

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON JUNE 8, 2016 AT THE  
VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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<b>PRESENT:</b>	Eric Blessing	Chairman
	Anna Longobardo	Vice Chair
	James Murray	Member
	Adrienne Smith	Member
	Gary Reetz	Member
	Rene Atayan	Alternate
	Vincent Pici	Superintendent of Buildings
<b>EXCUSED:</b>	Stephen McCarthy	Alternate

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

**APPROVAL OF MINUTES**

On motion of Mrs. Smith, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on May 11, 2016.

**PRESENTATION BRONXVILLE’S HISTORICAL CONSERVANCY – DEFINING THE  
LANDSCAPES OF BRONXVILLE**

Mrs. Nancy Hand, former Mayor of Bronxville spoke on behalf of the Bronxville Historical Society. She spoke of the book and the history of how it evolved. She presented this book to the Planning Board.

**SITE PLAN APPROVAL FOR 171 WHITE PLAINS RD – CONCORDIA COLLEGE  
ALTERATIONS TO PARKING LOT (Continued)**

Mr. Anthony Stasio, Architect from ADG, explained the changes were made since the last meeting. He stated that the changes are better for the Fire Department.

Mr. Blessing asked if the number of spaces changed.

Mr. Stasio stated the number of spaces did not change but they did add a gate that will one open during the work week and will be accessible to emergency vehicles and during special events. He spoke of the lighting that will be added.

Mr. Paul Schulz explained the lighting changes that were made. He added that they disagree with the Chief and feel that the gate needs to stay open during the work week.

Mrs. Marilyn Timpone Mohamed from Fredrick P Clark Associates spoke of the changes that were made. She stated that the changes made in the landscaping are satisfactory. She spoke

of the revised entry at Tanglewylde and Concordia Place. She stated they are still concerned in the site distance there. She believes this should be a condition of approval. She stated that moving the hedges would be appropriate to alleviate any site distance issues. She referred to the letter from the Chief of Police and the traffic studies that will need to be done. She stated that until they have a sense of why people are parking in the surrounding neighborhoods she does not know if adding these spaces will alleviate any parking issues. She added the HDR sent conditions that will be added to the permit.

Mrs. Longobardo stated she believes an analysis should be done on the growth and change in population at the school showing why this is necessary.

Mrs. Atayan stated she is more comfortable with what the Chief stated and believe the parking lot should start off with the gate closed. She stated she also agrees with Mrs. Longobardo and believes an analysis should be done.

Mr. Schulz spoke of all the steps that the College took before submitting this application. He stated that the college gave out 574 parking spaces last year and explained they need the proper parking spots in accordance to the parking permits given out.

Mr. Murray asked why there is an issue with parking now.

Mr. Schulz said there was always a parking issue but they never had the means to address the parking issue.

Mrs. Maureen Hackett spoke on behalf of the Design Review Committee. She spoke about the DRC's review and recommendations for the landscape and lighting plan that was revised.

Mr. Blessing opened the public hearing at 8:13pm.

Mrs. Lana Phillips, of 102 Tanglewylde Ave spoke on her concerns of this application. She stated that she would like to present signatures from neighbors who are directly impacted from the student traffic. She stated that the studies that were done from neighbors show the college's attendance did increase significantly.

Mr. Reetz asked if Mrs. Phillips was counting in the Chapel School traffic.

Mrs. Phillips stated that most Chapel School traffic is on White Plains Rd.

Mr. David Reich, of 43 Oriole Ave, spoke on his concern for safety of this application. He referred to a meeting that they had with the Chief of Police Christopher Satriale. He stated that he agrees with the Chief's suggestion of keeping the gate closed to the public until a traffic study is done. He also spoke of the number of students that attend the college and the largely increasing number in commuters.

Mr. Stasio suggested that the study should be done on the gate being open and being closed.

Mrs. Atayan asked for input from Concordia on why they would not want the entrance to be a one way.

Mr. Schulz stated that the school is will to keep the gate open during school days from 8am to 3pm only, special events and for emergency vehicles only.

The Board discussed their concerns for traffic and safety in the area. They spoke of suggestions that can alleviate any safety issues.

Mr. Reetz stated that the neighbors have a voice that need to be heard. He stated all the proper studies need to be done in order to make a decision on the parking.

Mr. Murray stated he agrees that all proper studies need to be done once school has started the fall session.

Ms. Dina Grant, of 42 Summit Ave stated she urges the board to keep the gate down at all times in the beginning and have traffic study done.

Mr. David Reich stated that he also believe the gate needs to be down until all traffic studies are done.

Mr. Brian Bodell, of 53 Summit also stated that he is in favor of the gate being closed. He spoke of his concerns for safety in the area.

Mr. Blessing asked Mr. Pici for his comments.

Mr. Pici stated there is not enough information to make any decisions. He believes these studies should have been done before the applications were submitted. He stated the College needs to put thought into the population that can enter the area. He added they have permits there and can regulate who uses the space.

Mrs. Mohamed spoke of what will be addressed with a traffic engineer's study.

Mr. Blessing asked Mr. Schulz if they are interested in creating the parking spots and doing studies in the fall and returning with the data.

Mr. Schulz said that is not something they can answer at this time.

Mr. Joe Kochanski of 106 Tanglewylde Ave questioned why the school needs the gate open. He stated he did his own study and drove through the parking lot and found open spaces. He asked the Board to not make a decision until the data is brought to the Board.

Ms. Gretchen Pingle, of Midland Ave spoke of the increase in traffic in the area and her concerns on the additional spaces.

On the motion of Mrs. Longobardo, second by Mr. Murray the Planning Board approved this application for lighting FIVE to ZERO.

On the motion of Mrs. Smith, second by Mr. Reetz the Planning Board denied this application for parking FIVE to ZERO.

Mr. Blessing adjourned the public hearing and postponed voting on this agenda item until further studies have been made.

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, September 14, 2016.

**ADJOURNMENT**

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:21pm.

Respectfully submitted,

*Cristina Battista* \_\_\_\_\_  
Cristina Battista  
Secretary to the Planning Board