

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON FEBRUARY 8, 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
	Michael Goldman	Alternate
	Vincent Pici	Superintendent of Buildings

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

APPROVAL OF MINUTES

On motion of Mr. Murray second by Mrs. Atayan, the Board approved the minutes of the Regular Meeting on January 11, 2017.

SUBDIVISION APPROVAL FOR CROWS NEST ROAD

Ms. Nancy Yu of 21 Crow's Nest spoke on behalf of the above application. She requested approval for the subdivision of Lot 14, each half being sold to owners of adjacent lots (Lot 13 and Lot 15). She stated the lot is undeveloped land and they do not have any plans to develop any structures on the lot but will preserve the land instead. Ms. Yu presented the board with photos of the lot.

Ms. Smith asked if either owner will be gaining a buildable lot.

Ms. Yu stated that they do not have any intention to subdivide their lot. She also stated they have no plans to enlarge their house.

Mr. Pici stated that if either party plans to subdivide the newly formed lots they will have to return to the Planning Board for approval.

Mr. Reetz opened the Public Hearing at 7:45 pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mr. Murray, second by Mrs. Smith the Planning Board approved the Lot 13 Subdivision application FIVE to ZERO.

On the motion of Ms. Atayan, second by Mr. Murray the Planning Board approved the Lot 15 subdivision application FIVE to ZERO.

On the motion of Mr. Murray, second by Mrs. Atayan the Planning Board approved the elimination of Lot 14 FIVE to ZERO.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, March 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 7:48pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning Board