried, the Board voted to recommend to the Village Board of Trustees the adoption of the proposed zoning amendment.

In addition, the Planning Board also unanimously approved the extensions of the deadlines for the Findings Statement and the site plan approval until the June 2006 meeting.

5. Next Meeting

The next regularly scheduled meeting of the Planning Board is Wednesday, June 14, 2006 at 7:30 p.m. at the Bronxville Public Library.

6. Adjournment

There being no further business before the Planning Board, upon motion duly made by Mr. Blessing, seconded by Ms. Smith, and unanimously carried, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted

Lydia Byrne, Secretary
5/10/06 Planning Board Minutes