

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON MAY 10, 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 Ms. Smith, the Board approved the minutes of the Regular Meeting on March 8, 2017.

**SPECIAL PERMIT AND SITE PLAN APPROVAL FOR 118 PONDFIELD RD –
BEAUTY SPA (SKIN TREATMENTS)**

Mr. Steve Secon, Architect for the above project requested a site plan approval and change of use to convert existing retail (former Verizon location) to a personal service use (Spa). He stated that there will be a total of 6 rooms for treatments and they would like to use the basement storage area also.

Ms. Diana Rainsford spoke about what they would be offering at this spa if approved. She would like offer one on one services her in Bronxville.

Mr. Reetz asked how many people would be there at the same time.

Ms. Rainsford stated that there will be approximately 6 clients and 5 staff members all at the same time.

Ms. Smith asked what hours they will be open.

Ms. Rainsford said their hours will be 9am to 6pm Monday thru Saturday, shorter hours on Sunday and closed on Monday.

The Board spoke of the parking issues in the area.

Mr. Pici spoke of the approvals that will have to be obtained from the Fire Department for the use of the basement.

Mr. Reetz opened the Public Hearing at 7:52pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Ms. Smith second by Ms. Atayan the Planning Board approved the application FIVE to ZERO subject to the proper parking analysis from FP Clark and Associates, approval from Fire Department for basement usage and signage approval from the DRC.

SITE PLAN APPROVAL FOR 180 PONDFIELD RD – THE REFORMED CHURCH

Mr. Barry Naderman, Engineer for the above project requested approval to pave and improve a previously existing un-approved documented gravel parking located on Kraft Avenue (Area approximately 30'x 38' in size). He stated that when the school did a playground project a drainage study was done. He stated that the area has been used for staff parking previously and will remain this way.

Ms. Margaret Murtagh stated that the neighbors use the parking area for after school hours. She stated they are trying their best to use it as best as possible.

The Board spoke about the previous layout of this parking area.

Ms. Maureen Hackett spoke on behalf of the DRC. She stated that the DRC feels that less pavement is better and that they prefer it not paved.

The Board spoke of front yard parking throughout the Village.

Mr. Pici spoke of his review of this application.

Mr. Vranka asked if the public can use this area for parking in off hours.

Ms. Murtagh explained that not only do neighbors use this area so does the public.

Mr. Reetz opened the Public Hearing at 8:17 pm.

The Board discussed the application and the deferred any action at this time, requiring further review from the Planning Consultant.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, June 14, 2017.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:23 pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning Board