

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON JUNE 10, 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
	Gary Reetz	Member
	Rene Atayan	Alternate
	Stephen McCarthy	Alternate
	Vincent Pici	Superintendent of Buildings
EXCUSED:	James Murray	Member

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Chairman Blessing called to order the regular meeting at 7:35PM.

APPROVAL OF MINUTES

On motion of Ms. Atayan, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on May 13, 2015.

SITE PLAN APPROVAL FOR 50 PONDFIELD RD W. – WESTBOURNE APTS

Mr. Bjoern Khun, Architect and Mr. J. Applebaum spoke on behalf of the above application. Mr. Kuhn requested approval for modification to the lobby of the property and to make the building handicap code compliant. Mr. Kuhn explained the layout of the property and proposed changes.

Ms. Smith asked if it was handicap compliant now.

Mr. Khun stated it is not handicap compliant as it stands now.

Mr. Blessing asked if under the bylaws they have the authority to approve this project.

Mr. Applebaum said yes they do have authority under the bylaws.

Mr. Blessing asked the Design review committee for their comments.

Ms. Hackett stated the DRC review plans and discussed material and proposed work with applicant. She stated that the approach is more appropriate for building although there is concern from residents regarding the grading. She stated the DRC feels it is an acceptable project.

Mr. Blessing asked for comments from the public at 8:11 pm.

Ms. Hellen Stevenson Levitz spoke on the proposed project. She spoke of the processes that other buildings have when proposing a change. She stated she met with the architect to go over proposed changes and explained that the residents have not heard of the proposed changes from the board or if a structural engineer has been hired regarding the hundred year old building. She spoke of the possible issues changing the front of the building may cause.

Ms. Jill Potter, spoke on behalf of her mother who is in a wheelchair. She stated her concerns for the project and the issue of egress during the construction process. She also voiced her concern of the age of the building and causing other structural and environmental issues.

Ms. Amanda Johnson, Board Member at Westbourne Apartments spoke of the process they are taking as a board and explained that they addressed all the concerns that were previously spoken about. She explained that a meeting is scheduled to go over all aspects of the project with shareholders but were waiting for approval from Planning Board.

Mr. Ed Luboja Vice President of the Board at Westbourne Apartments spoke of the pros on this project. He explained the need for handicap accessibility.

Seeing no additional comments, Mr. Blessing closed the public hearing at 8:31pm.

On the motion of Ms. Smith, second by Mr. Reetz the Board approves this application 5 for and 0 against, subject to review of final design plan.

SITE PLAN APPROVAL FOR 171 WHITE PLAINS RD –CONCORDIA GENERATORS

Mr. Joseph Cermele, Civil Engineer from Kellard Sessions spoke on behalf of the applicant. He requested approval for two standby generators at Concordia College. He explained that the generators have met all setbacks and noise requirements. He stated where each generator will be located and that each generator will be screened with plantings and fencing. Mr. Cermele spoke of the specifications of the generator and explained that the generators are diesel powered and connected to an alarm system.

Ms. Longobardo asked about previous generators at the College.

Mr. Cermele explained that the College previously had a temporary generator. This generator is mainly for electricity and heating for the College not for cooking facilities.

Mr. Blessing asked for comments from the public at 7:45pm.

Seeing none, Mr. Blessing closed the public hearing at 7:45pm.

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

SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 19 PARK PLACE VILLA BXV

Mr. Neil Deluca from Gateway Kensington and Mr. Jim Carnicelli, President of Gateway Development, spoke on behalf of the applicant. Mr. Deluca spoke of the environmental cleanup that has been going on at the above location. He asked for approval for a sales office with approximately two to three sales people and two to three design professionals to be located here. He explained the design of the location and how they plan to keep it in the same design as it was before. He stated that the office is proposed for a two year lease.

Mr. Blessing spoke on previous waivers at this location.

Mr. Blessing asked for comments from the public at 7:54pm.

Seeing none, Mr. Blessing closed the public hearing at 7:54pm.

On the motion of Ms. Smith., second by Mr. Reetz the Board approves this application 5 for and 0 against, limited to two years after which time it will revert back to a retail use.

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

Mr. Blessing explained what was discussed at previous meetings.

Mr. Jim Staudt described the purpose and procedure regarding the conditioned negative declaration including the commencement of a 30 day comment period.

MS. Atayan asked Mr. Staudt if local current law recognized as the remedy if the driveway becomes obstructed.

Mr. Staudt explained if fire lane must be designated and striped as a fire lane and if obstructed ticketing or towing can be enforced.

Mr. Blessing asked for comments from the public at 8:49pm

Mr. Zarin thanked the board.

Mindy Schmidt of Mosbacher requested a copy.

Mr. Blessing adjourned the public hearing at 8:51pm.

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

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, July 8, 2015.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:53PM.

Respectfully submitted,



Cristina Battista
Secretary to the Planning Board