

MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF
BRONXVILLE HELD ON NOVEMBER 10, 2010 AT THE VILLAGE HALL, 200
PONDFIELD ROAD, BRONXVILLE, N.Y.

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PRESENT:	Donald Henderson	Chairman
	Anna Longobardo	Vice Chair
	Eric Blessing	Member
	Adrienne Smith	Member
	James Murray	Member
	Gary Reetz	Alternate Member

ALSO PRESENT:	Vincent Pici	Superintendent of Buildings
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Chairman Henderson called to order the regular meeting at 7:33PM.

APPROVAL OF MINUTES

On motion of Mr. Blessing, second by Mr. Murray, the Board approved the minutes of the Regular Meeting on October 13, 2010 with several spelling corrections.

SITE DEVELOPMENT APPLICATION – 116 PONDFIELD ROAD (sub-divide existing retail space)

Mr. Vincent Franz, Architect, said the project is being presented with two schemes for the available space. The owner would like to have approval for two alternative schemes – either two retail spaces or three retail spaces. Currently, there is no interested tenant. The idea here is to be able to better market the space and reach a broader tenant base. Mr. Franz mentioned that there is a trend in interest for this type of smaller space.

Mr. Franz realizes that there is an issue with regard to the frontage with both schemes but there would be no change to the frontage on Pondfield Road - just refurbishing. For Scheme A on Cedar Street, the two proposed frontages would be less than 35'. He mentioned that the Planning Board has the authority to grant up to 50' if necessary.

Mr. Blessing asked if there was a partition in the current single space.

Mr. Franz replied that there was not. He then showed the current layout where on Cedar Street there is a display window and an existing service door to the back.

Mr. Franz then showed Scheme B for the three retail spaces which would require two new storefronts on Cedar Street. The architects are working on plans to replace the service door with an entrance to one of the retail spaces.

Mr. Franz then spoke about the existing service door and said that it would become a storefront entrance. A new door for access to the basement would be created from the sidewalk for all three stores. He reiterated that there will only be one door for all to utilize. So, there would be a net increase of one door.

Ms. Smith inquired if the Pondfield Road space would have access only through the Cedar

Street door for storage.

Mr. Franz replied that this was correct. The basement would be divided into three areas with a service corridor that would be common for all three spaces with access from the front and back of the building.

Mr. Pici asked Mr. Franz to display the basement schematic.

Ms. Smith asked if they would be cutting back on the brick façade on Cedar Street.

Mr. Franz replied that the curved corner of the building will only be refurbished due to deterioration and the wood trim would be replaced with non-wood materials.

Mr. Murray asked if they were seeking approval for keeping the building the same or for approval of only one of the schemes they are proposing.

Mr. Franz responded that the landlord is looking for approval for all three possible scenarios – keeping the space the same, Scheme A or Scheme B. With this approval, there are three possible directions to help reduce this vacancy. He feels like this is a win-win situation and that this has been very well thought out by the landlord.

Chairman Henderson asked Mr. Franz if they have met with the Design Review Committee yet.

Mr. Franz responded that they have not.

Chairman Henderson then asked the members of the Design Review Committee to participate in tonight's meeting.

Chairman Henderson asked if there was any change of use or anything that would require another Board approval and if tonight's meeting just refers to this application.

Mr. Franz responded that this meeting refers to just this application.

Mr. Blessing mentioned that he had some concerns with regard to parking but Superintendent of Buildings, Vincent Pici, said that there was no problem.

Mr. Franz said that this proposal is to follow the current architecture. The building will look the same no matter what scheme is used.

Chairman Henderson responded that he would like Mr. Franz to show the Design Review Committee the materials to be used so that they can see what things will look like - for example, the wood replacement before changing the façade.

Mr. Franz commented that he hopes to have in place the approval to sub-divide the space so that future tenants can address signage and lighting with the Design Review Committee.

Mrs. Longobardo said she would like to see the materials at a future Design Review Committee meeting.

Mr. Franz asked if this would affect the pace of the process of the Planning Board.

Chairman Henderson responded that it would not. The approval, however, would have a

condition.

Ms. Smith asked Mr. Franz if there was anything they could do about keeping the current space neater – maybe putting paper on the windows.

Superintendent of Buildings, Vincent Pici, stated that the landlord knows the interior should be kept broom clean and all materials/debris should be removed. Also, paper on the windows is not permitted for security purposes.

At 7:48PM, Chairman Henderson opened the public hearing.

Mr. Faville of the Design Review Committee asked about the basement plan with a door on Cedar Street and gaining access to units 1 and 2 for Scheme B. He wondered if this would be done through a corridor or by going through the basements of the other two spaces.

Mr. Franz responded that there will be a corridor for all to use and that the new door on Cedar Street really only gives access to that one space. They could create a partition reconfiguration if the door on Cedar Street is common to all.

Mr. Blessing asked if there was an existing corridor.

Mr. Franz replied that there is an existing corridor and that it could be used by the other two spaces closer to Pondfield Road or a change in partition could make the stairs more common to all three.

Mr. Colquhoun of the Design Review Committee said he would like to see easy access for all.

Mr. Franz responded that no space has easy access under the current schemes.

At 7:58PM, Chairman Henderson closed the public hearing.

On motion of Ms. Smith, second by Mr. Reetz, this application was unanimously approved, including a waiver of frontage requirements, subject to final approval of design elements by the Design Review Committee.

OTHER BUSINESS

Ms. Smith asked what was happening with Shoes n' More and if the lettering will be the same size.

Mrs. Longobardo replied that it was suggested that the letters have a matte finish rather than hi-gloss. The letters were larger and thicker than what was on the drawing that was approved.

Mr. Colquhoun commented that the letters should be refinished.

Ms. Smith said that the Village website does not say what is being considered at the Planning Board meetings and that the notice should be more detailed.

Chairman Henderson commented that this will be addressed.

Mr. Blessing inquired if there was anything on the Kensington Road project or on Lawrence Hospital.

Chairman Henderson responded that there was nothing for either project.

Superintendent of Buildings, Vincent Pici, said he expects the paperwork coming to his office in the next few weeks on the hospital project and that it should be on the agenda for the January meeting.

NEXT MEETING

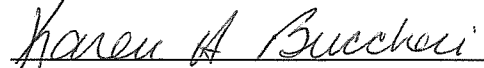
The next regularly scheduled meeting of the Planning Board will be held on Wednesday, December 8, 2010 at 7:30PM.

ADJOURNMENT

There being no further business before the Planning Board, the meeting was adjourned at 8:03PM.

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Respectfully submitted,

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

Karen A. Buccheri

Secretary to the Mayor & Village Administrator