

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON JANUARY 14, 2015 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 |
| | James Murray | Member |
| | Rene Atayan | Alternate |
| | Vincent Pici | Superintendent of Buildings |
| EXCUSED: | Gary Reetz | Member |

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Chairman Blessing called to order the regular meeting at 7:32PM.

APPROVAL OF MINUTES

On motion of Mr. Murray, second by Ms. Longobardo, the Board approved the minutes of the Regular Meeting on November 12, 2014.

SITE PLAN APPROVAL FOR 62 PONDFIELD RD – BEER NOGGIN

Mr. Jim Ryan, Principal of firm John Meyers Consulting with colleague and Project Manager James Caris. Mr. Ryan requested site plan approval for change of use from a carry-out food establishment to a restaurant use. Beer Noggin's operation is a craft bottle shop with tasting room, that will be mostly take out with a small menu. No cooking will be done on site. It is a small boutique like store. Mr. Ryan spoke of the parking analysis that was given to the board. He stated that the Fire Department did a full inspection. He stated that Frederick P. Clarke had a few comments that they addressed. One regarding live music, he stated that there will not be any live music out of this space, only some background music in the store.

Owner of Beer Noggin, Doug Cedrone spoke of the establishment and explained that it is meant for education. They will be offering small classes on specifics of craft beers.

Ms. Longobardo asked why it is considered a restaurant and not take out.

Mr. Pici explained that this use was closer to a restaurant than carry out and that you do not have to serve food under a restaurant use. He also explained that the code does not have a Bar use under it. Mr. Pici stated that the client proposed 12 seats and that is what will be approved.

Mr. Cedrone explained that there is only a prep area in the space not a kitchen, so there will not be any type of cooking being done on premise. He stated that this will be their first location.

Ms. Maureen Hackett from the DRC, stated that they recommend but not require certain changes to the sign.

Mr. Blessing asked for comments from the public at 7:50pm.

Seeing none, Mr. Blessing closes the public hearing at 7:50pm.

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

SITE PLAN APPROVAL FOR 171 WHITE PLAINS RD VERIZON WIRELESS PRE-APPLICATION

Mr. Mike Sheridan, Associate from Snyder and Snyder LLP, requested a recertification of the special permit for Verizon Wireless. He stated Verizon would like to improve service in the area by installing replacement antennae's as well as some additional equipment on the roof at Concordia College.

The Board discussed the type and size of antennae that are located on the roof.

Mr. Sheridan explained the sizing will remain the same.

Mr. Pici explained that this is a pre-application and that the applicant will submit this application to Mr. Mike Musso, hand in their escrow fees and agreement then they can return with an application to the Planning Board.

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

Mr. Michael Zarin spoke on behalf the applicant, he stated that they have responded in full to any issues that were raised by the Board. He stated that this plan will be a positive influence on the downtown area. He spoke of the reports from F.P. Clarke regarding the driveway and stated that they will make sure the easement is complied with. He stated that they demonstrated favorably that they addressed all issues. He spoke of the fire issues at this address. He spoke of other issues that were brought up at previous meeting and stated they provided all that they can in to satisfy the concerns of the Board. He respectfully asked that the Board closed the hearing and make a SEQR determination subject to any variance required by the ZBA.

Mr. Blessing addressed Mr. Zarin's comments and concerns.

The Board stated their concerns.

Mr. Zarin requested a ten minute recess.

Mr. Zarin stated that the applicant would like to meet with the Board's Consultants and Attorney, as suggested by the Board, to see if there a way to make this project work for everyone.

Mr. Blessing adjourned the public hearing at 8:58pm.

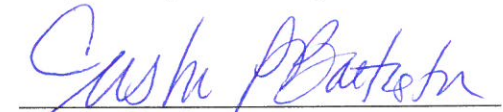
NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, March 11, 2015.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:59PM.

Respectfully submitted,



Cristina Battista

Secretary to the Planning Board