MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON JUNE 11, 2014 AT THE VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.

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

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Chairman Blessing called to order the regular meeting at 7:31PM.

APPROVAL OF MINUTES

On motion of Ms. Smith, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on April 9, 2014 with a minor change made by Mr. Blessing. (No May Meeting)

SITE PLAN APPROVAL FOR THE BRONXVILLE WOMENS CLUB – 135 MIDLAND AVENUE

Ms. Mary Westmoreland, representing The Bronxville Women's Club, (accompanied by President Joyce Balint and roofer Paul Chrystal) requested approval to replace a section of roof at the rear of the building. The existing slate roof will be replaced with a GAF Timberline in a Charcoal Black. The Bronxville Women's Club is a 501C3 Not for Profit cultural and philanthropic organization and it is governed now by the Board of Directors. The organization is dedicated to maintaining the clubhouse which is 88 years old and preserving the architecture of the building for use of it originally intended missions. They would like to maintain the original appearance of this building as much as they can. Due to financial pressure the club is restricted in terms of replacement alternatives. This section has several leaks, one of which has caused damage to the ball room ceiling. The roof over the ballroom is already asphalt. The four remaining roofs are in good condition. The submission included photographs. The area to be replaced is approximately 2500 sf. It is located at the rear of the building overlooking the patio and parking lot. A copy of a photo showing the area was distributed to the Board.

Mrs. Longobardo asked if this is the only section being replaced.

Ms. Westmoreland described the area as the cottage portion of the building.

Mr. Murray commented that the photograph shows the entire rear section.

Ms. Westmoreland described the photograph on page 9 & 10 and indicated that the entire roof plan will be replaced.

Ms. Smith asked if any other estimates were obtained for the Pennsylvania Slate.

Ms. Westmoreland indicated that they had received an estimate $58,000 for slate and an estimate $22,000 for the asphalt roof.

Mr. Murray asked what the life expectancy is on the asphalt.

Ms. Westmoreland states the new asphalt roof life expectancy is 50 years and existing slate is 75 years, but it is now 88 years old. They intend to save any slate when removed to use for patching in the front of building. The Club will continue to fundraise in the hope of replacing the front facing slate in stages.

Mr. Murray inquired whether the club had requested any financial aid from the state.

Ms. Westmoreland said they do intend to apply for funding.

Ms. Atayan asked if the use of the asphalt material will impact the historic designation in any way.

Ms. Westmoreland confirmed that it would not.

Ms. Longobardo questioned how the west facing asphalt shingle roof (which looked like slate) weathered next to the slate.

Ms. Westmoreland indicated that the previous asphalt roof replacement has weathered well. However it is a 20 year asphalt roof and has been on for over 25+ years.

Ms. Smith asked if the club was comfortable that the repair would be successful and if other roofers were consulted.

Ms.Westmoreland stated that she has spoken to four roofers. All stated the roof needs to be replaced. Part of their strategy is to pick a roof material that will be available in the future and to match the roof on the ball room once it has to be replaced, because it will be necessary.

Mr. Reetz asked if there was a long term plan in effect regarding the entire property maintenance not just the roof, and how does this fit into that plan.

Ms. Westmoreland responded that an analysis done in 2011 which was updated recently. So they do know the areas they need to focus on. Most have been managed over the last few years but the roof has become most important to the club now. (Analysis was circulated.)

Mr. Pici indicated that there are no building or zoning issues.

Mr. Colquhoun reported that the DRC was concerned about is the matching of the asphalt with slate. However they agreed that the purposed asphalt was an acceptable alternative.

Chairman Blessing opened public hearing at 7:48pm, no member of the public elected to speak.

Chairman Blessing Closed public hearing at 7:48pm.

Ms. Longobardo asked if the front will need to be replaced.

Ms. Westmoreland that eventually it would.

On motion of Ms. Longobardo, second by Mr. Murray, the Board unanimously approved the application as submitted.

OTHER BUSINESS

Ms. Smith asked Mr. Pici what the status was on the trees at Lawrence Hospital.

Mr. Pici explained that several trees that were slated to be saved have been removed with the consent and approval of the Village's Consultant Arborist and will be replaced. They were in poor condition and would not have survived the construction.

Mr. Smith asked about construction workers cars parked in resident's spots, in Stoneleigh Plaza.

Mr. Pici indicated that he had not received any complaints and explained that since it is private property the police department has no jurisdiction over it.

Mr. Smith would like to know his opinion on how long the construction would take.

Mr. Pici believes approximately sixteen to eighteen months depending on weather and other factors.

Chairman Blessing asked when the Kensington project is going to begin.

Mr. Pici indicated that the target date is early July and that signs will be going up before then.

Ms. Smith asked about cars being displaced.

Mr. Pici said cars will be displaced from the existing Kensington lots. The Village Administration are exploring alternative locations for the vehicles.

Ms. Longobardo asked Mr. Pici about the choices of bricks for Lawrence Hospital and if there is still escrow funding available to review the sample wall.

Mr. Pici explains there is still escrow monies available. If the Board requires guidance from F.P. Clark they are still on contract and can assist. One of the site plan conditions was that the hospital was to maintain the escrow for the duration of the project.

Chairman Blessing announced that there will not be an August meeting.

Mr. Pici reported that the 100 Pondfield application will likely be on to the July agenda to introduce the project. He has had conversations with Marilyn Timpone Mohamed of F.P. Clark and recommends that the Board begins the formal hearing process. An application is currently under review.

Ms. Longobardo asked if it is a pre-app.

Mr. Pici explained that they already made a full application and cannot go back to a pre-app.

Ms Longobardo asked if they added the fourth floor.

Mr. Pici explained that the fourth floor expansion was always part of the application. Only two stories are permitted by Zoning Code. He also has some concerns regarding the parking. The revised application is still being reviewed.

Chairman Blessing asked if there are any other comments or business.

Mr. Pici suggested the Board and DRC discuss the brick sample for Lawrence Hospital. The applicant is anxious to order.

Mr. Colquhoun explained that when last discussed the applicant did present several different brick colors. There will be areas that will be able to break up the big brick wall feel, i.e. doorways and window sills, etc. They didn't think the two tone bricks would be appropriate.

Ms. Longobardo asked if there is a set of drawing that shows the brick wall, she recalls it looking like a different color brick from the cap stone.

Mr. Colquhoun explained that that is their recommendation the single color brick and different color cap stone used throughout.

Mr. Colquhoun indicated that the display contained two different brick colors and the latest architectural rendering had the sill stones and cap stones.

Ms Smith states her concern about matching the brick.

Mr. Colquhoun says they looked similar but isn't sure if it is the same manufacturer. Even if from the same manufacturer they might not match.

Mr. Pici stated that he would direct the applicant to rebuild the sample wall with the final color selection adjacent to the existing building so that the Board can get a clearer idea of the color and material match.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, July 9, 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,

Cristina Battista
Secretary to the Planning Board