

MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON FEBRUARY 14, 2018 AT THE VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.

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PRESENT:	Gary Reetz	Chairman
	James Murray	Vice Chair
	Larry Vranka	Member
	Mark Wood	Alternate
ABSENT:	Vincent Pici	Superintendent of Buildings
	Rene Atayan	Member
	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 Mr. Murray, second by Mr. Vranka, the Board approved the minutes of the Regular Meeting on January 10, 2018.

SITE PLAN APPROVAL FOR 116 PONDFIELD RD OPA OPA RESTAURANT

Mr. James Caris Private Manager with JMC Consultants spoke on behalf of the above applicant requesting approval for change in use from retail use to Restaurant (Opa Opa) proposed with 34 seats with 9 tables and bar stools. Interior modifications, including installation of new kitchen facility, basement level storage. The kitchen construction will include the installation of cooking exhaust and installation of roof mounted HVAC equipment. No exterior façade modifications are proposed. Full Service Restaurant Opa Opa Greek Restaurant, installation of new flooring, paint and fixtures. Mr. Caris spoke on the parking study that was conducted on the area.

Mr. Reetz asked about the seating layout. He stated that if they would like to have outdoor seating they will have to return to the Planning Board for approval.

Mr. Caris showed the board the seating layout on a display.

Mr. Wood asked about the lighting and street view of the restaurant.

Mr. Caris showed a display of the store front and said lighting will be a soft light that will not be projecting on to the street.

Ms. Marilyn Timpone Mohamed from FP Clark Associates spoke in reference to her memo to the board. She spoke on the parking requirements and study that was done by the applicant.

Mrs. Maureen Hackett spoke on behalf of the DRC. She stated that they recommend it be approved as presented.

Mr. Reetz opened the Public Hearing at 7:48 pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mr. Wood second by Mr. Murray the Planning Board approved the application as presented FOUR to ZERO.

SITE PLAN APPROVAL FOR 15 MEADOW AVENUE

Taylor James Pierce, Architect from LPE Engineering spoke on behalf of the above address. He requested approval for replacement of masonry veneer at first floor and replacement of Stucco at 2nd and 3rd floors with new EIFS and matching stucco finish. Replacement of Lintels and resetting stone water table between 1st and 2nd floor. Patching at foundation wall to match existing.

Mr. Wood asked about the durability of the EIFS.

Mrs. Maureen Hackett spoke on behalf of the DRC. She stated that the only recommendation is they do a mockup of the brick they plan to use.

Mr. Reetz spoke on Mr. Pici's memo and the sidewalk protection requirements.

Mr. Taylor Pierce spoke about the requirements and the protection they will be putting into place.

Mr. Reetz opened the Public Hearing at 7:58 pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mr. Wood second by Mr. Vranka the Planning Board approved the application as presented FOUR to ZERO.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, March 14, 2018.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:05pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning Board