MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON JULY 11, 2018 AT THE VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.

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PRESENT:	Gary Reetz	Chairman
	Rene Atayan	Member
	Larry Vranka	Member
	Michael Goldman	Member
	Natasha Nordahl	Alternate
	Helen Knapp	Alternate
ABSENT:	James Murray	Vice Chair

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

APPROVAL OF MINUTES

On motion of Mrs. Rene Atayan, second by Mrs. Helen Knapp the Board approved the minutes of the Regular Meeting on May 9, 2018.

APPROVAL OF RESOLUTION FOR 171 WHITE PLAINS RD – CONCORDIA PARKING LOT

Mrs. Joyce Kennedy discussed their resolution and conditions. They are in full agreement with the Board. Mrs. Maureen Hackett from the DRC spoke about her review of the landscape plan. The only concern was a recommendation for a type of tree/shrub/hedge.

The Board approved the resolution for the Concordia Parking Lot application on the motion of Mrs. Rene Atayan second by Mrs. Helen Knapp the Planning Board approved the application as presented FIVE to ZERO with the conditions stated in the resolution.

APPROVAL OF RESOLUTION FOR 55 PALMER AVE – LAWRENCE HOSPITAL

Mrs. Marilyn Mohammad spoke about the Negative Declaration and Resolution for the Hospital. Mrs. Katherine Zalantis spoke about concerns on proposed language of the resolution. Mrs. Zalantis handed out and discussed parking studies with the Board. She voiced concerns the Hospital has regarding parking pricing rates. She is requesting limited language be included in resolution in paragraph 4. The Board discussed paragraph 4 of the resolution and their reluctance to change the language in the resolution before more careful review/questions. Mrs. Brosy discussed the resolution and stated it’s really up to the Board whether they are comfortable with the proposed change in wording of the resolution affecting a small number of parkers at the hospital. Mr. Palmer spoke regarding the proposed change/condition in the resolution. He suggested leaving the language that has already been proposed. Mrs. Zalatnis is requesting an adjournment if the Board chooses to approve the resolution with the original language. The Board spoke about the issue of the TCO/CO if they don’t approve the resolution as it stands tonight. Mrs. Zalantis suggested a grace period be considered until January 2019 and then they could come back before the Board for a modification of the condition. The Board approved the resolution for the Lawrence Hospital application on the motion of Mr. Michael Goldman second by Mrs. Rene Atayan the Planning Board approved the application as presented FIVE to ZERO with the conditions stated in the resolution with the exception of paragraph 4 until January 1, 2019.

SITE PLAN APPROVAL FOR 15 PARK PLACE – PLAYA BOWLS

Mr. Steve Dimovski, Architect for the above project requested approval for a sidewalk cafe for 12 seats. He stated that as per the code they are keeping a 5 foot clear path of the sidewalk.

Mrs. Maureen Hacket discussed their application stating they were on Design Review Agenda but weren't at meeting. She asked if the tables were approximately 24" and 48". He said yes. Her concern is out of the 11' of façade there are really only 6' or 8' that will fit seating so she can't see how 12 seats will actually fit. She doesn't see how the tables next to the curb will work because there are safety issues. She discussed maybe 20" round tables with chairs might fit more chairs with a more clear path.

The Board discussed these questions/concerns. The Board discussed that there aren't many places in the Village that have tables at the curb instead of at the façade. The Board suggests looking into the code to see what's allowed. Mr. Dimovski said the code requires a 5' path and it doesn't specify it needs to be at the storefront. He stated they have done sidewalk cafes in numerous towns at the curb. The Board discussed how other towns may also have wider sidewalks. The Board voiced concerns regarding the size of the sidewalks plus garbage can issues that may be a concern. The Board also voiced concern regarding people opening car doors and safety issues with people getting out of cars while people are eating at the tables. Mr. Dimovski stated they are code compliant but the owners would be flexible with changing the table sizes in order to make it a better solution for the village. The Board stated concerns with pedestrian and vehicular traffic. The Board suggested smaller tables and bringing them back against the façade. Mrs. Hackett said she thought if the tables were smaller you could probably fit about 2-3. The Board said they would agree on starting with 2 tables brought back to up against the façade and they can come back next year to discuss if they want more.

Mr. Reetz opened the Public Hearing at 8:45pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mrs. Rene Atayan, second by Mr. Larry Vranka the Planning Board approved this application FIVE to ZERO with modification that there are 2 24" tables and 3 chairs placed against façade to be renewed in a year.

SITE PLAN APPROVAL FOR 76 KRAFT AVE – BOOSKERDOO FRESH ROASTED COFFEE CO.

Mr. James Caris requested approval for Booskerdoo Fresh Roasted Coffee Company Gourmet Coffee Shop Carryout Establishment at the above address. Mr. Caris stated that they are requesting site plan approval and change of use from retail to carry out food establishment. Mr.

Caris said there will be no preparation of food on premises nor roasting of coffee beans on premises. Everything will be delivered pre-packaged ready for sale. Mr. James Calvary, Owner, spoke about the business. Mr. Caris spoke about 5 criteria listed in the code that needed to be discussed. He went through each point. The suggested hours of operation are 5:30AM-10:00PM on weekdays and until 11:00PM on Fridays and Saturdays.

Mrs. Maureen Hackett said the DRC had no issues with the proposed signage and exterior.

Mr. Reetz opened the Public Hearing at 8:57 pm, seeing no further comments Mr. Reetz closed the Public Hearing.

Mrs. Carol Marshall, Owner of Slave to the Grind, voiced protest against allowing Booskerdoo to come in. She stated Slave to the Grind and Starbucks are all in same vicinity and there doesn't need to be another coffee shop in the community because it's a small village.

The Board discussed the application further.

On the motion of Mrs. Rene Atayan second by Mr. Larry Vranka the Planning Board approved this application FIVE to ZERO waiving zoning restrictions to this applicant alone.

OTHER BUSINESS

The Board spoke of the Avalon Lot and removal of the building. Mr. Palmer spoke about what will happen with parking while this takes place. The Board votes to approve demolition of this space. Mr. Reetz made the motion to approve the resolution to allow owner of site to begin remediation Mr. Vranka seconded motion.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, September 12, 2018.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:20 pm.

Respectfully submitted,

Jackie Trifiletti

Jackie Trifiletti
Office Administrator