

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE
VILLAGE OF BRONXVILLE HELD ON SEPTEMBER 14, 2011 AT THE VILLAGE
HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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

Chairman Henderson called to order the regular meeting at 7:29PM.

APPROVAL OF MINUTES

On motion of Mr. Murray, second by Mr. Blessing, the Board approved the minutes of the Regular Meeting on July 13, 2011.

SITE DEVELOPMENT – 83 KENSINGTON ROAD (Legalize wood deck)

Ms. Maggie Marrone, architect, reported that the homeowner is requesting to legalize a cedar deck that was built several years ago. There will no changes made to the deck. The deck is hidden from the street.

Mr. Murray asked if they were looking to get a Certificate of Occupancy.

Ms. Marrone responded that they were.

Chairman Henderson opened the public hearing at 7:32PM.

There was no public comment.

Chairman Henderson closed the public hearing at 7:32PM.

Chairman Henderson asked for a motion to grant the site development plan approval. It was unanimously passed on motion of Ms. Longobardo, second by Ms. Smith.

SITE DEVELOPMENT – 60 KRAFT AVENUE (special permit – sidewalk café)

Mr. John Fogarty, owner, said that he is looking for approval to have a sidewalk café in the front of his restaurant.

Chairman Henderson asked Mr. Fogarty to point out where the tables and chairs would be. He mentioned that Superintendent of Buildings, Vincent Pici, is concerned about the grates and the chairs protruding out to where the tree is.

Mr. Fogarty answered that he would be willing to reconfigure the seating and that the grates would be between the tables and no tables or chairs would be on the grates.

Ms. Smith inquired about the grates and the weight that they can hold. She was concerned about the pushing back of chairs onto the grates.

Mr. Fogarty responded that the grates are heavy duty, have L-brackets underneath and should not be a problem at all. He said that people can walk on the grates.

Ms. Longobardo reported that the Design Review Committee met with applicant and that all was aesthetically fine.

Chairman Henderson said that the Planning Board could have a condition in the approval whereby no chairs are to be on the grates.

Ms. Smith said that as long as there is a condition, she would approve it.

Chairman Henderson advised the applicant that the renewal for this is a set date and within a 12 month period.

Chairman Henderson opened the public hearing at 7:38PM.

There was no public comment.

Chairman Henderson closed the public hearing at 7:38PM.

Chairman Henderson asked for a motion to grant the site development plan approval with the condition of no chairs being placed on the grates and that there will be only two chairs at the table near the tree. It was unanimously passed on motion of Mr. Murray, second by Mr. Blessing.

SITE DEVELOPMENT – 55 PALMER AVENUE (AT&T) – modification of existing telecommunications facility, antennas, related equipment

Mr. Tony Joffrey, of Cuddy & Feder and attorney for AT&T, said that AT&T would like to modify the existing telecommunication facility, antennas and related equipment. Currently there are only six antennas at the hospital. Originally, nine had been approved. The new antennas will be in the same location and will not be visible from the street. This will allow AT&T to upgrade service to its customers. This upgrade is similar to the one done at Concordia College.

Mr. Mike Russo of HDR and consultant on behalf of the Village of Bronxville reviewed the findings of their report. These antennas were originally approved in 1995. The existing six antennas now are pretty typical panel antennas. The applicant would like to add three additional antennas. Visually this will not cause an incremental impact on the community. There was a structural assessment done and he recommended that Superintendent of Buildings, Vincent Pici, review it. There was a rooftop radio frequency analysis done that looked at the height of the antennas and it looks like all will be in compliance. He said the application is complete and the necessary information has been submitted. He made some recommendations: SEC signage be maintained and

inspected; grounding and code compliance established if approved; on-site connections will be utilized; operation in accordance with the Village Code; and, any additions made in the future must come before the Planning Board. This is not a new tower and no lighting or visual changes are proposed.

Chairman Henderson said that all of the points that Mr. Russo made are useful.

Chairman Henderson opened the public hearing at 7:45PM.

There was no public comment.

Chairman Henderson closed the public hearing at 7:45PM.

Mr. Mayer asked if the proposed rooftop garden for the proposed Lawrence Hospital Cancer Center will be a site of exposure from this.

Chairman Henderson responded that it would be a good idea to have this evaluated and addressed.

Chairman Henderson asked for a motion to grant the site development plan approval. It was unanimously passed on motion of Ms. Smith, second by Mr. Murray.

SITE DEVELOPMENT – 4 FORDAL ROAD (renovation & additions to existing 2 family dwelling)

Mr. Martin Staccato, architect, represented the homeowner and reviewed the plans. He stated that the purpose of this application is to build a second story over the existing one story structure. The garage door in the front will be moved to the side. He said that all of the setbacks are fully compliant.

Chairman Henderson asked how many square feet there are now and what they are proposing.

Mr. Staccato replied that it is now 4,800 square feet including the garage and the new square footage would be 8,991 including the garage.

Mr. Blessing asked if the house is predominantly one story now.

Mr. Staccato responded that it is and that the two story portion would be the main part of the house.

Ms. Smith asked Mr. Staccato to describe the lot in general.

Mr. Staccato said the house has a very large backyard and that the portion of the house that is now one story will become two stories.

Ms. Longobardo commented that the Design Review Committee looked at the location and that this is more of a zoning issue.

Chairman Henderson inquired if the location of the renovated house is appropriate for the lot it sits on.

Ms. Longobardo said that there is no issue with the setback here.

Chairman Henderson opened the public hearing at 7:52PM.

One resident disagreed with the comment about the size of the house. He feels that this will dwarf every house in the neighborhood. It seems excessive.

Ms. Longobardo commented that there are houses of all sizes in all neighborhoods. It is not obtrusive to an immediate neighbor.

Mr. Blessing said that the lot is an acre and a half.

Another resident asked the Planning Board to look at the next largest house in the neighborhood.

Ms. Longobardo said that the Code does not require that the houses be compared to one another and that she has no sense of small houses in this area.

Ms. Smith said the proposed house seems open and spacious and she does not see this to be problematic.

Another resident stated his concern about the overall size and character of the neighborhood being compromised.

Chairman Henderson closed the public hearing at 7:58PM.

Chairman Henderson asked for a motion to grant the site development plan approval. It was unanimously passed on motion of Mr. Blessing, second by Mr. Murray.

SITE DEVELOPMENT – 24 PONDFIELD ROAD WEST (convert former office space to new day spa)

Mr. Peter Acavello said that he is looking for the proposed change of use for this space from a doctor's office to a day spa.

Maggie Marrone, architect, reviewed the plans and stated that all is staying the same except for one bathroom. There will be no exterior changes.

Ms. Longobardo reported that the Design Review Committee met with the applicant and that the signage will be the same as that used for a doctor's office – small.

Ms. Smith inquired about the parking requirements and if they would be the same as if for a doctor's office. She also commented that there will be more activity causing tight parking as this office was for only one doctor.

Mr. Blessing replied that the parking would be less than what is required for medical use.

Ms. Marrone said that three spots are required and that there are two spots in the back so the spa will only require one other spot.

Mr. Murray asked how many people would be in the spa at one time and the time that the spa would be the busiest.

Mr. Acavello replied that there would be no more than eight people and that the busiest time would be in the mornings. The spa would not be open on Saturdays at this point.

Chairman Henderson opened the public hearing at 8:03PM.

There was no public comment.

Chairman Henderson closed the public hearing at 8:03PM.

Chairman Henderson asked for a motion to grant the site development plan approval. It was unanimously passed on motion of Ms. Smith, second by Mr. Murray.

SITE DEVELOPMENT – 1 WILLOW ROAD (create new interior garage parking for one passenger vehicle)

Mr. Friedenbergl, owner, said that he would like to make a garage in the basement of his house. He has always had a garage on Willow Circle to rent but does not anymore. He has received objections to this project that deal with the flood plain and the impact of water flow. He feels this is not a problem because the amount of water generated would be minimal as the driveway slopes down. He plans on investing in a paving system that permeates water – pavers set on heavy gravel so the water slowly seeps back into soil. The traffic impact is important but it is unmeasurable and of low impact in this location. The oak tree island slows the traffic down. Backing out and visibility is critical. There is not a constant traffic street. There are a number of surrounding driveways. The proximity of his driveway to Willow Circle is over 40 feet (80 feet to corner). Structurally this needs to be approved by Superintendent of Buildings, Vincent Pici, but he ensured the Board that the proper beams would be used, it will be fire rated and no vapors or fumes will go into the neighbor's house.

Chairman Henderson inquired about what is there now, if the homes have common walls and if the driveway off of Tanglewylde is a common driveway for all of the townhouses.

Mr. Murray asked if there was a driveway on Tanglewylde.

Mr. Friedenbergl replied that there was not and that it only went to 19 Tanglewylde. The neighbor has access on two sides.

Mr. Murray asked if there was no place to put the car because of the easement.

Ms. Longobardo responded that the brick terrace has no bearing on this application and that the Board should concentrate on the small driveway off of Willow Road. She is concerned about the site distance.

Mr. Friedenbergl said that Willow Circle is 26 feet wide and that there should be no site distance issues.

Mr. Murray wanted to know that when backing up how Mr. Friedenbergl would see traffic, etc. and then he asked how high the retaining wall is.

Mr. Friedenberg replied that the house is above grade, the retaining walls are 42 inches high and that you can see 60 – 80 feet of oncoming traffic. The sight lines are perfectly clear.

Chairman Henderson asked if the dirt in the front would be removed. He also asked if the part below the window in front is the basement and where the garage would be. He felt that the greenery on both sides along Willow should be removed.

Mr. Friedenberg said that he will plant greenery along the wall.

Ms. Longobardo inquired what the front of the house would look like as it is hard to visualize.

Mr. Friedenberg said that he would need to cut through the foundation and put up a garage door.

Chairman Henderson said that the application raises aesthetic questions as well as technical questions. He would like to hear from Superintendent of Buildings, Vincent Pici, with regard to the technical questions.

Ms. Longobardo agreed with the need of Mr. Pici's comments.

Ms. Smith would like to hear from the police and thinks this is a very dangerous spot.

Mr. Friedenberg said he is concerned about the construction time.

Chairman Henderson said that the Planning Board is not in a position to evaluate this application at this time.

Chairman Henderson opened the public hearing at 8:40PM.

The owner of 14 Field Court asked if the plans could be looked at by residents and if there was a rendering available.

Ms. Longobardo asked the applicant if he could provide a rendering and mentioned that she has some concern about the island in the middle of the street.

The owner of 7 Field Court said that the concept of there being little traffic on Willow is ridiculous. People drive on the wrong side of the island all the time. She feels that this driveway could be a parking lot and questions what it would like aesthetically.

Chairman Henderson said that it does not look like there is room for a car between the street and the garage.

Mr. Friedenberg replied that there could be if needed.

Ms. Longobardo said that this will definitely change the aesthetics of Willow.

Another resident said that the bottom of the wall on the property will cause more water below it. Willow is a very busy street. She does not want any more water. She questioned why it is so important to have a garage.

Mr. Friedenbergr commented that the catch basin in front of the house has been clogged. This entrance is above any level of water. There will not be any flowing back into Willow.

Ms. Longobardo said that this is not a major need of the homeowner.

Chairman Henderson closed the public hearing at 8:50PM.

OTHER BUSINESS

None.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be held on Wednesday, October 12, 2011 at 7:30PM.

ADJOURNMENT

There being no further business before the Planning Board, the meeting was adjourned at 8:52PM on motion of Mr. Blessing, second by Mr. Murray.

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Respectfully submitted,



Karen A. Buccheri

Secretary to the Mayor & Village Administrator