

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON DECEMBER 13, 2017 AT THE
VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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

**SITE PLAN APPROVAL FOR 172 WHITE PLAINS RD – CHAPEL
SCHOOL/LUTHERAN VILLAGE CHURCH**

Mr. Gregory Sahagian spoke on behalf of the above address. He requested approval to install a new canopy at the Chapel School entrance. The awning structure is intended to provide weather protection at receiving lines to protect children, parents and teachers from the elements. He stated that it is not very visible from the street.

Ms. Hackett spoke on behalf of the DRC. She stated that they reviewed the application and drawing and they recommend approval as submitted.

Mr. Reetz opened the Public Hearing at 7:36pm, seeing no further comments Mr. Reetz closed the Public Hearing.

Mr. Pat Noonan, resident of 50 Edgewood Lane stated that they are worried about property values and would like to ask the school to maintain the structure in the future. He also spoke of the parking issues surrounding Concordia.

Mr. Sahagian stated that the awning should expedite the process of drop off and that the parking issues do not pertain to this application. He also stated that the awning material is top quality and only needs maintenance every 5 years or so.

On the motion of Mrs. Atayan second by Mr. Wood the Planning Board approved the application as presented FOUR to ZERO.

SITE PLAN APPROVAL FOR 15 PARK PLACE – PLAYA BOWLS

Mr. Steve Dimovski, Architect for the above project requested approval to convert a former retail business to a new carryout food establishment. "Playa Bowls" is a new carry-out fruit bowl store. There is no onsite cooking proposed. The proposed work will involve the interior renovation of the space. He stated that they made revisions based on FP Clark's review. Mr. Dimovski spoke of the background of this store and what they will be serving.

Ms. Maureen Hackett spoke on behalf of the DRC review. She stated that they have not received a sign application yet but think this is a great spot for this type of business.

Ms. Marilyn Timpone Mohamad from FP Clark spoke on behalf of her review. She stated that this store is mostly carry out with some seats it are incidental. The business provides a service that will be used by other shoppers who are in the area so a parking study was not needed.

Mr. Mike Galante from FP Clark spoke on the traffic and parking in the area.

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

On the motion of Mr. Wood second by Mr. Goldman the Planning Board approved the application as presented FOUR to ZERO.

SITE PLAN APPROVAL FOR 55 PALMER AVENUE – LAWRENCE HOSPITAL

Ms. Katherine Zalantis of Silverberg Zalantis requested an amended site plan approval to the first floor that will involve an additional three (3) exam rooms and five (5) infusion bays for treatment of cancer patients. The second floor will involve two (2) additional operating rooms for the treatments of inpatient and outpatient treatments. The use involves solely a redesign of interior space within the operational cancer center addition. She stated it is approximately 2100sf of the 40,000sf addition. She spoke of the staff and parking in an offsite parking area.

The Board adopted the following resolution; WHEREAS, in August 2016, the Village of Bronxville (the "Village") and the New York-Presbyterian/Lawrence Hospital (the "Hospital") reached an agreement permitting the issuance of a temporary certificate of occupancy ("TCO") for certain space within a building addition constructed between 2013 and 2016 (the "TCO Agreement"); and

WHEREAS, one of the conditions to the issuance of a TCO was that the Hospital not occupy certain areas labelled "will not be used..." on plan sheets dated March 2, 2016, prepared by Lillibridge, entitled "Tenant Improvement Drawings for Lawrence Hospital Cancer Center & Operating Room Relocation," Sheet Nos. EXH-2 and EXH-3 (the "Redesigned Space"), until a subsequent certificate of occupancy was issued for those areas; and

WHEREAS, the Redesigned Space is: two operating rooms on the second floor, and three exam rooms and five infusion bays on the first floor; and

WHEREAS, the Hospital submitted an Amended Site Plan Application (the "Application") to the Planning Board (the "Board") on or about October 4, 2017 to begin the process of obtaining Village approval for the Redesigned Space; and

WHEREAS, on December 13, 2017, the Board opened a public hearing on the Application, where comments were received from the Hospital and its representatives, the Village's representatives, and members of the public desiring to be heard; and

WHEREAS, the Village's traffic and parking consultant, Michael Galante of F.P. Clark Associates, Inc., indicated that he required additional information on various issues related to parking conditions and facilities at and around the Hospital, which the Hospital's traffic and parking consultant, John Collins of Maser Consulting, P.A., agreed to provide; and

WHEREAS, in order to give its consultants additional information to evaluate parking and traffic issues at the Hospital, the Board proposed to allow temporary opening and use of the Redesigned Space to provide for a period of analysis while the space is in actual operation; and

WHEREAS, the Hospital indicated that it was willing to agree to this temporary approval, understanding that it will in no way bind the Board regarding its ultimate decision on the Application.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby approves on a temporary basis the occupancy and use of the Redesigned Space as pictured on the plan sheets that were presented during the Planning Board's December 13th hearing (said plans being described below), for a period of three (3) months and five (5) days from the date hereof to allow its consultant, F.P. Clark Associates, Inc., to analyze any impacts on traffic or parking resulting from the expanded Hospital operations.

a. "Tenant Improvement Drawings for Lawrence Hospital Center, Cancer Center & Operating Room Relocation," dated March 2, 2016, prepared by Lillibridge, Sheet No. EXH-2;

b. "Tenant Improvement Drawings for Lawrence Hospital Center, Cancer Center & Operating Room Relocation," dated March 2, 2016, prepared by Lillibridge, Sheet No. EXH-3;

c. "Tenant Improvement Drawings for Lawrence Hospital Center, Cancer Center & Operating Room Relocation," revised August 2, 2016, prepared by Lillibridge, Sheet No. TA231; and

d. "Tenant Improvement Drawings for Lawrence Hospital Center, Cancer Center & Operating Room Relocation," revised January 27, 2016, prepared by Lillibridge, Sheet No. TA232.

2. Prior to the end of the three month and five day period, the Hospital shall reappear before the Board, for further proceedings on the Application.

On the motion of Mr. Goldman second by Ms. Atayan the Planning Board unanimously approved the application as presented with a 3 month 5 day trial period.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, January 10, 2017.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:45pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning Board