

**MINUTES OF REGULAR MEETING
BRONXVILLE PLANNING BOARD
WEDNESDAY, MARCH 9, 2005**

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

Absent: Robert Underhill, Alternate Member

Also Present: Vincent Pici, P.E., Village Engineer
Renee Byers, Design Review Committee
Jeffrey Faville, Design Review Committee

1. Call to Order

Mr. Henderson called to order the regular meeting of the Planning Board at 7:30 p.m. and indicated all Planning Board members were present, including counsel and Design Review Committee ("DRC") members.

2. Minutes

Upon motion duly made by Mr. Blessing, seconded by Ms. Smith and unanimously carried, the Minutes of the February 9, 2005 Planning Board meeting were approved as amended.

3. Site Development Application – St. Joseph's School

Attorney Paul Shoemaker appeared on behalf of St. Joseph's School ("SJS"). He advised the Planning Board that SJS had previously proposed to install a playground in the Meadow Avenue parking lot of the SJS property. However, due to the objections of the Planning Board and surrounding property owners to the use of the parking facility as a playground, SJS now proposes to install playground equipment on the Kraft Avenue side of the school's property. Mr. Shoemaker stated that the purpose of the appearance of SJS at this meeting was to gain preliminary site plan approval for the installation of the equipment. He further explained that SJS recognized that a variance was necessary for the placement of the playground equipment on the Kraft Avenue side of the SJS property. The variance is necessary because the Kraft Avenue side of the SJS property is considered the front yard of SJS under the Bronxville Code. Section 310-8 of the Bronxville Code prohibits the placement of recreational structures within any front yard. Upon preliminary site plan approval from the Planning Board, SJS would then appear before the Zoning Board of Appeals ("ZBA") to

request the variance. If the variance is granted by the ZBA, SJS would then return to the Planning Board for final site plan approval.

Maggie Marrone, the architect for SJS, explained that the recreational structure shown on the revised site plan was the same structure, which had been proposed for the Meadow Avenue lot. She confirmed that the colors of the structure remained the same and that no additional landscaping would be necessary to screen the structure from Kraft Avenue, but did indicate that the area will be enclosed with a ten foot high fence which can be locked after school hours.

Ms. Smith asked if the square footage of this proposal differed from the square footage of the original plans. Ms. Marrone replied that the current plan would allow more play space for the children than the original proposal. She clarified that the costs for the project had decreased due to the fact that no new landscaping was necessary on the Kraft Avenue side of the SJS property, which had not been the case on the Meadow Avenue side.

Mr. Blessing questioned the elevation of the area. Ms. Marrone responded that the elevation of the play area is 4 ½ to 5 feet.

Ms. Smith asked if there would be any canopies or tents on the structure and Ms. Marrone confirmed that there would not be any canopies or tents. In response to a question by Mr. Henderson, she clarified that the rubberized surface for the play area would be placed on top of the blacktop.

Mr. Henderson opened a public hearing at 7:45 p.m. There being no comments, he closed the public hearing.

Mr. Henderson informed the applicant that the Planning Board will send a letter to the ZBA outlining the history of the SJS application and recommending that the ZBA consider the application in a positive light.

Renee Byers of the DRC recommended that final site plan approval for the Kraft Avenue site include the proviso that if any landscaping was damaged or died, that SJS replace it with plantings of a similar size.

Upon motion duly made by Ms. Longobardo, seconded by Mr. Westerfield, and unanimously carried, the Planning Board granted preliminary site plan approval for the SJS application subject to ZBA review.

4. Pre-Application Meeting – Alden Place Condominiums

In response to the written request of Peter F. Gaito and Associates, the architectural firm working on the development of the proposed Alden Place Condominiums, the Board held an informal meeting for the purpose of exchanging ideas with the architect and the owner of the property, Robert Luiso. Mr. Henderson stated at the outset that pursuant to Section 310-26.B. of the Bronxville Zoning Code (the "Code") the pre-application review would not be

deemed to be the filing of an application for development and that no statements or representations made prior to formal review would be binding on the Planning Board or the Village.

Peter Gaito appeared before the Planning Board together with Mr. Luiso. Mr. Luiso described the current state of the subject property which is used for enclosed parking and is occupied by twenty-three garages. John Westerfield asked if the property was part of the Alden Place co-operative. Joseph Houlihan, one of the owners of one of the Alden Place buildings consisting of rental apartments explained that Mr. Luiso's property was not part of the co-operative. He also stated that the Alden Place complex was made up of three co-operative buildings and one rental building. Mr. Houlihan stated that Alden Place is a private street which allows overnight parking of residents' vehicles. Mr. Luiso stated that 23 attached garages currently occupy the property. His proposal envisions four townhouses with below ground as well as above ground parking. Specifically, the design sets forth 23 spaces below ground and 20 spaces above ground. Mr. Luiso stated that 8 spaces would be designated for the townhouses with the remaining 12 above ground spaces to be leased to Alden Place residents.

Mr. Henderson asked if the building would be visible from Midland Avenue. Mr. Luiso responded that it would not be visible from Midland Avenue. Mr. Pici stated that the building would be visible from Palumbo Place.

Mrs. Longobardo said the DRC met to review the pre-application preliminary plans.

Ms. Smith inquired as to the space between the proposed buildings and existing structures. Mr. Gaito responded that there would be 42 feet between the proposed development and the existing Alden Place building to the north.

Mr. Henderson asked if the proposed development would block the views of the current residents of Alden Place. He also asked if Mr. Luiso had made any effort to contact the owners of the co-operative apartments within Alden Place to solicit their thoughts regarding his plans. Mr. Luiso replied that he had not. Mr. Henderson urged Mr. Luiso to contact the surrounding owners and communicate his plans to them.

Mr. Westerfield inquired as to the zoning and density of the site. Mr. Pici replied that the zoning for the site was residential. He added that, as he had set forth in his March 1, 2005 memorandum to the members of the Planning Board, the proposal does raise several zoning issues such as lot lines and set back requirements. Regarding the density of the site, Mr. Pici stated that the proposal appeared to be within the legal requirements as set forth in the Code. Mr. Pici added that the matter was also subject to the jurisdiction of the City of Mt. Vernon.

Mr. Henderson noted that the project may be subject to environmental review pursuant to the New York State Environmental Quality Review Act ("SEQR"). Mr. Gaito stated that he does not believe the project warrants a high level of SEQR review.

Mr. Luiso stated that he would meet with the boards of the Alden Place cooperative buildings and continue to work with Mr. Houlihan and the other owners of the surrounding properties and then make a formal application to the Village.

5. New Business

None.

6. Next Meeting

The next regular Planning Board meeting is scheduled for Wednesday, April 13, 2005 at 7:30 p.m. at the Bronxville Public Library.

7. Adjournment

There being no further business before the Planning Board, upon motion duly made by Mr. Blessing, seconded by Ms. Smith, and unanimously carried, the meeting was adjourned at 8:10 P.M.

Respectfully Submitted

Lydia Byrne, Recording Secretary
3/9/05 Planning Board Minutes