

MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON JANUARY 13, 2016 AT THE VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.

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

EXCUSED:	Gary Reetz	Member
	Stephen McCarthy	Alternate

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

APPROVAL OF MINUTES

On motion of Ms. Atayan, second by Ms. Smith, the Board approved the minutes of the Regular Meeting on December 9, 2015.

SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 18 PALMER AVENUE – LADLE OF LOVE

Ms. Maggie Marrone, Architect for the above application spoke on behalf of the owner Leslie Lampert. She stated that this application is strictly for a carryout food store. They are also seeking approval for some minor exterior changes.

Ms. Lampert spoke of the background of the company and explained what her product is and what they will be offering.

Mr. Murray asked about the ventilation of the space.

Ms. Lampert explained there will be minimal smells coming from the store. They will only be heating up food, not cooking them.

Ms. Marrone explained the ventilation will be aiming away from the residential area.

Mr. Blessing asked for comments from the DRC.

Ms. Maureen Hackett spoke of their review and recommend approving this application.

Mr. Blessing opened the public hearing at 7:40pm.

Ms. Hickey, from Hickey’s Deli stated that the landlord were not properly informed of this application. She voiced her concerns of the proposed impact on the business.

Mr. Blessing stated that the Planning Board cannot comment on zoning issues.

Mr. Marco Mohano from Rosie's Bistro spoke of their concerns of the application and his concerns on the parking in the area.

Mr. Blessing adjourned the public hearing at 7:49 pm.

Ms. Atayan spoke on her concerns of the parking in the area.

Ms. Marilyn Timpone Mohamed from FP Clark & Associates spoke on her review of the application. She stated that enforcement will be the main control of the parking situation. She stated the space will not generate any more traffic than the previous occupant.

On the motion of Mr. Murray, second by Ms. Longobardo the Planning Board approved this application FIVE to ZERO subject to the approval of the Zoning Board and approval of the signage by the Design Review Committee.

SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 171 WHITE PLAINS RD – AT&T WIRELESS FACILITY UPGRADE AND RENEWAL

Mr. Charles Gottlieb, on behalf of Cuddy & Feder for the above project spoke on behalf of AT&T. Mr. Gottlieb stated that they are seeking approval for the above application and approval for the 5 year renewal.

Mr. Blessing asked about the sizing of the equipment.

Mr. Mike Musso from HDR, spoke of his review on the application. He stated there are currently three other providers on the rooftop. He spoke of the upgrades to the technology. All equipment will be in an enclosed dedicated secure room or behind a stealth screening wall. He spoke of his recommendations for the project and recommends approval of the application.

Mr. Blessing opened the public hearing at 8:07 pm.

Seeing none, Mr. Blessing closed the public hearing 8:07 pm.

On the motion of Ms. Smith, second by Mr. Murray, the Planning Board approved this application for the modification of the existing wireless facility FIVE to ZERO.

On the motion of Ms. Atayan, second by Mr. Murray, the Planning Board approved this application for the recertification of the five year renewal of the roof top facility FIVE to ZERO.

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

Mr. Michael Zarin, of Zarin and Steinmetz spoke on behalf of the applicant. He spoke of what was submitted in the previous meetings and any improvements that were made to the application. He stated that after reviewing reports from FP Clark they made some changes to the parking situation. He stated they are requesting final approval.

Ms. Marilyn Timpone Mohamed, of FP Clark spoke on her review of the application. She stated that they made changes they made to their application. She spoke of the changes to the fire exits that will affect two of the four parking spaces surrounding this area. She continued to speak of other open items.

Mr. Murray asked about the fire lane.

Mr. Jim Staudt discussed the procedure by which a fire lane can be created on private property.

The board spoke of their concerns on the project.

Mr. Blessing asked for comments from the public at 9:08 pm

Mr. Richard Solomon, Attorney for Mosbacher Properties, spoke on the concerns the adjacent building owners have. He stated that they are in favor of the project under specific conditions.

Mr. Blessing adjourned the public hearing at 9:12pm.

Mr. Staudt spoke on behalf of the Board.

The Board directed the consultants to begin drafting both preliminary site plan approvals and preliminary and final site plan approvals.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, February 10, 2016.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:20 pm.

Respectfully submitted,

Cristina L. Battista

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Secretary to the Planning Board