

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON JANUARY 11, 2017 AT THE
VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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PRESENT:	Gary Reetz	Chairman
	James Murray	Vice Chair
	Adrienne Smith	Member
	Rene Atayan	Member
	Larry Vranka	Member
	Mark Wood	Alternate
	Vincent Pici	Superintendent of Buildings
EXCUSED:	Michael Goldman	Alternate

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

APPROVAL OF MINUTES

On motion of Mrs. Smith second by Mr. Murray, the Board approved the minutes of the Regular Meeting on September 14, 2016.

SITE PLAN APPROVAL FOR 89 PONDFIELD RD – VERIZON STORE

Mr. James Caris of JMC Site Development Consultants spoke on behalf of the applicant. He requested approval for a change of use at the above address for a conversion from office space to retail store. Mr. Caris spoke of the modifications being proposed for interior work as well as the awning and sign modifications. He stated that this tenant is currently in a space in Bronxville and would like to move to this space because it offers employee parking as well as better visibility and more space. He stated the hours of operation will not be changing.

Mr. Murray asked how long construction is expected to take.

Owner Russ Singh stated that very little construction is being done and should only take about 2 weeks.

Mrs. Atayan asked for clarification on the parking spots being used.

Mrs. Maggie Marrone spoke on behalf of the DRC Committee. She stated that the DRC approved the signage and awning. They have agreed to allow the “Check Mark” logo on the sign and had no further objections.

Mr. Pici explained that the proposed change in use is in accordance with the zoning requirements and the use as a retail facility is consistent with the zoning codes intended utilization on Pondfield Rd.

Mr. Reetz opened the Public Hearing at 7:39pm, seeing no further comments Mr. Reetz closed the Public Hearing.

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

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, February 8, 2017.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 7:43pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning Board