

MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON MARCH 9, 2016 AT THE VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.

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

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

APPROVAL OF MINUTES

On motion of Mr. Gary Reetz, second by Ms. Smith, the Board approved the minutes of the Regular Meeting on February 10, 2016.

SITE PLAN APPROVAL FOR 9 WILLOW CIRCLE – ADDITION

Ms. Maggie Marrone, Architect for the above project, spoke on behalf of the owner. She requested approval for a one story addition at rear of house to align with existing kitchen bump out with new window well egress at basement below and to enlarge basement under new addition. She stated materials will stay the same.

Ms. Smith voiced her concerns of overcrowding in the area.

Ms. Marrone supplied current photos of the property.

Larry Vranka spoke on behalf of the DRC. He stated it will have very little impact. They changes are minimal. The DRC had no further comments on this application.

Mr. Blessing opened the public hearing at 7:39 pm.

Mr. Ralf Wimmershoff, owner of 42 Tanglewylde, stated that he was concerned with losing the view from his house but once he was able to hear the application he realized that it will not affect his view.

Seeing no (more) people wishing to comment, Mr. Blessing closed the public hearing 7:41 pm.

Mr. Blessing referred this application to Zoning Board for approval. The Board will remain neutral on this application.

SITE PLAN APPROVAL FOR 48 PONDFIELD RD – BLUEMERCURY FACADE CHANGES

Mr. James Caris, from John Meyer Consulting, spoke on behalf of the applicant. He requested approval for façade changes to the front of the building at the above address. He stated they would like to replace the current façade with white marble.

Mr. Blessing asked how long the construction would take.

Mr. Caris stated construction time would be approximately one to two weeks.

Mr. Stephen Hawkey spoke on behalf of the DRC. He stated they believe it will be a positive improvement to the front façade.

Mr. Blessing opened the public hearing at 7:52pm.

Seeing no (more) people wishing to comment, Mr. Blessing closed the public hearing 7:52 pm.

On the motion of Ms. Murray second by Mr. Reetz, the Planning Board approved this application FIVE to ZERO.

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

Mr. Michael Zarin, from Zarin and Steinmetz on behalf of Pondfield LLC spoke on the above project. He spoke of their discussions with Mosbacher. He stated they reached an agreement.

Mr. Jim Ryan, from JMC spoke of the changes made to the driveway.

Ms. Smith asked for more details on the roof top sensor system.

Mr. Caris went into detail explaining how the sensors will work. He referred to a rendering of the building.

The Board discussed similar parking areas in the Village.

Ms. Atayan voiced her concerns. She stated that she commends the applicant for their improvements to the fire safety issue. She also stated that she is still concerned for the safety of pedestrians in the driveway.

Mr. Reetz asked Mr. Zarin if they spoke to Mosbacher Properties about a means of egress to the Cedar Street lot.

Mr. Murray asked Mr. Jim Staudt about the classification of the driveway.

Mr. Staudt stated they are designating the driveway as a “No Parking, No Standing” area.

Mr. Zarin requested the Board to consider elimination of a specific part of the resolution. (Paragraph 10, Page 15, last sentence.)

Ms. Marrone spoke on behalf of the DRC. She spoke of the materials on the building. She stated they reviewed the paving on the street also. She stated that they have concern for the neighbor's view of the LED lighting.

Mr. Ryan stated that they are going to talk to the manufacturer about a shield over the lighting.

Mr. Blessing reopened a Public Hearing at 8:28 pm.

Carolyn Urstadt, spoke about her concerns on the project. She stated she believes this is a dangerous situation.

Mr. Blessing adjourned the public hearing at 8:33pm.

Ms. Marilyn Timpone Mohamad stated that all changes will have to be made to the preliminary resolution.

Mr. Blessing stated Michael Galante must review plans. He stated they are able to vote on the preliminary draft.

Ms. Longobardo stated that she is still very uncomfortable with the driveway situation.

Mr. Reetz stated that he believes this application creates density and traffic flow problems in an area that is already congested.

On the motion of Ms. Smith second by Mr. Murray, the Planning Board approved a preliminary approval of this application THREE to TWO.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, April 13, 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 pm.

Respectfully submitted,

Cristina L. Battista

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Secretary to the Planning Board