

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE
VILLAGE OF BRONXVILLE HELD ON NOVEMBER 9, 2011 AT THE VILLAGE
HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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

Chairman Henderson called to order the regular meeting at 7:30PM.

APPROVAL OF MINUTES

On motion of Mr. Blessing, second by Mr. Murray, the Board approved the minutes of the Regular Meeting on October 12, 2011.

SITE DEVELOPMENT – 133 Pondfield Road, Unit 3D (replacement of all exterior windows & doors at existing apartment)

Mr. Lagana, owner, said that he would like to renovate the apartment and would like to replace the exterior windows and the doors to the terrace, add six wall air conditioner units in the same locations as the unit above them, and a stacked washer/dryer with an exterior vent. The air conditioner units proposed are the only air conditioner units approved by the board of the building. The washer/dryer will be in alignment with the unit above them.

Ms. Longobardo said that the applicant brought a sample of the window to the Design Review Committee and that the applicant is mindful of what is surrounding them. There is not one standard window in the building. The Design Review Committee was satisfied with the proposed new windows.

Mr. Lagana did not bring a sample of the window but a photo which he showed to the Planning Board. This window was heavy and bulky and Superintendent of Buildings, Vincent Pici, agreed that they need not bring it to the Planning Board. However, they did bring a large window sample to the Design Review Committee who gave their approval.

Chairman Henderson opened the public hearing at 7:36PM.

There was no public comment.

Chairman Henderson closed the public hearing at 7:36PM.

Chairman Henderson asked for a motion to grant the site development plan approval. It was unanimously passed on motion of Ms. Smith, second by Mr. Murray.

SITE DEVELOPMENT – 102 Kraft Avenue (Swizzles-Carry-Out Food Establishment)

Mr. Christian Columbia, architect, and the owner of Swizzles, Adam Kessner, said this will be a frozen yogurt and salad café. He owns three stores in southern Connecticut. They are self-service establishments and offer 30 toppings. They are excited about coming to Bronxville.

Mr. Columbia walked the Planning Board through the site plan. He reiterated that the store will sell frozen yogurt, pre-packaged sandwiches/wraps and salads. The food prep area is 117 square feet and the food retail area is 395 square feet.

Mr. Kessner commented that he had submitted a letter to Superintendent of Buildings, Vincent Pici, explaining about carry out use and how he would comply with the Code.

Chairman Henderson asked if this operation was similar to the one in Eastchester.

Mr. Kessner replied that it was similar in concept but that he will serve salads and pre-packaged sandwiches/wraps.

Ms. Smith inquired about what one would see when they look into the window of the store.

Mr. Kessner responded that one would see seating, on the left yogurt machines and then the toppings bar which wraps around to the cashier in the middle. On the right wall, would be the display of sandwiches/wraps. Seating is limited so that it complies with the Code.

Mr. Blessing inquired about the hours of operation.

Mr. Kessner answered that he would be open from 11AM – 9PM. He generally stays open until 10PM but to avoid kids hanging out at night he has adjusted his hours.

Ms. Smith noted that Haagen Dazs is open to 10PM. She also said she felt the sign for the store was too big/long.

Mr. Kessner commented that in the warmer weather he would ideally like to be open until 10PM.

Mr. Murray asked if customers can get in and out quickly.

Mr. Kessner responded that it is a very quick process.

Ms. Longobardo reported that the Design Review Committee looked at the signage for the store and that everything was approved.

Mr. Kessner said he loves Bronxville and that it would be a great place for his business. Ideally he would love to sell just yogurt but Superintendent of Buildings, Vincent Pici, recommended that he should sell additional products to comply with the Code. He would love people to know who they are.

Chairman Henderson opened the public hearing at 7:48PM.

There was no public comment.

Chairman Henderson closed the public hearing at 7:48PM.

Chairman Henderson asked for a motion to grant the site development plan approval. It was unanimously passed on motion of Ms. Smith, second by Mr. Murray.

SITE DEVELOPMENT – 116 Pondfield Road (Sub-division)

Vincent Franze, architect, said the applicant is seeking an amendment to an approval of the Planning Board from last year. Last year the Planning Board approved either a two store scheme or a three store scheme. At that time, the owner wanted to improve marketability of the space. Since that time they have attracted a client for the two space scheme. However, the scheme is not exactly what was originally approved. The original division was a straight division. This scheme has one access on Pondfield Road and some changes that impact the façade. There will now be a second door which is an exit from the space - this will comply with Code. Currently there is a storefront display window on Cedar Street. He met with the Design Review Committee and the perception he got was that this was favorable.

Chairman Henderson asked if the smaller space was still vacant.

Mr. Franze replied that they had some prospects but no takers yet. There has been no change in use. It will remain a retail space.

Ms. Smith inquired about the distance of the new door from the windows and if there was adequate display window space for the second store.

Mr. Franze said that the double door is within the existing storefront assembly. There will be a new exit door for the store. And, the majority of the wall in the second store is glass.

Ms. Longobardo said the Design Review Committee looked at everything and they discussed the colors for the trim being consistent.

Chairman Henderson opened the public hearing at 7:58PM.

There was no public comment.

Chairman Henderson closed the public hearing at 7:58PM.

Chairman Henderson asked for a motion to grant the site development plan approval. It was unanimously passed on motion of Mr. Blessing, second by Mr. Murray.

SITE DEVELOPMENT – 1 Willow Road (Create new interior garage parking for one passenger vehicle)

Chairman Henderson asked Mr. Friedenberg, the owner, if he had any additions to what the Planning Board had before.

Mr. Friedenbergr replied that much of this has to do with public traffic perception. He has lived in that house for 25 years and the walkway steps onto Willow Road. He has no recollection of having to wait for cars or traffic. The distance from the corner is more than 40 feet from the current driveway serving Willow Circle. There are a sheer number of curb cuts which are dangerous. He feels this is safe and reasonable and will make sure that site lines are clear.

Mr. Murray asked how many feet it is from the end of the island on Willow to his proposed driveway.

Mr. Friedenbergr responded that from the corner of Tanglewylde to the end of the curb cut is 78 feet. His property is 40 feet wide.

Chairman Henderson commented that he asked for data on the history of traffic for Willow Road from the Chief of Police. There was one accident with no detail from 2007. The Chief of Police told Chairman Henderson that he looks at accident reports and tickets and based on this data he feels this is not a dangerous street.

Ms. Smith said she also called the Chief of Police and he made a suggestion that the traffic circle where the tree was could be removed or there should be some consideration of making it a one-way street going in the westerly direction. This would be a safer configuration for that street.

Mr. Blessing said he felt that the island slows people down.

Ms. Longobardo reported that the Design Review Committee looked at this application. Aesthetically it is nice. She uses the street all the time and feels there is always traffic here. She is uncomfortable with the safety aspect of this.

Chairman Henderson opened the public hearing at 8:08PM.

Mr. Corleone, 38 Tanglewylde, said that he is directly attached to 11 Willow. The traffic is worse for the corner units. He had a professional engineer review the plan and he raised structural issues and felt that a retaining wall would cause water to go onto his property. He is not comfortable with this project.

Chairman Henderson closed the public hearing at 8:12PM.

Mr. Friedenbergr said that the garage is separate from the common wall. Structurally his house is sound. The key is the procedure for doing this. There is no reason for failure. The overall impact of one more car is not measurable. He does not notice an increase in traffic. He feels you need to quantify the perception of traffic.

Ms. Longobardo commented that people use this road all the time.

Mr. Friedenbergr responded that the key thing here is the site lines. He asked the Planning Board if they would like a professional study to be done in order for him to get approval.

Mr. Blessing said that parking is a big issue in Bronxville and that the applicant is trying to create a spot. Backing out onto roads is done all over the Village. For example, look at Pondfield Road.

Mr. Murray concurred with Mr. Blessing on the parking situation. His concern is that the island is there and focus should be put on that.

Chairman Henderson commented that the Chief of Police mentioned that if a car stuck out of the driveway this could prove dangerous. He suggested that this be made a condition for approval.

Ms. Smith said that there is no way to enforce cars sticking out into the right of way.

Mr. Friedenbergsaid that there is 18 feet from the curb to the garage door. A standard size sedan is 16 feet.

Ms. Longobardo commented that driveways on Tanglewylde are short and cars stick out.

Chairman Henderson asked for a motion to grant the site development plan approval. It was passed on motion of Mr. Blessing, second by Mr. Murray. It was opposed by Ms. Smith.

SITE DEVELOPMENT – 55 Palmer Avenue (Lawrence Hospital Cancer Center)

Kathy Zalantis, attorney for Lawrence Hospital, said the applicant is continuing to respond to letters received by the Planning Board. They have submitted a report on the cell tower and radiation levels, lighting, storm water findings - there is no impact - and utilities. They are working on the noise report and will discuss it at the next meeting. They met with the Eastchester Fire Department and the Bronxville Police Department and will submit reports next month. They are working with consultants and on various issues and will submit a complete package that will address environmental issues.

Ms. Marilyn Timpone-Mohammed, consultant from F.P. Clarke Associates, reported that lighting and signage issues have been looked at and the description of the lighting would be on grade. There is no additional lighting on Parkway Road. There is one required exit door on Pondfield Road. The roof garden would have an exit light and low profile lighting along the path. These are issues that the Design Review Committee will look at next month.

The noise report is still being worked on and hopefully will be finalized for the next meeting.

Landscaping issues should be ready for the Design Review Committee and the Planning Board soon.

The cell tower report said that there only a couple of towers facing the roof. These are 50 feet above the roof and some distance from the roof garden. A worst case scenario was looked at and it was found that the radiation would be over 2% of the maximum allowable levels, which is a negligible amount of radiation.

With regard to storm water, the pending design, with no changes to the footprint, would not provide any impact in terms of storm water.

Construction management – they looked at traffic and its management. The applicant said there would be off-site parking with no capability of walking to the site. Workers would come from the west in vans. However, there have been no discussion of alternate routing and where the vans would park after depositing the workers, how many vans there would be per day and the hours of arrival.

Ms. Longobardo reported that the Design Review Committee will be looking at the landscape plan and will be reviewing lighting next month. The visuals were thorough.

Mr. Tim Becker, architect for Lawrence Hospital, reviewed the rendering of the proposed project. He looked at the architectural design and the elements for contiguous design. He said many windows will have a dark bronze frame with long continuous glazing elements. Several elements will be set back for deep shadow lines. The deep pocket elements will have louvers and will not be intrusive. The window on the second floor will be horizontal but will not be a vision window from the interior. This will be the operating room floor. There will be simulated punch windows and columns to look like the same as the current building. There will be two color bricks to emphasize and aesthetically simulate a two story structure.

Ms. Longobardo asked the applicant to bring a sample of the two bricks to the next meeting.

Mr. Becker agreed to bring the samples. He said they have created recesses that add to the attractiveness of the building. The landscaping simulates a green corridor. There will be one egress lighting fixture on Pondfield Road West and it will reduce to almost nothing by the sidewalk/right of way.

Mr. Blessing inquired if there currently is a columnade.

Mr. Becker responded that there is indeed a columnade and they will continue this look on the new building.

Ms. Longobardo asked to see the roof garden rendering.

Mr. Becker said there will be smaller columnar trees on the side, closer to the street will be red oaks. The effect of the multiple green elements will provide depth perception. There will be a roof garden and a meandering walkway/pathway with a meditation garden. There will be footpath lighting which will provide low lighting. The lighting is proposed to be turned off at 9PM so as not to annoy patients, residents, etc. There will also be small annual decorative trees on the roof garden.

Chairman Henderson opened the public hearing at 8:47PM.

Mrs. Helen Levitz, Alger Court, reported that they have two experts who have looked at this project and who question the recessed louvers and if they will create a reverberation effect. A reverberation study should be included in the EIS. They feel there will be a tunnel effect when the building is created so close to the sidewalk. She wants to see serious alternatives to this project. Alternatives were talked about previously but really had nothing to do with this specific project. Residents are very concerned about the safety issues – big construction equipment, senior citizens, etc.

Mr. Jay Applebaum, Westbourne, is concerned that this project is going to go through and at some point the hospital will end up building a six story building.

Ms. Maureen Curran, 100 Parkway Road, said she is not behind this project. Residents have serious concerns. She is in favor of the operating rooms. However, she is troubled that there was no environmental study done and the storm drainage is a problem. The hospital pumps water into the Bronx River from the parking garage. Parking for construction workers is a concern. She would like to know who will be directing traffic, if the bridge construction entering the Village will be done before or after the hospital construction, if there will be blasting and how will the dust be contained, if there is a fire, who will direct the evacuation, etc., what the response time will be, who will pay for

paving and re-curbings when the construction is completed. These are all important west side resident concerns and they would like to be involved in decision making.

Chairman Henderson closed the public hearing at 9:03PM.

OTHER BUSINESS

None.

NEXT MEETING

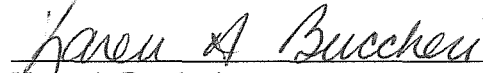
The next regularly scheduled meeting of the Planning Board will be held on Wednesday, December 14, 2011 at 7:30PM.

ADJOURNMENT

There being no further business before the Planning Board, the meeting was adjourned at 9:05PM on motion of Mr. Blessing, second by Mr. Murray.

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Respectfully submitted,

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

Karen A. Buccheri

Secretary to the Mayor & Village Administrator