MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON JULY 9, 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
	Randolph Mayer	Alternate
	Vincent Pici	Superintendent of Buildings

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Chairman Blessing called to order the regular meeting at 7:32PM.

APPROVAL OF MINUTES

On motion of Ms. Smith, second by Mr. Murray, the Board approved the minutes of the Regular Meeting on June 11, 2014.

SITE PLAN APPROVAL FOR CHRIST CHURCH - 19 SAGAMORE RD

Walter Sedovic, Architect speaking, joined by Father Michael Byrd, spoke of the history of Christ Church. He stated that since changes in the code, front doors need to swing outward which caused an encroachment on the sidewalks changing the entire concept of the front entrance. He stated that over time the stairs have deteriorated and are no longer useable and are a safety hazard. They asked to replace stairs with a new entrance and no encroachment on the sidewalk. They requested to modify the pitch of the sidewalk, moving the present curb cut, and limit the number of elements comprising the steps to complete solid blocks of stone for longer durability. He stated that some specifics of the features have not been chosen at this time.

Mr. Sedovic states that they are looking at a limited removal of the canopy so they can increase safety and removing potential hazards.

Mr. Blessing asked if they will be replacing the canopy.

Mr. Sedovic states they may be replacing it but would need to speak to the congregation. The also states they would like to increase potential for accessibility and increase security of the play area. He adds there are a lot of issues at play that require discussion.

Ms. Longobardo asked what the timing of those other issues are. She asked if they are trying to get approval for those issues now.

Mr. Sedovic states they are seeking approval for partial removal of the canopy, and replacement of the light fixtures, rails and stairs.

Ms. Longobardo asked for clarification on the replacement of the stairs.

Mr. Sedovic refers to the plans the board was given.

Ms. Longobardo states she does not believe they should approve lighting they have not seen yet.

Mr. Blessing states that everything is in compliance with Village Code.

Father Byrd states that the canopy issue is strictly about safety. They may be able to restore what is there but they are not sure if it is up to code. He states he does know that it is not safe and would rather have permission to remove part of the canopy.

Ms. Longobardo states that removal would be a good thing due to its safety hazard.

Ms. Smith questioned why they don't just remove the whole canopy.

Father Byrd states the church is a multi-use building they want to make sure the entrance meets all the accessibility and safety issues and they are not prepared for that yet.

Mr. Blessing asked if the DRC was able to review the application.

Mr. Colquhoun states they have not reviewed the application yet.

Ms. Longobardo asked Mr. Pici if he has any comments on the application.

Mr. Pici states that they will be approving the partial removal of the canopy and the reconstruction of the stairs and once the applicants have everything in order they will return with a new application for the remainder. He adds that a condition should be added to the approval that the DRC reviews the selection of the lighting.

Mr. Blessing opens the public hearing.

Closes public hearing at 7:57pm.

On motion of Mr. Reetz, second by Mrs. Longobardo, the Board unanimously approved the application as submitted, with the condition that the lighting fixtures be revised in accordance with the applicants discussion with the DRC; rail details and materials selection subject to DRC review and recommend to the Planning Board and limited removal of canopy (as shown on submission).

SITE PLAN APPROVAL FOR HAGAAN DAZS 80 KRAFT AVE

Mr. Tim Raberding, joined by Irfan Mandani, store owner, Dawn Uremovich from Haagen-Dazs shops and Stanley Stern, Landlord. Mr. Raberding stated that this application is for an interior remodel of an ice cream store with a new sign and removal of the awning. He adds that after meeting with the DRC there will be some modifications to the signage application. They will be keeping the brick and the letters will be in gold.

Ms. Atayan asked what the awning will look like.

Mr. Raberding states there will be no awning.

Mr. Murray asked if what was submitted is not being done.

Mr. Raberding states it will be modified. The lettering around the name on the window will be removed.

Ms. Smith asked about sizing.

Mr. Raberding answered the letters will be 12" tall which is slightly bigger than what is there now.

Mr. Colquhoun states that the DRC felt the sign they were applying for was out of character and did not discuss the removal of the awning.

Ms. Atayan asked if there was anything in the plans for outdoor seating.

Mr. Raberding stated no, but does ask if it is an option.

Mr. Blessing answered no it is not an option.

Mr. Blessing opens the public hearing.

Closes public hearing at 8:08pm.

On motion of Mr. Murray, second by Mrs. Smith, the Board unanimously approved the application as submitted with the condition that the sign be revised in accordance with the applicant's discussion with the DRC. Revised exterior elevations showing the façade and sign revisions are to be provided.

SITE PLAN APPROVAL FOR CONCORDIA COLLEGE 182 WHITE PLAINS RD (Cont)

Ms. Geraldine Tortorella, Attorney for Concordia, joined by Dean Sherry Fraser and Mr. Paul Schulz, Director of Support Services. Ms. Tortorella stated that this application was previously brought to the planning board in March requesting a wind screen on the softball field, baseball field and tennis courts and the fencing around the softball field with a yellow cap guard and poles on either end of the fence which is existing, but was not approved previously. She adds that there was a great objection to the color chosen. They chose to change the color from blue to black and limit the windscreens to the outfield only of the baseball field. She adds that they had sent letters to the neighbors to inform them of the changes. Ms. Tortorella continued to speak of the meetings and conversations that took place between the college and neighbors. She stated that some requests by the neighbors during the meeting were not in regards to the issues at hand. She added that the college tried to be responsive to the neighbor's needs. They have changed the color to satisfy the neighbor's requests.

Mr. Murray asked why not the color green.

Ms. Tortorella stated that green doesn't make sense to them. Black matches the fence and seems to fade into the background better. The school is attempting to make is less visible and green would be visible unless it is a very dark hunter green, which is similar to black.

Ms. Atayan asked why can't they remove and reinstall the windscreen as needed.

Ms. Tortorella stated it is costly and difficult to store. She stated the field is used 9-10 months a year and would not be worth removing for a few month since it is labor intensive.

Ms. Smith asked approximately how many hours is would take to take the screens down.

Mr. Blessing stated it is in listed in the application. He also stated that baseball season ends earlier than stated by Ms. Tortorella.

Ms. Tortorella added that the fields are used by other leagues and teams not just the college.

Ms. Longobardo stated that whatever decision is made the community will have certain issues with the screens.

Ms. Tortorella spoke of how everything they are proposing conforms to zoning and that educational and religious institutions have to be given greater flexibility in coning applications then residential and commercial applications and that the focus must be on legitimate, bonafide issues. She added that the color is not going to have a real impact of the public welfare. She added that neighbors that surround the area of the college have lived there for many years because the college was there first.

Mr. Reetz stated that the college was there first but the athletic center was not there when the houses were built. He asked her to not impugn the reputation of tax paying citizens in Bronxville.

Ms. Tortorella apologized and added that the neighbors have the right to put up their own screening and fencing to block out the views next door.

Mr. Smith added it is not just the neighbors but also anyone who drives by and live in the village. She stated that there are many ways to read the opening of the door for legal issues and there are still aesthetics to the quality of the village.

Mr. Mayer stated that the Board is not in the right to make an aesthetic judgment but the applicant has the right to make the choice in the colors and unless there are some egregious impact to the neighbors it is very difficult to come up with a standard to apply.

Mr. Blessing stated that according to NCAA standards they do not have to have screening and that there should be a compromise met where the screens can only be put up during the colleges seasons and not when little league and other leagues are using it.

Mr. Reetz spoke of the wall along White Plains Rd that is in disrepair and that this hasn't been thought out well and that no other options are offered.

Ms. Longobardo stated that this application is beyond whether the color should be green or black.

Mr. Blessing opens up the floor for the public hearing 8:45pm.

Mr. Blessing stated that seeing none he is going to postpone and asked the DRC for their recommendations.

Mr. Calquhoun stated that black is the better choice of color.

Mr. Tortorella asked if the softball fencing system could be separated from the application and would like to get a consensus where the board is leaning since this a costly to the college. They would like to know if they must look into storage, etc.

Ms. Smith would like for the screens to be taken down and Mr. Blessing is in agreement.

Ms. Marilyn Mohamed asked if there was a possibility if landscaping can be put up to soften the look of the screens.

The Board spoke of a possible trial of the screens on a specific field.

Mr. Tortorella said because of Title 9 issues they cannot choose between baseball and softball.

On motion of Mr. Murray, second by Mr. Teetz, the Board unanimously approved the application for the installation of a new softball field fence and foul poles with the condition that that structure be screened with appropriate planting, as determined by the DRC in consultation with FP Clark, to soften the visual effect of the new structures. No determination was made on the requested windscreen installation at the baseball field and tennis court to allow applicant additional time to consider alternative colors and installation methods. The applicant is to re-appear on the open items.

SITE PLAN APPROVAL FOR 100 PONDFIELD RD – (Cont.)

Ms. Hannah Gross, of Gross & Stabile LLP, was joined by Sam Blauner and Marc Jacobs, of Pondfield Court LLC, Vincent J. Ferrandino and Stephan A. Maffia, of Ferrandino & Associates Inc., Greg Guerra and Paul Wang of TPG Architecture LLP and Patrick Donaghy, of Carrickmore LLC (construction managers).

Ms. Gross explained that the above address is currently a vacant warehouse. She states that multiple applications have been previously presented. One was turned down the other was approved for a mixed residential/commercial use. They are requesting the approval for the conversion from a warehouse to a luxury four story condominium with 11 luxury condo units, a fitness center, concierge, roof garden, and a resident's lounge, etc. She stated that this parcel is unique since the only access is thru an alley that belongs to someone else. She then referred to the photos presented in a Power Point presentation. Ms. Gross continued to describe the units that were presented to the

Board. She described the approvals they are requesting and that they will be seeking approvals from the Zoning Board as well.

Ms. Gross explained the dimensions of the different units. She stated that 11 apartments with 22 parking spaces is what works best in the given area.

Mr. Greg Guerra summarized the project and discussed planning related items such as site plan, parking, materials to be used, etc.

Mr. Mayer commented of the lack of natural daylight in a proposed luxury unit with so many interior rooms.

Mr. Guerra replied that the openings that were quite small have been enlarged. He referred to a specific unit and presented a photo of the lighting in the proposed area and the possibility of removing a wall in the kitchen area to allow more natural light in.

Mr. Reetz asked the height of the ceiling and if it could potentially be referred to as a loft space.

Mr. Vince Ferrandino, Planner for the project, presented the Environmental Assessment Form (EAF). He stated that a zoning analysis of the subject building was done and the proposed use is compatible. He spoke of the different buildings architecture in downtown Bronxville in comparison to the proposed Spanish Colonial design. He added that they took the advice from Mr. Pici and FP Clark they agreed that the visual impact analysis was very important. He referred to the presentation for different views from around the village.

Mr. Guerra referred to the different types of materials being used in the project. He presented before and after images.

Mr. Ferrandino spoke of the noise issues and currently existing high levels of ambient noise in the downtown area. He explained the generator and condenser units will have sound barriers and will not be heard from the pedestrian level.

Mr. Stephan Maffia, Traffic Engineer, presented a traffic report previously done on Pondfield Rd by the entrance of the proposed building. He also spoke of access and deliveries to the building.

Mr. Reetz questioned how a moving van would be able to access the building.

Mr. Maffia explained that the moving van would be able to reverse down the alley/entrance way.

Mr. Murray asked if a fire truck would be able to fit in the alley/entrance way.

Mr. Maffia ensured them that a fire truck, Fed Ex etc. will be able to fit in alley to access the building.

Ms. Atayan asked for a clarification on who will have rights to the entrance way.

Mr. Maffia stated the no parking signs will be posted and that the building will have all rights to the entrance way to the building.

Mr. Maffia stated that the existing entrance sidewalk will be changed to a cross walk to prevent any issues with pedestrians and will add a speed hump and stop signs in the driveway. He continued to speak of the amount of parking that is required by the Village Code. He commented on the amount of parking spaces per condo unit that will be allowed and the sizing of the parking spaces and that the expected traffic from this building is expected to be low.

Mr. Ferrandino spoke of the fiscal impact on the Village of Bronxville and the comparable analysis for pricing. He gave the estimates of what the units will be selling for but stated that it is a conservative analysis. He stated that based on comparable loft type buildings in surrounding areas, the they are estimating only 21 people will be living in the building and based upon multipliers they are projecting 1 school child in the building.

Mr. Murray asked if only 1 school child is possible with the units being approx. 2,000sf.

Mr. Ferrandino stated that because they are loft type units they are not expecting children.

Ms. Atayan asked if they were limited in the amount of legal bedrooms per unit.

Mr. Ferrandino agreed they are limited to the amount of bedrooms per unit, more bedrooms are not allowed to be constructed. If the units are changed illegally there are ramifications for that. He continued to speak of the amount of taxes that will be paid to the Village and the jobs that will be created from this project.

Mr. Patrick Donaghy, Construction Manager spoke of the construction management plan, protection of the sidewalk, and pedestrian safety.

Ms. Marilyn Timpone Mohamed of FP Clark, discussed the SEQR requirements.

Ms. Atayan asked about the asbestos in the building.

Ms. Mohamed explained that there are more issues than asbestos, there are potentials for oil and gas from the truck deliveries, soil testing would need to be done, etc. She states a technical consultant will have to be obtained for testing.

Mr. Blessing asked about the use of the escrow account for sub-consultants.

Mr. Pici stated that an escrow account is in effect already.

Mr. Blessing opens the Public Hearing 10:45pm.

Ms. Mindy Schmidt, from Mosbacher Real Estate spoke of some concerns of the neighboring buildings and occupants, asking the board to take their concerns into consideration.

Mr. Blessing adjourns the meeting. 10:46pm.

OTHER BUSINESS

John Colquhoun spoke of the DRC's discussion of the brick at Lawrence Hospital.

Mr. Blessing stated that the Board approves the brick and coping at Lawrence Hospital based on the DRC's suggestion.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, September 10, 2014.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 10:50PM.

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Respectfully submitted,

Cristina Battista
Secretary to the Planning Board