

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON MARCH 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 Ms. Atayan second by Ms. Smith, the Board approved the minutes of the Regular Meeting on February 8, 2017.

SITE PLAN APPROVAL FOR 48 PONDFIELD RD – BLUEMERCURY

Mr. James Caris of JMC Consulting spoke on behalf of the applicant. He requested approval for modification of previous site plan approval at Bluemercury, to convert existing approved retail use to a retail use with accessory personal service use. He stated that Bluemercury would like to apply for an extension of business operations to include skincare treatments (Spa Services). He stated they would like to use a space that is now being used as storage to provide these services. The space will be solely for one customer to have skin treatments done at once.

Ms. Smith asked what percentage of their revenues they will get from the new services they are offering.

Mr. Caris answered approximately 6%.

The Board and Applicant discussed the code requirements for the Bluemercury application.

Mr. John Gordon owner of the building, spoke on behalf of the applicant. He discussed the current situation of local vacancies and stated that it is important that retail stores like Bluemercury should be able to offer these services to bring customers in.

Mr. Reetz opened the Public Hearing at 7:50pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mrs. Smith, second by Ms. Atayan the Planning Board approved the application FIVE to ZERO subject to the proper Zoning Board Approvals.

SITE PLAN APPROVAL FOR 131 PARKWAY ROAD – COALS PIZZA

Mrs. Maggie Marrone of Marrone Architects spoke on behalf of the above applicant. She requested approval for the removal existing through wall kitchen existing fan and install new roof top mounted fan and required exterior duct work at the rear of the building. She stated the tenants above the restaurant are getting fumes in their space and would like the vent to do to roof. She stated the distance from the vent to the Avalon Building was 67 feet and will not affect them in anyway.

Mr. Reetz asked is there will be any noise issues from the exhaust.

Ms. Marrone stated it is 57 decibels at the vent and drops down to 37 decibels 10 feet away.

Ms. Marilyn Timpone Mohamed from FP Clark Associates spoke about her review of the application. She spoke of any noise issue and any potential visual impact. She stated that there should be testing done to make sure that the noise levels are acceptable if the Board Approves this application.

Mr. Reetz opened the Public Hearing at 8:10pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mr. Murray, second by Ms. Atayan the Planning Board approved the application FIVE to ZERO subject to the proper Zoning Board Approvals.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, May 10, 2017.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:10pm.

Respectfully submitted,



Cristina Battista
Secretary to the Planning Board