

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON NOVEMBER 12, 2014 AT THE VILLAGE HALL, 200  
PONDFIELD ROAD, BRONXVILLE, N.Y.**

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

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Chairman Blessing called to order the regular meeting at 7:31PM.

**APPROVAL OF MINUTES**

On motion of Mr. Murray, second by Ms. Smith, the Board approved the minutes of the Regular Meeting on October 8, 2014.

**SITE PLAN APPROVAL FOR 4 VALLEY RD**

Mr. Dean Davis, Architect explained the improvements that are planned for the Houlihan Lawrence at 4 Valley Rd. They will be replacing 60 windows, matching the existing windows, replacing the shutters, replace copper gutters and new leaders, new lanterns at the entrance way, adding 3 overhangs above doors, improving any landscape issues and replace siding from a hand-split cedar shingle to a smooth cedar shingle.

Mr. Murray asked if this was a restoration being done.

Mr. Davis answered yes a restoration except for the addition of the overhangs.

Mr. Blessing asked if the windows will remain the same as the current 6 over 6 window.

Mr. Davis answered yes and directed everyone to the display.

Ms. Atayan asked if they were using a solid color stain or paint.

Mr. Davis answered a solid color stain on the cedar and the brick will have a satin color pearl that will be toned down.

Mr. Blessing called on the DRC for their review.

Ms. Maggie Marrone from the DRC Committee stated that this is a great improvement, it's a nice upgrade while keeping in the style of the current building.

Ms. Atayan asked about low lighting.

Mr. Davis explained that they are using pad light in the stone wall to keep it low key.

Mr. Blessing opened the public hearing at 7:47pm.

With no further comments Mr. Blessing closed the public hearing at 7:47pm. He added that Mr. Pici's memo stated there are no zoning issues, no parking issues or any significant building issues.

On the motion of Mr. Murray, second by Mr. Reetz the Board approves this application 5 for and 0 against.

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

Mr. Blessing summarized the process of the previous meetings. He stated that after reviewing plans and details there are concerns with this project in general. The Board had certain items that were a potential hindrance to the project that needs improvement. He asked the Board members to give their view of the positives and negatives for this project.

Mr. Reetz added that the questions the Board had were not answered in the reports submitted.

Mr. Blessing stated that this is related to Mr. Pici's memo regarding NY States Codes.

Mr. Murray stated his concern in safety issues and the increase in the non-conformity of the building. He added that there is an access problem and would like to know what they plan to do to add more access in case of a fire. He stated if the sites surrounding this project are redeveloped and how they plan to prevent any fire issues.

Ms. Longobardo added that there is an attempt and willingness by the applicant to answer their questions but the response by JMC have not come up with any solutions to their concerns.

Ms. Smith stated that this is too dense a project for a limited space. She added she feels it is not working for this area.

Mr. Mayer stated there isn't any other area in Bronxville that can be less convenient than here for this project and believes it poses safety problems that no residential multi-family building should have to endure. He stated that this project is either not in compliance with the code or the code needs to be changed because it is unsafe for people to sleep in the building overnight with that kind of access.

Mr. Blessing stated that the building is inadequate as it stands and any further developments will add to the inadequacy. He also feels that increasing the size of the building exacerbates that situation. He also stated his concern for the safety of this building and safety of the children crossing in front of the driveway.

Mr. Zarin thanked the Board for their comments and stated that they will address their concerns and comments. He stated they took all comments very seriously, and that Mr. Pici referred them to the state. He added that they met with Erica Kreiger from the state and walked the site with her and her Architect and John Meyers Consulting. He stated they took all comments very seriously, and that Mr. Pici referred them to the state. He stated that with respect to the access issues they understand the seriousness in that but there is nothing in the code that requires them to guarantee access to all of those various locations in perpetuity. They are not aware of anything and have done substantial research to determine that. He stated this is a difficult reuse of the building that has been vacant for years and the comprehensive plans talk about the reuse of these building specifically and under those circumstances they would require certain amounts of flexibility in assuring that they have the access that satisfies fire professionals and the code requirements. He stated they are aware of the sidewalk safety issues and plan on coming back to the board with a final proposal in response to the comments.

Ms. Longobardo stated that it is lovely for somewhere else. She stated that she was in the area of the proposed project during the morning hours and the area seemed as if it was Time Square. She added there were many children and parents crossing the driveway. She stated it would be wonderful to do something with that building but isn't sure that this is the right idea.

Mr. Zarin added that Ms. Longobardo brings up a valid point, the building is there and they are trying to improve it and make it better.

Mr. Pici stated that his comments are reflective on comments he received from the state and that he did not review the plans for code compliance and should this project move forward the applicant will be required to submit plans to ICC and they will do a full building code review regarding fire safety and building safety. He stated as far as he is concerned he has not made any comments and won't do so until the building has full site plan approval and full constructions drawings are provided to his office.

Mr. Blessing asked for any comments from the public at 8:12pm.

With no further comments Mr. Blessing suspended any comments to the next hearing. He added that they declared the Planning Board as Lead Agency on this project. He asked Ms. Marilyn Timpone if she had any comments.

Ms. Timpone added the see no objections to the declaration of lead agency.

Mr. Mayer asked if the ICC is the entity that can be applied to determine code compliance for this application.

Mr. Pici stated they are a third party plan review service and major project are referred to them. The applicant can submit the drawings now but due to the level of these drawing they will get limited comments back.

Mr. Mayer added that he is not comfortable giving approval for a site plan without knowing if they are code complaint.

Mr. Blessing closed the hearing at 8:15pm.

### **NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, January 14, 2015.

### **ADJOURNMENT**

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:15PM.

Respectfully submitted,

*Cristina L. Battista*

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Cristina Battista  
Secretary to the Planning Board