

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON OCTOBER 8, 2014 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 |
| | James Murray | Member |
| | Rene Atayan | Alternate |
| | Randolph Mayer | Alternate |
| | Vincent Pici | Superintendent of Buildings |

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Chairman Blessing called to order the regular meeting at 7:33PM.

APPROVAL OF MINUTES

On motion of Mr. Murray, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on September 10, 2014.

SITE PLAN APPROVAL FOR 29 MILBURN

Ms. Maggie Marrone, Architect spoke of the updating being done at this address including the replacement of windows at side and rear, patch walls where windows are smaller, replace existing door and windows at front with hollow metal doors and transoms. Replace brick at the top or front wall. New brick to match existing.

Ms. Atayan added that she likes the changes and is happy they are investing in this space.

Ms. Longobardo stated that Mr. Pici's letter states that there are no environmental issues.

Mr. Blessing opened the public hearing at 7:39pm.

With no further comments Mr. Blessing closed the public hearing at 7:40pm.

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

**SITE PLAN & SPECIAL PERMIT APPLICATION FOR 96 KRAFT AVE – MAGIC
LEARNING CENTER**

Mr. John Cotugno, Architect for this project explained the applicant will be doing one on one tutoring in 45 minute sessions after school and Saturdays. The area of the space is 361 sf and

will not require any construction or additional parking spaces. The store was previously known as “No Stone Unturned”.

Mr. Blessing opened the Public Hearing at 7:43pm.

Seeing no requests to speak, Mr. Blessing closed the Public Hearing at 7:44pm.

On the motion of Ms. Longobardo, second by Mr. Murray the board approved the application 5 for and 0 against.

SITE PLAN & SPECIAL PERMIT APPLICATION FOR 171 WHITE PLAINS RD – SPRINT

Ms. Cara Bonomolo, Attorney from Snyder and Snyder, LLP, on behalf of applicant Sprint, seeking approval to modify existing wireless telecommunications facility located on the existing smoke stack at Concordia College. The proposed modifications consists of the replacement of three antennas and removal of six antennas, reducing the overall total from twelve to six. A statement from Sprints radio frequency engineer explain the need for the modification. A radio frequency emissions compliance report, a structural assessment and drawings of the proposed modifications were submitted to the board.

Ms. Longobardo asked is the smoke stack width will be increased.

Ms. Bonomolo stated the width will not be increased.

Mr. Blessing asked for HDR to comment on the site plan and special permit application.

Mr. Mike Musso from HDR explained it will be the same as Lawrence Hospital’s upgrade. Mr. Musso spoke of the sizing of the panels and antennae. He explained that he will issue his report within a week. He did have a few issues that the applicant will have to clarify. He reviewed the Radio Frequency emissions and all is under the FCC guideline limits. He explained that nothing will be changing structurally. They may have other recommendations at the end.

Mr. Blessing opened the Public Hearing at 7:54pm.

Seeing no requests to speak, Mr. Blessing closed the Public Hearing at 7:54pm.

On the motion of Ms. Longobardo, second by Mr. Reetz the board approved the application 5 for and 0 against subject, to the conditions to be incorporated in the report from Mr. Musso.

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

Ms. Hannah Gross, of Gross & Stabile LLP, was joined by Sam Blauner and Marc Jacobs, of Pondfield Court LLC, Vincent J. Ferrandino and Stephan A. Maffia, of Ferrandino & Associates Inc., David Lem and Paul Yang of TPG Architecture LLP and Nancy Wilson of Julia B. Fee Sotheby’s, Architect, Tom Abillama and Michael Zarin and Matthew Pisciotta of Zarin and Steinmetz.

Mr. Michael Zarin presented a Power Point presentation. He spoke of the number of children report that was brought to the Board in the previous meetings and explained that they researched it further. He stated that they researched other properties comparable to this project in Bronxville and other surrounding communities and found that the numbers given previously are correct. He added that this project does not have any amenities for children making it less desirable for families with children. He stated that he visited with the Village Assessor and gave the estimates that the units will be generating for the Village. He showed the comparisons to the Kensington project. He continued on to speak of the traffic issues. He presented a video of a vehicle parking as an example of the parking garage. He spoke of all the precautions they will be taking for the traffic issues. He stated that they spoke to Fed Ex, UPS etc. to confirm that there will not be any problems with deliveries. He explained the easement issues with the driveway and stated that they cannot regulate Mosbacher's use of it. He added that he spoke with the Fire Department and stated that the Fire Department does not have to bring a fire truck into the driveway, they will be able to hook up their hoses directly to the property. He spoke of the different means of egress in the building. He spoke of the construction project, parking issues, safety precautions, signage, scaffolding, etc. He presented the landscaping plan for the rooftop gardens and terraces. He also spoke of other issues, asbestos abatement, the oil tank removal and vapor mitigation, EIFS, etc. He asked the Board to refer this project to the Zoning Board of Approvals.

Ms. Longobardo explained that she is still uncomfortable with this project and due to the unanswered issues with this project she cannot give any approvals at this time. She stated that the safety issues and parking issues are still unresolved.

Ms. Zarin spoke of the courtyard and the issues surrounding it. He explained that they have no control over the courtyard and cannot regulate its use. He said the only authority they have is to enforce the driveway is not blocked. They will take all safety measures. He suggested that the Board address the issue of the driveway if it is a critical village wide issue and existing condition, since they do not have the power to do so.

Mr. Reetz asked what Mosbacher's objection is.

Mr. Zarin stated that Mosbacher stated they have a commitment to their tenants.

Mr. Reetz stated that Mosbacher has commitments to tenants but the applicant wants the Board to change their commitment to allow a project that will increase the density and increase traffic.

Mr. Zarin stated he they have the right to build regardless of that and can only address their traffic and issues. He stated that the Board cannot require them as part of the approval to change the courtyard since they have no control over it.

Mr. Mayer added that they knew the issues that existed when the property was purchased.

Mr. Zarin stated that they wish they had a bundle of rights so they could control the traffic and courtyard but they do not.

Mr. Murray added his concern that constructing such large apartments would attract families with school age children and that he school is already overcrowded. He compared this project to the Avalon and the amount of children that reside there.

Mr. Zarin stated that the reports are what has to be used to project the number of children and that the size of the unit doesn't dictate the number of school children.

Mr. Blessing opens the Public Hearing at 9:00pm.
Seeing no public comments, Mr. Blessing closed the Public Hearing at 9:00pm.

Mr. Blessing stated that they will be the Lead Agency on this project. He stated that they are not ready to refer this project to the Zoning Board. Stating that there are a number of issues to discuss, including the letter from the Eastchester Volunteer Ambulance Corp.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, November 12, 2014.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:10PM.

Respectfully submitted,

Cristina L. Battista

Cristina Battista
Secretary to the Planning Board