

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON APRIL 8, 2015 AT THE VILLAGE HALL,
200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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PRESENT:	Eric Blessing	Chairman
	Anna Longobardo	Vice Chair
	Adrienne Smith	Member
	James Murray	Member
	Gary Reetz	Member
	Rene Atayan	Alternate
EXCUSED:	Vincent Pici	Superintendent of Buildings

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Chairman Blessing called to order the regular meeting at 7:30PM.

APPROVAL OF MINUTES

On motion of Mrs. Longobardo, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on March 11, 2015.

**SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 171 WHITE PLAINS RD –
T-MOBILE WIRELESS RECERTIFICATION**

Ms. Cara Bonomolo, represented the applicant T-Mobile at Concordia College in their request for recertification and renewal for special permit.

On the motion of Mr. Murray, second by Mr. Reetz the Board approves this application 5 for and 0 against.

SITE PLAN APPROVAL FOR 100 PONDFIELD RD – (Cont.)

Mr. Jim Ryan Principal with John Meyer Consulting, spoke of the interior layout of the parking area modifications and turning movements. He also spoke of the column interference.

Mr. Michael Zarin spoke on behalf the applicant, discussed any primary changes that were made from the previous application. He spoke of the downsizing of the units and parking spaces provided. He stated that they continue to maintain the sufficient fire access. He stated that it appears that they will not require any variances. He stated that five to six students are projected and discussed the pedestrian warning systems. He contends that the revised plan substantially comply with the Building Code.

Mr. Tom Abillama, Architect for this project discussed areas of refuge.

Ms. Longobardo and Ms. Smith raised questions of fire safety.

Mr. Murray questioned the parking and possibly reducing the parking further.

Ms. Atayan had concerns about the driveway and parking, especially pedestrian traffic at driveway crossing and suggests potential visitors to have overnight parking.

Mr. Ryan outlined the parking and pedestrian control system.

Mr. Reetz discussed concerns regarding density and traffic patterns.

Mr. Blessing opened Public Hearing at 8:20pm.

Ms. Mindy Schmidt, representative for Landlord Mosbacher, owner of the properties on both sides of driveway, stated they have concerns about the driveway improvements impacting the delivery access. No agreement has been reached at this time.

Mr. Zarin addressed her comments.

Mr. Blessing discussed issues that need to be addressed before application should be submitted to ICC.

Mr. Jim Staudt, Village Attorney, described the Villages process moving forward to proceed to the environmental approval.

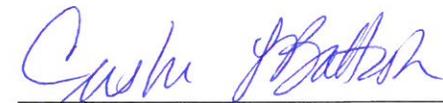
NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, May 13, 2015.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:33PM.

Respectfully submitted,



Cristina Battista
Secretary to the Planning Board