

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON MAY 13, 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
	Gary Reetz	Member
	Rene Atayan	Alternate

PRESENT:	Vincent Pici	Superintendent of Buildings
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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. Murray, the Board approved the minutes of the Regular Meeting on April 8, 2015.

SITE PLAN AND SPECIAL PERMIT APPROVAL FOR 131 PARKWAY RD – COALS

Ms. Maggie Marrone, Architect spoke on behalf of applicant. She stated that Coals Pizza would like to add outdoor seating. The asked for approval of 4 tables, 2 chairs per table and 2 umbrellas. She stated their sidewalk is over 20 feet and will have a clearing of over 14 feet with the tables.

Mr. Blessing asked for comments from the public at 7:49pm.

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

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

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

Mr. Michael Zarin spoke on behalf the applicant and presented a power point presentation. He reiterated the changes that he spoke of in the last meeting. He discussed the primary changes that were made to the application, the downsizing of the units and parking spaces provided. He stated that they continue to maintain the sufficient fire access. He stated that it appears that they will not require any variances. They proposed a number of traffic and pedestrian safety measures with added signage. He stated that they met with Mosbacher six times to date. He added that they are prepared to submit their application to the ICC.

Ms. Mindy Schmidt, representative for Landlord Mosbacher, owner of the properties on both sides of driveway, wanted to clarify that although they have met with 100 Pondfield and are in support of this project but they are waiting for specific details before approvals are given. Their biggest concerns are deliveries not being able to be made.

Mr. Zarin addressed her comments.

Mr. Blessing directed the planning consultant Marilyn Timpone Mohamed and Village Attorney, James Staudt to prepare a draft of the Negative Declaration for consideration at the next board meeting.

Mr. Zarin encouraged the board to approve simultaneously with the Negative Declaration and the site plan approval.

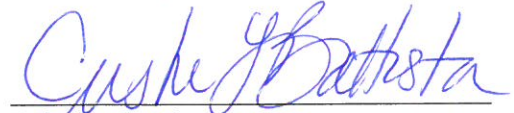
NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, June 10, 2015.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:49PM.

Respectfully submitted,



Cristina Battista

Secretary to the Planning Board