

Minutes of Regular Meeting
Bronxville Planning Board
Wednesday, June 14, 2006

Present: Donald Henderson, Chairman
Anna Longobardo, Member
Eric Blessing, Member
Adrienne Smith, Member
Maryann Palermo, Counsel

Absent: John Westerfield, Member
Richard Carey, Alternate Member
Renee Byers, Design Review Committee Member

Also Present: Vincent Pici, Superintendent of Buildings
Jeffrey Faville, Design Review Committee Member

1. Call to Order

Chairman Henderson called a regular meeting of the Planning Board to order at 7:35 P.M. in the Bronxville Library. He indicated there was a quorum present.

Chairman Henderson noted that neither the Kensington project nor the 100 Pondfield Road project were on the agenda, but that he would report on both of those matters later in the meeting during the discussion of New Business. Also, Chairman Henderson indicated that The Continentale Hair Salon, listed on the agenda, would not be appearing before the Board tonight.

2. Minutes

Upon motion duly made by Ms. Smith, seconded by Mr. Blessing, and unanimously carried, the Board approved the minutes of May 10, 2006.

3. Site Development Application/Lawrence Hospital – Elevator Tower

Chairman Henderson reviewed for those present the history of this project, stating that the Applicant had been before the Planning Board in April with a preliminary site plan for a new elevator tower. At that time the Planning Board gave the plan preliminary approval subject to the Applicant's appearing before the Zoning Board of Appeals (the "ZBA") with respect to the variance necessary for the project. Having received the variance, with conditions, from the ZBA, the Applicant was now returning to the Planning Board for final site plan approval.

Mr. James Lee, Executive V.P. of Lawrence Hospital, appeared before the Board and stated that Lawrence Hospital wants to add two visitor elevators making a total of four

visitor elevators. At present, the hospital has four staff/service elevators. He advised the Board that the ZBA review was favorable and he looks forward to a final approval.

Mr. Blessing asked if the size of the elevator cab would accommodate patients in beds. Max Merriman, the hospital's architect for this project, responded that these are passenger cabs, approximately six feet by seven feet, and not intended to carry stretchers.

Ms. Smith stated that the Board was concerned with the logistics of the project, particularly with respect to traffic and the impact the construction project would have on traffic across Pondfield Road West. Mr. Lee asked Jenny Freeman of Bovis Construction Co., the hospital's contractor, to answer that question. Ms. Freeman stated that all construction activity will take place on Lawrence Hospital's property and will not interfere with traffic on Pondfield Road West. Ms. Freeman stated that she had spoken with Mr. Pici and refined the plans for the staging of the construction so that they are now within hospital space and not interfering with the public.

Chairman Henderson opened a public hearing at 7:40 P.M.

Dorothy Brennan stated that the passenger elevators are usually out of order and she looked forward to the addition of the new elevators. She also wanted to confirm that the new elevators are not to be used by personnel. Mr. Lee confirmed that was the case. There being no further comments, Chairman Henderson closed the public hearing.

Upon motion duly made by Mrs. Longobardo, seconded by Mr. Blessing and unanimously carried, the Planning Board approved the site plan for Lawrence Hospital's two additional elevators.

4. Pre-Application – Trustco Bank – 5/7 Park Place

Chairman Henderson stated that pursuant to Section 310-26 (B) of the Bronxville Village Code this meeting was to be considered a pre-application informal meeting to allow the Applicant to obtain general information and guidance before entering into binding commitment or incurring unnecessary expense related to a formal application. Chairman Henderson indicated that no statements or representations made prior to formal review shall be binding on the Village.

Mr. Joseph Blanchine of ABD Engineers appeared on behalf of the Applicant and gave a brief description of their plans. He stated that the proposed bank is a full service operation. He stated that the space is approx 1300 sq.ft. on the first floor and will have two tellers and an ATM machine. Due to the fact that there is no parking available for employees of the bank, the Applicant has made preliminary arrangements to lease space on Palmer Road for employees.

Chairman Henderson asked if the basement was leased and it was confirmed that the basement of the building was also to be leased to the Applicant.

Chairman Henderson asked Mr. Pici if, pursuant to Section 310-42 J. of the Bronxville Village Code, the proposed location of the bank was within 250' of a residential zone.

Mr. Pici responded that he was unable to make a determination based upon the site map provided by the Applicant. Chairman Henderson stated that the presence of a 24-hour ATM within 250' of the residential district may not be permitted under the provisions of the Code.

Mrs. Longobardo stated that the availability of employee parking on Palmer Road would need to be confirmed for the Planning Board.

Chairman Henderson stated that the formal application will need to consider each of the conditions set forth in Section 310-42 J(1)-(5) of the Code. Mrs. Longobardo also stated that the logo on the proposed canopy for the site will need to be addressed as the Village does not customarily approve logos on canopies.

Chairman Henderson then stated that the next step for the Applicant would be to put in a formal application and meet with the Design Review Committee.

5. Pre-Application – Continentale Beauty Salon – 109/111 Pondfield

At the Applicant's request, this item was deferred to the July meeting.

6. New Business

Chairman Henderson stated that 100 Pondfield Realty Corp., the principal of which is Mr. Steven Green, has sued the Planning Board. Chairman Henderson stated that the lawsuit seeks to overturn the conditions placed upon the special permit granted by the Planning Board to 100 Pondfield Realty Corp. He also stated that the Village Board of Trustees approved the retention of outside counsel to handle the matter on behalf of the Planning Board.

With respect to the Kensington project, Chairman Henderson heard a motion to adjourn public hearing on the matter until the next meeting. Upon motion being duly made by Mrs. Longobardo, seconded by Ms. Smith and unanimously carried, the Planning Board approved the adjournment of the public hearing until the July meeting.

Chairman Henderson stated that the Planning Board's consultants were preparing the Findings Statement for review by the Planning Board members. In addition, the Applicant had advised the Planning Board that the MTA had raised some issues with the site plan, including concerns over the proposed removal of a portion of the platform. As a result, the Applicant will need to reconfigure the parking plan for the site.

7. Next Meeting

The next regularly scheduled meeting of the Planning Board is Wednesday, July 12, 2006 at 7:30 p.m. at the Bronxville Public Library.

8. Adjournment

There being no further business before the Planning Board, upon motion duly made by Mr. Blessing, seconded by Mrs. Longobardo, and unanimously carried, the meeting was adjourned at 7:55 P.M.

Respectfully Submitted,

Lydia Byrne, Secretary
6/14/06 Planning Board Minutes