

MINUTES OF PUBLIC HEARING HELD BY BOARD OF TRUSTEES OF VILLAGE OF BRONXVILLE ON JULY 10, 2006 AT THE BRONXVILLE LIBRARY, 201 PONDFIELD ROAD, BRONXVILLE, N.Y.

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PRESENT:	Mary C. Marvin	Mayor
	Glenn D. Bellitto	
	Robert S. Underhill	
	William H. Barton, Jr.	Trustees
ABSENT:	Anne W. Poorman	Trustee
ALSO PRESENT:	Ned W. Branthover	Village Counsel
	Harold Porr III	Village Administrator
	Rocco Circosta	Superintendent of Public Works
	Brian M. Downey	Chief of Police
	Vincent Pici, P.E.	Superintendent of Buildings
	Robert J. Fels	Village Treasurer
	William J. Murphy	Parking Commissioner
	Gerry Iagallo	Village Assessor

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Mayor Marvin called the public hearing to order at 8:24 p.m. She explained that the purpose of the hearing was to hear and consider comments regarding a proposed Local Law to amend the Zoning Law of the Village of Bronxville to create a new special permit use for Age Targeted Multiple Residence Facilities and to set forth required area, dimensional and parking requirements for such Age Targeted Multiple Residence Facilities. (Copy of the proposed law is annexed to the official minutes.)

Village Administrator Porr verified that due notice of the public hearing had been given by posting and publication.

Mayor Marvin noted that the attorney for the Village and representatives from WCI Communities, the developer of the Kensington property, were present this evening.

Mark Miller with the law firm Veneziano & Associates, stated that his firm represents WCI Communities in connection with the proposed development on Kensington Road. He said he was here tonight representing WCI Communities, along with Bob Paley a representative of WCI and their planner John Saccardi of Saccardi & Schiff.

Mr. Miller gave a brief historical background on the zoning amendment and why it was being discussed tonight. He said that the zoning process for this project began in June 2004. At that time they made two different submissions to the Village, one to the Planning Board to start the site plan review and another to the Village Board to start the zoning text amendment process. The zoning petition requested certain amendments to the Zoning Ordinance which would create a special permit use for age targeted multiple residence facilities in the 6 Story Multiple Residence D District. On July 12, 2004, the Village Board referred the proposed zone text amendments to the Planning Board for a report and recommendation. At its meeting on May 10, 2006, the Planning Board unanimously adopted a positive recommendation with respect to the proposed zone text amendments.

Mr. Miller stated that during the processing of the site plan application, the proposed project has been reviewed carefully and numerous alternatives have been studied by the Planning Board, with significant input from the community. As a result of that review, certain details with respect to the project have changed since their initial submission. Mr. Miller said the developer realized the project they were proposing didn't fit exactly within the context of the existing 6 Story Multiple Residence D District. He explained that the current Zoning Law does permit "age restricted" multiple residence buildings up to 6 stories and a height of 72 feet. The proposed amendment to the zoning code would permit "age targeted" housing, but only if a Special Permit is issued by the Planning Board. The proposed zoning changes would limit age targeted housing to 5 stories and 60 feet.

Mr. Miller pointed out that when the public hearing is closed this evening the Board cannot vote on the Zoning Amendment until the Planning Board has issued an Environmental Findings Statement. If the Board adopts the zoning text amendments at the end of the environmental review process it will create some new text but will not change the zoning.

Bob Paley spoke about the revised plan that proposes 54 condominium units in two 4-story buildings in the Mission architectural style. He said they are targeting affluent baby boomers who become empty nesters, and are trying to satisfy the needs of that market by creating a set of amenities and services that would cater to those needs.

John Saccardi explained in greater detail the proposed changes in the zoning text. He said that the proposed zoning amendment is more restrictive in terms of height and open space than the existing six story age restricted residence. He said the age restricted building specifically would allow 90 units. They would only allow 54 units. An age restricted project requires 300 s.f. of open space per unit whereas an age targeted project will require 500 s.f. of open space per unit. Also, the minimum required parking for an age targeted project would be 1.75 spaces per dwelling unit as opposed to 1.0 space per dwelling unit for an age restricted project.

Mayor Marvin asked if the Trustees had any comments.

Trustee Underhill asked for an explanation about the difference between "age restricted" and "age targeted". Special counsel, Jim Staudt, explained that "age restricted" would mean a

restrictive covenant. He said "age targeted" means the development is designed and marketed to a certain age group, specifically empty nesters.

Trustee Barton asked if a young family with three children came would WCI sell to them. Mr. Staudt said the Planning Board asked us to go through that analysis. He said it was unlikely that a young family would be attracted to these units. They looked at different scenarios from 25% to 50% families with children. He said the worst case scenario would still bring in \$1/2 million to the School District.

Mayor Marvin then asked for comments from the public, and requested that they confine their comments to the zoning code amendment issue of age targeted multiple residences. The Mayor said that any other questions can be brought forth during the Planning Board meeting.

Dorothy Brennan, 59 Kensington Road, asked if the building would be six stories and if that included two levels of parking. Mr. Staudt responded that there would four stories of residences above the garage. There would be one parking level below grade level and one partially above grade level because of the topography.

Mrs. Brennan also asked about a special permit. Mr. Staudt responded that the developer would need to get a special permit from the Planning Board. The special permit allows the Planning Board to take a closer look at the project. He said it gives the Planning Board an additional control.

Mrs. Brennan said she was disturbed that some people involved with the Kensington development were not aware of the public hearing and were not here tonight.

Mayor Marvin said that legal notices for the public hearing were published in the Review Press and the Journal News, posted in six different places in the Village and sent to everyone we were required to notify. She noted that the Board would not be voting on the amendment tonight.

Jim Kroulas of the Parkway Road Association had a question about the maximum building coverage being changed to 100% as opposed to 55% coverage. He said he thought that restriction should be put into the text. He also suggested that the number of domicile units should be 54 units.

John Saccardi said he thought they were two good suggestions and that the language could be adjusted.

There being no further comments, the public hearing was adjourned at 9:00 p.m.

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