

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE
VILLAGE OF BRONXVILLE HELD ON SEPTEMBER 10, 2014 AT THE VILLAGE
HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

PRESENT:	Eric Blessing	Chairman
	Anna Longobardo	Vice Chair
	Adrienne Smith	Member
	Gary Reetz	Member
	James Murray	Member
	Rene Atayan	Alternate
	Randolph Mayer	Alternate
EXCUSED:	Vincent Pici	Superintendent of Buildings

Chairman Blessing called to order the regular meeting at 7:33PM.

APPROVAL OF MINUTES

On motion of Ms. Smith, second by Mr. Murray, the Board approved the minutes of the Regular Meeting on July 09, 2014.

SITE PLAN APPROVAL FOR 100 PONDFIELD RD – (Cont.)

Ms. Hannah Gross, of Gross & Stabile LLP, was joined by Gail Blauner, Sam Blauner and Marc Jacobs, of Pondfield Court LLC, Vincent J. Ferrandino and Stephan A. Maffia, of Ferrandino & Associates Inc., Greg Guerra and Paul Wang of TPG Architecture LLP and Patrick Donaghy, of Carrickmore LLC (construction managers), Architect, Tom Abillama

Ms. Gross spoke of the packet given to the board and its contents.

Mr. Ferrandino explained the changes that were made to the application.

Ms. Gross referred to the comments previously made about the fourth floor and explained that the applicant wanted to add more floors but stayed conservative with only adding the fourth floor. She explained that the fourth floor is where the developer can add lighting and beauty to the building, making it more desirable. The height of the building is a variance that is needed and the minimum that the applicant feels is feasible to make this development work. She explained that they are reducing the FAR according to the Bronxville ordinance because they are utilizing part of the first floor for parking. She stated there is a difference of opinion with Mr. Pici on this matter but it will be resolved. She explained that because they are set back 100 feet from the sidewalk the building height should not have a negative impact on the neighbors across the street and people on the street. She stated that his building will still be shorter than neighboring apartment building. She then spoke of the setback issues and explained that the existing conditions are much less than the required 6 feet.

Mr. Ferrandino addressed the issue on lighting, school children, parking and access to the road. He explained that the school children issue was actually based on public school children and did not include children in private schools.

Mr. Murray asked if the applicant considered an age restriction on this property.

Ms. Gross explained that age restricting would be limited only for 55+ and that this project is aimed towards singles, younger couples with infants that will want to move on to a single family home with a yard or couples who don't plan on having children or people looking to downsize. She explained that any type of construction to add walls would need proper permits from the Building Department.

Mr. Murray stated that this building is only 2 blocks from the school which is perfect for children.

Ms. Longobardo commented that the pre-application was over a year ago and since then the number of variances requested have grown.

Ms. Atayan asked if the methodology that they are using is incorporating real-time conditions.

Mr. Ferrandino explains that the methodology is based on multipliers that are based on number of rooms and not square footage. He stated that the configuration of the units and where the windows are would not allow the addition of bedrooms. He stated that the approval of the Condominium Board and the approval from the Building Department would be needed to change anything. He added that this is alternative housing to those who do not want a 3500sf plus home with the convenience of being close to Manhattan and White Plains etc.

Ms. Atayan stated that she asked this question because the real estate market is showing that people are fleeing NYC to move to Town Houses in the Bronxville area. She stated her house is under 2,000sf and most town homes up and down Kensington are 2 to 3 bedrooms homes and have 3-4 children. She added that once a homeowner moves in the Building Department cannot just enter a home to inspect, so we cannot enforce adding partions but residents will be paying for the children the attend the Bronxville Schools. She stated that if the project is not age restricted there will be multiple children living there attending the public school system.

Ms. Gross stated that they will look into age restricting it and that the comparison Ms. Atayan made is not 100% on. The town houses in the area have 3 bedrooms and this project does not. She added that the pricing of the units will hopefully make the smaller homes with the yard and extra bedrooms more appealing to those with families. She stated that in order for someone to construct a wall they would need the proper construction supplies to do so and it would not happen.

Ms. Atayan explained that 86% of the resident's tax dollar goes to the schools and she does not believe the trustees and residents want to revisit homestead. The school enrollment is at an all-time high and that residents in free standing houses are paying exponentially more than condo units.

Ms. Gross added that this is only an 11 unit building that has 2 units with only 1 bedroom apartments and that they are willing to restrict that no more bedrooms can be added.

Ms. Smith stated that she would love to see the consensus in Bronxville instead of comparing it to other similar communities since she believes the stats they have are probably not accurate for Bronxville.

Mr. Ferrandino stated that they will look into getting information from the school district showing where children are coming from.

Mr. Reetz stated that the schools have this info.

Ms. Marilyn Timpone Mohamed stated that an alternative would be to look at the worst case scenario. Estimating that in a 2 bedroom apartment one bedroom for parents the other bedroom would be for children then base the taxes on that.

Ms. Atayan added that the school system is up to 1,700 children now and unless this is age restricted (not age targeted) this financially will not make sense for the Village.

Ms. Longobardo stated she is uncomfortable with the access road to the building and the EIFS being used instead of continental European stucco. She asked if the neighboring stores were aware that they would be losing their parking in the rear of their stores.

Ms. Gross stated she has been speaking with Mosbacher Properties to try to renovate the courtyard, schedule deliveries and work with the landlord to do what is appropriate. She stated that the project only has an easement to the property.

Ms. Longobardo asked about the fire exits in the building.

Ms. Gross explained the direction that fire exits and that they have met with the fire department 6 times and have been given the construction management plan.

Mr. Mayer asked if pedestrians can pass along side an operating fire truck in the driveway.

Mr. Maffia spoke of the size of the fire truck and clearance.

Mr. Ferrandino addressed the building materials issue.

Ms. Mohamed stated that HDR is reviewing hazardous materials issues and noise issues. She added that the applicant has had a Phase 1 Environmental Assessment of the site and are looking to see if there is a need to look into it further. She spoke of the fuel tank in the basement and other potential sources. Phase 2 determination which will be assessing the soil and sampling of materials. She stated that if they do find any concerns they will have to have a plan and seal the building and other special requirements. If it goes further they will see if they need to seek a remediation plan overseen by the NYS DEC. HDR will provide results once obtained.

Mr. Blessing stated that his concerns are traffic, egress, pedestrians, the fourth floor, whether it is feasible to be done without that, etc.

Mr. Guerra and Mr. Paul Wang spoke of the fire truck issues and a possible connection in front of the building, egress windows in front of the building and compared this building to buildings in Manhattan. They spoke of the quality of the EIFS and how it is much better quality now than it was years ago.

Ms. Gross presented samples of the building materials to the Board.

Mr. Maffia addressed the issue of parking and traffic. He stated that the studies done by the traffic analysis shows the driveway will have approximately 7 or 8 trips during the peak hours. He stated that two vehicles are able to pass each other in the driveway. They will restrict access out of the building to right turn only.

Mr. Reetz stated his concern of illegal parking, people waiting for parking spots, illegal u-turns etc.

Ms. Atayan stated that her concern is not the peak hours but the lunch hours and the amount of children in the area for lunch and walking across the driveway while cars are entering and exiting the building.

Mr. Maffia stated that the peak hours are peak hours for the building not the peak hours of the Village. He added that there will be less traffic entering and exiting the building during the lunch hours. The driveway will have the proper signage exiting the building stating a crosswalk and stop sign.

Ms. Mohamed stated that they maintain that no trucks should be allowed in the alley. There should not be any trucks backing in or out. She said that a parking analysis plan for delivery trucks should be made

Mr. Maffia stated that only moving trucks would be allowed in the driveway at a specific given times and that all delivery trucks would use the loading zones.

Mr. Maffia addressed the parking issues and parking area of the building.

Ms. Gross stated that the neighboring buildings also have access to the driveway so there will be other vehicles there and they plan to coordinate moving times.

Mr. Blessing opened the public hearing at 9:35pm.

Ms. Patricia Warble, President of the Bronxville Towers Apartment Board, accompanied by Amy Dubois, past President and Camille Hopkins. She addressed their concerns for safety of children and that a sign will not be enough to protect a child from a moving vehicle. She stated that the loading areas are already used 90% of the day and that the parking situation is going to negatively impact the area.

Mr. Ferrandino stated that they are taking all of the Bronxville Towers concerns into account and are working to address them.

Ms. Gross asked if the Planning Board intended to declare themselves as lead agency and if they were ready to be referred to the Zoning Board.

Mr. Blessing adjourned the public hearing and stated that the Planning Board declared themselves as lead agency and will send the notice of intent but they are not ready to refer them to the Zoning Board.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, October 8, 2014.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:52PM.

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Respectfully submitted,

Cristina L. Battista

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Secretary to the Planning Board