

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON OCTOBER 11, 2017 AT THE  
VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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<b>PRESENT:</b>	Gary Reetz	Chairman
	James Murray	Vice Chair
	Rene Atayan	Member
	Larry Vranka	Member
	Mark Wood	Alternate
	Michael Goldman	Alternate
<b>ABSENT:</b>	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. James Murray, second by Mrs. Rene Atayan, the Board approved the minutes of the Regular Meeting on October 11, 2017.

**SITE PLAN APPROVAL FOR 180 PONDFIELD RD – THE REFORMED CHURCH**

Mr. Alan Zanzano, Chief Operating Officer for the Reformed Church spoke on behalf of the above application. He spoke of the need for more parking spots at the Reformed Church.

Mr. Reetz asked for the hours of operation.

Mr. Zanzano stated the hours are 8am to 4pm mostly with some evening hours.

Mrs. Atayan asked if the lot will be open to the public after hours and if there will be any way to secure the lot after hours.

Mr. Zanzano stated the lot is not to be used by the public.

Mr. Mark Wood asked if there has been growth in the church and school that is requiring more parking.

Mr. Zanzano stated that the church and school has grown, staff has also grown and more parking is needed for the staff.

Mr. Barry Naderman, Engineer for the above project spoke on behalf of the applicant. He 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 there has never been an issue or any complaints on the parking. Mr. Naderman referred to his diagrams

and drawings to show the area in question. He stated that they can add posts at the end of the driveway with chains to close off the lot after hours.

Mr. James Murray stated that after viewing the site he noticed that the parking area as requested will only allow five cars instead of the six cars that they have now.

Mrs. Marilyn Timpone Mohamed from Frederick P. Clark Associates spoke on behalf of her review on the above address. She spoke of HDR's review on the drainage system at the above address.

Mr. Barry Naderman spoke on behalf of the lighting in the parking lot.

Mrs. Mohamed spoke of the visual impact of the parking lot. She stated that her traffic department also reviewed the traffic in the parking area.

Mr. Michael Goldman asked Mrs. Mohamed about her review and comment on safety of parking.

The Board spoke about the safety of cars reversing out of the lot onto Kraft Avenue.

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

On the motion of Mrs. Atayan second by Mr. Larry Vranka the Planning Board approved the application as presented FIVE to ZERO under the following conditions: the lot must be chained and secured at entrance during non-business hours, proper guard system must be implemented to secure the playground area, the landscaping must be replaced, there will be a limit of five cars, the curb cut must be maintained and applicant must reestablish curb height, no striping is allowed and further approval from the DRC is required.

### **NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, November 8, 2017.

### **ADJOURNMENT**

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

Respectfully submitted,

*Cristina Battista*

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Secretary to the Planning Board