

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON OCTOBER 14, 2015 AT THE VILLAGE HALL,  
200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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

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

**APPROVAL OF MINUTES**

On motion of Mr. Reetz , second by Ms. Longobardo the Board approved the minutes of the Regular Meeting on September 9, 2015.

**SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 14-16 PALMER AVE – ELITE  
NAIL SALON AND SPA**

Ms. Maggie Marrone spoke on behalf of the applicant. She stated the owners of the salon would like to reopen the salon and expand into the adjacent store. She stated the exterior will be changed from 2 exterior doors to one exterior door.

Ms. Atayan stated that this salon is zoned for a spa and asked if there were any environmental issues.

Ms. Marrone stated there were no environmental issues at this site.

The Board discussed the number of nail salons in the area.

Ms. Longobardo discussed the parking study from F P Clark.

Mr. Blessing asked the DRC for their review.

Ms. Maureen Hackett stated that everything is code compliant and they have no issues.

Mr. Blessing asked for comments from the public at 7:38pm.

Ms. Christine Cooper, resident of Bronxville, spoke of her concern with the large number of salons in Bronxville.

Mr. Blessing spoke of the responsibilities of the Planning Board and how they cannot determine if a specific store is allowed in the Village.

Mr. Danny Kwok, local nail salon owner spoke of his concerns for another nail salon opening in close proximity to his salon.

Mr. Blessing adjourned the public hearing at 7:48pm.

On the motion of Ms. Longobardo, second by Mr. Reetz, the Planning Board approved this application SIX to ZERO subject to the approval of the decibel levels of the HVAC and signage approval from the DRC.

### **NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, December 9, 2015.

### **ADJOURNMENT**

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 7:53pm.

Respectfully submitted,

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Cristina Battista  
Secretary to the Planning Board