

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON FEBRUARY 10, 2016 AT THE VILLAGE HALL,  
200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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

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Chairman Blessing called to order the regular meeting at 7:38PM.

**APPROVAL OF MINUTES**

On motion of Ms. Smith, second by Mr. Murray, the Board approved the minutes of the Regular Meeting on January 13, 2016.

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

Mr. Blessing opened a Public Hearing at 7:39pm.

Mr. Peter McSherry, addressed his concern on the safety of the driveway.

Mr. Blessing adjourned the public hearing at 7:41pm.

**SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 2 BEECH TREE LANE – SUN  
PORCH**

Mr. Richard Gonzalez and Mrs. Asturias, Architects and homeowners of the above project, spoke on behalf of their application. They requested approval for a renovation to the existing sun porch. Mr. Gonzalez stated that he would like to restore the sunporch back to its original look and add an additional 2’9”.

Ms. Smith asked about the extension of the porch.

Mr. Gonzalez explained his intentions in keeping it with the envelope of the lot.

Ms. Atayan stated that she does not believe there will be any negative effect of the lot and believes it will be a great improvement.

Mr. Pici stated that they will have to get the proper variances from the Zoning Board.

Mr. Blessing opened the public hearing at 7:50 pm.

Seeing none, Mr. Blessing closed the public hearing 7:51 pm.

Ms. Maureen Hackett spoke on behalf of the Design Review Committee. She stated that the recommended keeping the material of the buildings to only stucco.

On the motion of Mr. Reetz second by Mr. McCarthy, the Planning Board approved this application FIVE to ZERO subject to the approval of the Zoning Board and final review by the DRC for exterior material.

**SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 1 PONDFIELD RD – COLUMBIA DOCTORS**

Mrs. Longobardo recused herself from this application, Ms. Atayan voted on this application.

Mr. Joel Sachs, from Keane and Beane, spoke on behalf of the applicant. He stated they are looking to lease space at the above address. He spoke about the traffic and parking study that was conducted.

Mrs. Robin Worley, Director of Operations, spoke on behalf the Hospital and stated that their overall effort is to move to where their patients are located and expand from Manhattan. She spoke of the layout and what specialties will be in this location.

Mr. Bill Caulin, Architect for this project spoke of the changes to the exterior of the building and the changes to be made to the HVAC Units on the rooftop. They stated most of the space they will be taking has been vacant.

Mr. Nathaniel Parish, PE from Parish and Weiner spoke on the parking analysis that was conducted. He spoke of the parking spaces that will be requested for the building. He stated there should not be any parking impact from this application.

Mrs. Marilyn Timpone Mohamed spoke on her review of this application. She stated they agree there will be sufficient parking in the area. She also spoke of the noise levels of the HVAC Rooftop units and hazardous materials.

Mr. Blessing opened the public hearing at 8:16 pm.

Seeing none, Mr. Blessing closed the public hearing 8:16 pm.

Ms. Maureen Hackett spoke on their review of this application. She stated that they have no issues with the roof top units or exterior changes.

On the motion of Ms. Atayan, second by Ms. Smith, the Planning Board approved this application FIVE to ZERO subject to noise study for roof top conditions and DRC's approval for signage.

**SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 112 KRAFT AVE – THE DINER**

Ms. Maggie Marrone, Architect, spoke on behalf of the applicant. She requested approval for exterior alterations to the location listed above. The exterior modifications will include a change to the front angle of the entrance. They are also requesting a change to the front façade.

Mr. Pici spoke on the seating and sidewalk distance.

Ms. Maureen Hackett spoke on the DRC's review in this application. They suggested that the proposed front façade be pushed back 12". She stated that they approve the retro look of the proposed front façade.

Mr. Blessing opened the public hearing at 8:30 pm.

Seeing none, Mr. Blessing closed the public hearing at 8:30 pm.

On the motion of Ms. Smith, second by Mr. Murray, the Planning Board approved this application FIVE to ZERO subject to the approval from the DRC on exterior finishes. The proposed store front to be relocated one foot further back into store. Existing street tree location to be verified in field, if necessary to remove or relocate costs for tree shall be at applicant's expense. Tree selection subject to Village approval.

**OTHER BUSINESS**

Mr. Blessing reopened the public hearing for 100 Pondfield Rd at 8:34pm.

Ms. Ellie Urstadt, spoke on her concern for this project. She believes this is a dangerous addition to the Village. She read an email from another resident. She spoke of her concern for the children walking passed the entrance and exit of this building. She stated a flashing light is not sufficient to stop children from crossing in front of the driveway. She urged the Board to turn down their application.

Seeing no further comments, Mr. Blessing closed the public hearing at 8:40pm.

**NEXT MEETING**

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

Respectfully submitted,

*Cristina L. Battista*

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Cristina Battista

Secretary to the Planning Board