

MINUTES OF SPECIAL MEETING OF BOARD OF TRUSTEES OF VILLAGE OF BRONXVILLE
HELD ON SEPTEMBER 18, 2006 AT THE TEMPORARY VILLAGE HALL, PALUMBO PLACE,
BRONXVILLE, N.Y.

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PRESENT:	Mary C. Marvin	Mayor
	Anne W. Poorman	
	William H. Barton, Jr.	
	Glenn D. Bellitto	
	Robert S. Underhill	Trustees
ALSO PRESENT:	Harold Porr III	Village Administrator
	James Staudt	Special Counsel
	Bob Paley	WCI Communities
	Mark Miller	Counsel for WCI Communities

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Mayor Marvin called the meeting to order at 7:30 AM. Village Administrator Porr stated that appropriate notice was provided to all trustees, the media and the public.

PROPOSED AMENDMENT TO ZONING LAW REGARDING AGED TARGETED
MULTIPLE RESIDENCE HOUSING

The Mayor began the discussion by explaining that the Board had before it a proposed Local Law and SEQR Findings Statement Resolution. The Mayor explained that, among other things, the proposed Local Law would add to the Village's existing Six Story Multiple Residence D District, Age Targeted Multiple Residence Facilities as a permitted use. The Mayor explained that the use would be permitted only upon the issuance of a Special Permit by the Planning Board. The Planning Board would be authorized to issue such a Special Permit only if the specific conditions set forth in the proposed Local Law are met. Those conditions include, among others, that the proposed development must provide additional parking, over and above the parking necessary for the residences in the project, for use by Village residents.

The Mayor then asked the Village's Special Counsel, James Staudt, to review provisions of the Local Law for the parties in attendance which he did.

The Board then had a detailed discussion of the provisions of the law.

The Board had a detailed discussion of the proposed SEQR Resolution and of the provisions of the SEQR Findings Statement which had been issued by the Planning Board.

A citizen, Mr. Thomas Wolff, asked several questions of the Board which were responded to by the Board, its Special Counsel and representatives of the proposed Kensington Road project.

The Board discussed the issue of the proposed permitted number of stories for Age Targeted Housing. The proposed Local Law provides a five story limitation. The Board discussed and asked questions about the five story limitation with respect to the proposed Kensington project. Board members asked for confirmation that the proposed Kensington project involved four residential stories, and asked what the impact of permitting five stories would be with respect to the Kensington project.

The representatives of the Kensington project confirmed to the Board that the Kensington proposal is and would remain a proposal for four residential stories. They explained, however, that because of the definitional sections of the Bronxville Zoning Ordinance, a portion of the parking structure which will be partially below grade and partially above grade could be interpreted to be a story. The Kensington representatives assured the Board that their proposal remains four residential stories above the parking structure which is predominately below grade.

The Board members explained that they want it to be made clear that the Kensington project will be only four stories of habitable residences, and that if any portion of the project is counted as a fifth story, it will only be the parking garage as has been explained earlier. It was further explained that a portion of the parking garage would be above grade because of the drop off in the topography of Kensington Road (and the adjoining property) causing a portion of the upper level of the parking lot to be exposed as the grade drops off.

The Board then discussed the various set back requirements that would apply to the issuance of a Special Permit for Age Targeted housing. The Board members stated that these special setbacks are for use only in the special circumstances where public parking is being provided. The Board members discussed the issue further and indicated that in the case of the Kensington application the set backs are appropriate because of the provision of the below grade public parking, the provision of senior oriented housing, and because of the very narrow shape of the Kensington lot. This may not be the case for other applications involving different properties and/or circumstances.

The Mayor then asked if there were any further comments or questions from the public. There were none.

A motion was made by Trustee Underhill, seconded by Trustee Poorman, and adopted by unanimous vote, to enact the SEQR Resolution which is attached to these minutes as if set forth herein.

A motion was made by Trustee Bellitto, seconded by Trustee Underhill, and adopted by unanimous vote to enact the proposed Local Law, a copy of which is attached hereto as if fully set forth herein.

On motion of Trustee Underhill, seconded by Trustee Barton and approved unanimously, the meeting was closed at 8:15 AM.