

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON MAY 11, 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
	Rene Atayan	Alternate
	Vincent Pici	Superintendent of Buildings
EXCUSED:	Stephen McCarthy	Alternate

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

Ms. Rene Atayan asked to add her concerns for the 100 Pondfield Rd application since she was absent at the last meeting. She stated, while the applicant has successfully addressed a handful of challenges, particularly concerns regarding fire safety, *pedestrian safety* remains a concern. As was articulated in the last meeting, we have had multiple youth struck by automobiles, within crosswalks, in broad daylight. As a part of the official record, I would like to voice my opinion on our pending agreement and parking at 100 Pondfield. I am *opposed* to a Resolution amendment as was requested in our last meeting. If our conditions are not enforced and satisfied, and the ability to safely provide ingress and egress is violated, the property and its subsequent owners must have their privilege to park on the property revoked.

APPROVAL OF MINUTES

On motion of Mrs. Smith, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on April 13, 2016.

SITE PLAN APPROVAL FOR 9 WILLOW CIRCLE – ADDITION (Continued)

Ms. Maggie Marrone, Architect for the above address stated that she received approval from the Zoning Board for this addition and is requesting approval from the Planning Board.

On the motion of Mrs. Longobardo second by Mr. Murray, the Planning Board approved the final approval of this application FIVE to ZERO.

SITE PLAN APPROVAL FOR 171 WHITE PLAINS RD – CONCORDIA COLLEGE ALTERATIONS TO PARKING LOT

Mr. Paul Schulz from Concordia College requested approval for alterations to existing parking lots and pedestrian access, alterations to existing storm water management systems

including installation of new Cultec infiltration chambers, removal/replacement of existing light fixtures and removal/replacement of existing trees and landscaping.

Mr. Schulz gave background on the schools parking conditions. He explained why the parking spaces are needed and what their intentions are for adding these spaces. He stated they met with Mayor Marvin and the Chief of Police and Fire and received all suggestions and made any needed changes.

Mr. Anthony Stasio, Architect from ADG, referred to the drawings to show the area of which will be effected. He explained what the changes will be and spoke of the drainage that will be added. He also spoke of the lighting that will be added for safety precautions.

Mr. Murray asked if the population of the school is increasing.

Mr. Stasio stated that the attendees will remain the same.

Mr. Murray asked if there is a policy that Freshman cannot have a car on campus.

Mr. Schulz stated that they are not allowed to have a car on campus and although they do encourage public transportation, when they have an event at the school the parking is very full.

Mr. Ted Francavilla, CFO of Concordia spoke of the amount of students that attend Concordia College.

Mr. Murray asked if there was a parking or traffic study done.

Mr. Schulz explained that the architectural firm they hired did an informal study.

Mr. Murray asked if any trees will be removed.

Mr. Schulz explained that they plan on moving any trees that can be moved, if not they will be left alone and will also be adding some trees in.

Mrs. Marilyn Timpone Mohamed from Fredrick P Clark Associates spoke about the pedestrian safety and parking and traffic issues. She spoke of the handicap spaces and the issues that need to be corrected. She stated they do not recommend replanting the trees.

Mr. Reetz asked Ms. Mohamed if she noticed any site line issues.

Ms. Mohamed stated there may be issues that will have to be addressed.

Mr. Reetz stated his concern for site distance.

Mr. Stasio stated that the plans were revised with these corrections.

Mr. Mike Musso from HDR spoke of the storm water management plan.

Mrs. Kim Hayden spoke on their review of the application and explained that HDR approves of the drainage plan.

Mrs. Maureen Hackett spoke on behalf of the Design Review Committee. She spoke about the DRC's review of the landscape and lighting plan that was submitted. She stated the DRC had some suggestions for the applicant.

Mr. Pici spoke on his review of this application.

Mr. Blessing opened the public hearing at 8:23pm.

Mrs. Lana Phillips from 102 Tanglewylde Ave spoke on her concerns of this application. She stated that she received a letter from the College stating that the student population is in fact growing. She requested a sample light be put up. She stated her concern for a site line issue and the increase traffic in the area. She suggested the entrance be a one-way entrance or signage be changed to not allow traffic in certain directions.

Mr. David Reich, of 43 Oriole Ave, spoke on his concern for safety of this application. He referred to his letter that was submitted to the board. He spoke of changes that can be made to alleviate traffic thru the residential streets.

Mrs. Katherine Hentschel of 44 Oriole, spoke on her concern of this application.

Ms. Atayan suggested they meet with the Police and Fire Chief for review and help with a determination. She stated they, more than anyone, have experience with traffic patterns and accident risk on White Plains Road.

Mr. Schulz stated that he spoke to the Police Chief regarding the concerns of traffic in the area and the suggestions from the neighbors were brought up and the meeting.

Mrs. Smith asked if a parking study should be done.

Ms. Mohamed suggest a traffic study be done to show where the traffic will be going through. She suggested seeing models and choosing which one is best.

The Board discussed their concern for traffic and safety in the area.

Mr. Blessing adjourned the public hearing and postponed voting on this agenda item until further submissions have been made.

SITE PLAN APPROVAL FOR 1 PONDFIELD RD – FRONT FACADE CHANGES TO DENTAL OFFICE

Ms. Maggie Marrone, Architect for the above address requested approval to replace glass windows, aluminum trim and the exterior finish with stone of the partial wall below the windows. Remove one door and replace with a double glazed glass pane and partial wall to match the existing building standard stone finish. All new windows to be double paned glass. They would also like to replace the front glass door in kind. Clean and paint fascia to match existing stucco. All store front metal frame to match window frame color and finish.

Mr. Blessing opened the public hearing at 9:04pm.

Mrs. Maureen Hackett stated that the DRC agrees the bronze trim is better than what is currently there.

Seeing no further comments, Mr. Blessing closed the Public Hearing.

On the motion of Mr. Murray second by Mrs. Smith, the Planning Board approved the final approval of this application FIVE to ZERO.

SITE PLAN APPROVAL FOR 2 CONCORDIA PLACE – OFFICES FOR ADMIN AND STUDENTS

Mr. Joe Keating from Peter Gisolfi Associates spoke on behalf of the above application. He requested approval to convert existing one family residential dwelling to new business use. Proposed change of use of existing residence to use as Offices for Admin and Student services accessory to college purposes.

Mrs. Maureen Hackett stated that the DRC had one suggestion regarding the staircase.

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

Seeing no further comments, Mr. Blessing closed the Public Hearing

On the motion of MR. Reetz second by Mr. Murray, the Planning Board approved the final approval of this application FIVE to ZERO.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, June 8, 2016.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:13 pm.

Respectfully submitted,

Cristina Battista
Secretary to the Planning Board