

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE
VILLAGE OF BRONXVILLE HELD ON APRIL 9, 2014 AT THE VILLAGE HALL, 200
PONDFIELD ROAD, BRONXVILLE, N.Y.**

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

Chairman Blessing called to order the regular meeting at 7:33PM.

APPROVAL OF MINUTES

On motion of Ms. Smith, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on March 12, 2014 with a minor change made by Ms. Smith.

SITE DEVELOPMENT/SPECIAL PERMIT – 55 PALMER AVENUE (LAWRENCE HOSPITAL SPRINT WIRELESS COMMUNICATION SYSTEM UPGRADE)

Ms. Cara Baramolo, attorney for Sprint, reported that the applicant was before the Planning Board in May of 2013 for a pre-application. The applicant is seeking approval to modify the existing facility by replacing three existing antennas with three new ones. There will be no increase in height. Also to be replaced are three equipment cabinets. The applicant has submitted a compliance report, a structural assessment and a site plan of the modification.

Chairman Blessing commented that the Planning Board received a report from HDR, the Village consultants.

Mr. Mike Musso, consultant from HDR, reviewed the report submitted to the Planning Board on March 7, 2014. His company works for about 30 municipalities and they are seeing a trend for this type of new technology. There are different changes in frequency allocations. Everything will be contained on the rooftop in a designated area. At times you will be able to see the antennas. Currently the rooftop has six antennas and this will remain unchanged. Three will be upgraded and will offer new technology. Behind the new antennas will be remote radio heads. The maximum size of these radio heads will be 13 X 20. These will not cause a significant incremental visual increase. There was a radio frequency emission report submitted. HDR did an on-site field reading at the roof level and at street level. The readings were all in compliance. The

rooftop is not a general accessible area. There was a full structural analysis submitted and there were no issues with the structural capacity of the building and the mounts. The color matching is important. The pipe mass should be consistent. FCC warning signage should be inspected regularly. The applicant should remain in accordance with wireless regulations.

Mr. Reetz inquired if there was periodic compliance reporting.

Superintendent of Buildings Vincent Pici replied that there is compliance reporting done every five years.

Chairman Blessing said that the Planning Board has all necessary paperwork from the applicant.

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

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

Ms. Baramolo said that matching the color to the building would not be a problem. The remote radio heads cannot be painted because the paint could affect performance.

Chairman Blessing asked if the newly built area on the hospital with the atrium garden would be affected in any way due to the location of these antennas.

Mr. Musso answered that the antennas are five stories up and the atrium will be on the northeast side at three stories so there will be no impact at all.

On motion of Ms. Atayan, second by Mr. Reetz, the Board unanimously approved this project subject to painting the antennas and equipment cabinets.

SITE DEVELOPMENT - 79-81 PONDFIELD ROAD (RICKY RESTIANO PHOTOGRAPHY)

Ms. Kathy Zalantis, attorney for the owner of the building, commented that the applicant is looking for site plan approval. The applicant is an existing tenant on the second floor of this building and is looking to relocate to the first floor. This space qualifies for a parking waiver due to the space size but the applicant had a parking analysis done anyway. The proposed use is for a photography studio. It will be a beautiful hi-end storefront rather than an empty storefront. The owner is concerned about losing this tenant. She has brought the sign company representatives tonight as well.

Ms. Maggie Marrone, architect, reported that the interior will be repainted. There will be no structural things done. The Design Review Committee liked the black panel sign with the cut out letters.

Mr. Ray Russo, sign company representative, said that based on the building and the holes in the building from previous signs, it was decided that the black sign was the best fit. The font is

more appropriate on the black. It will be mounted in strategic points. The black will be a matte steel. There will be more negative space around the lettering.

Ms. Smith wondered if the writing could be centered more.

Mr. Russo answered that it could be but that Mr. Restiano's name runs linear and this is the most appropriate way.

Mr. John Colquhoun, Chair of the Design Review Committee, reported that the committee liked the type. They thought it was elegant. There is a problem with the building and there are not a lot of architectural details. The committee felt that the matte black would look nice. There will be no sign on the awning. The lettering will be slightly smaller so it does not feel so tight.

Mr. Mayer inquired about what makes the steel change color.

Mr. Russo responded that it is a natural steel and the elements cause it to turn black. It oxidizes itself. It is not a painted finish.

Ms. Smith said that the spacing of the name looks like it is one word.

Mr. Reetz asked if there would be parking behind the building for tenants.

Ms. Atayan said that there are two spaces.

Mr. Restiano commented that he currently rents three additional spaces.

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

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

Mr. Reetz thanked Mr. Restiano for staying in the Village.

Mr. Restiano said that his family started the business in the 1980s where Starbucks is today.

Chairman Blessing asked Mr. Restiano to give a brief background on sales.

Mr. Restiano said that in the past 50% of his business was for portraits and the other 50% for weddings. But recently, weddings account for 90% of his business. He has clients from all over. He is trying to bring back the studio part of the business. He loves Bronxville and feels this space is the perfect space for his business.

On motion of Ms. Smith, second by Mr. Reetz, the Board unanimously approved this project.

OTHER BUSINESS

Ms. Smith asked if there was any update on the Concordia College screens.

Chairman Blessing said that he had not heard anything.

Mr. Colquhoun commented that he thought the College was going to put up a sample. He also felt that the swatch that they presented was very different from what was actually up.

Chairman Blessing encouraged members from both the Design Review Committee and the Planning Board to try and stop by the College to see the screens.

Mr. Pici reported that he spoke with the attorney from the College and that the College was going to have a discussion with their neighbors.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, May 14, 2014.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:08PM.

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Respectfully submitted,

A handwritten signature in cursive script, reading "Karen Buccheri", written over a horizontal line.

Karen A. Buccheri

Secretary to the Mayor & Village Administrator

