

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON MARCH 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
	Michael Goldman	Alternate
ABSENT:	Vincent Pici	Superintendent of Buildings
	Rene Atayan	Member
	Mark Wood	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 February 14, 2018.

SITE PLAN APPROVAL FOR 112 KRAFT AVENUE

Ms. Maggie Marrone Architect for the above applicant spoke on behalf of their application. She requested approval for the Bronxville Diner to allow the expansion of a cooking area in to the basement level. Installation of cooking facilities including a hood exhaust system with exterior mounted duct and fan. New hood vent from basement to roof at side/rear of building (south side). She explained the use of the oven and esthetics of it. She stated that the stove will be used from 8am to 3pm approximately.

Mr. Murray asked if any residential tenants have complained.

Ms. Marrone stated she has not received or heard of any complaints.

Ms. Marilyn Timpone Mohamed spoke on her review of the project. She stated this is not visible from the street.

Mr. Reetz opened the Public Hearing at 7:35pm, seeing no further comments Mr. Reetz closed the Public Hearing.

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

SITE PLAN APPROVAL FOR 79 PONDFIELD ROAD – HOT HIIT YOGA STUDIO

Ms. Katherine Zalantis, Attorney for the above address spoke on behalf of their application. She requested approval for a proposed yoga facility and exercise space. She spoke of the need for a zoning variance. She spoke of the parking requirements needed for this space and the parking analysis that was done. She requested a parking waiver from the Board. She spoke of the remediation being done on the space.

Mr. John Levy, architect for the above project spoke about the acoustics at the space.

Mr. Richard Pike, Owner of Hot HIIT Yoga spoke on behalf of the yoga studio and classes that will be offered.

Mr. Goldman asked how big a class would be.

Mr. Pike stated that the largest class would be 20 students at most.

Mr. Reetz asked what the hours of operation will be.

Mr. Pike stated they will have early morning classes and evening classes.

Mr. Vranka asked if there will be personal training classes' midday.

Mr. Pike stated that it is a possibility.

Mrs. Maureen Hackett spoke on behalf of the DRC. She spoke of the future application for their awning. She stated that they will review it once submitted.

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. She stated that the applicant already addressed any issues she had with their application. She spoke of the remediation being done at the space.

Mr. Reetz opened the Public Hearing at 8:05pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mr. Vranka second by Mr. Murray the Planning Board approved the application as presented FOUR to ZERO subject to the approval by the Zoning Board and DRC Committee.

SITE PLAN APPROVAL FOR 55 PALMER AVENUE – LAWRENCE HOSPITAL – EXTENSION

The board voted in FAVOR to grant Lawrence Hospital an extension. They will return to the Planning Board during the May Meeting.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, April 11, 2018.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:12 pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning Board