

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

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

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

APPROVAL OF MINUTES

On motion of Mrs. Smith, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on March 9, 2016.

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

Mr. Blessing spoke of the previous meeting and asked applicant if there are any further comments, changes or additions.

Mr. Zarin, of Zarin and Steinmetz spoke on behalf of the applicant. He stated that they approve the final approval and stated the only change is the removal of the double line in driveway.

Mr. Jim Staudt, Village Attorney stated that all tasks were done and completed.

Mr. Blessing asked if anyone from the Board had any comments on the draft.

Mr. Blessing reopened the public hearing at 7:37pm.

Seeing no further comments, Mr. Blessing closed the public hearing at 7:37pm.

Mr. Reetz stated that he is sorry to see the approval of this application and believes it is ill conceived. He spoke of the unintended consequences of this project and its impact on density and congestion in the village. He stated that this all stems from the change in the zoning law implemented by the village in 1999.

Mr. Jim Murray stated that the Village had their chance to buy the property and did not, and that although he does agree with Mr. Reetz that this is not the best use for this property, he

does believe the owner does have the right to build a residential structure in that area since it has been rezoned.

Mrs. Smith stated spoke of all the changes that the applicant made and stated that she believes that the applicant did everything they could to address all the safety concerns of Board.

Mrs. Anna Longobardo reiterated her concerns for the public's safety, and stated she is not very comfortable with the safety of this building in case of a fire.

On the motion of Ms. Smith second by Mr. Murray, the Planning Board approved the final approval of this application THREE to TWO.

OLD BUSINESS

Mrs. Smith asked about the landscape design from Lawrence Hospital.

Mrs. Maureen Hackett spoke on behalf of the DRC. She stated that they plan to give many recommendations to the building department.

Mr. Reetz asked if they were going to harmonize with the other trees in the village.

Mrs. Hackett spoke of the choices of trees and what will be used in the landscaping.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, May 11, 2016.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 7:58pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning Board