MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON JUNE 12, 2019 AT THE VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.

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

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

APPROVAL OF MINUTES

On motion of Mr. James Murray second by Ms. Natasha Nordahl the Board approved the minutes of the Regular Meeting on May 8, 2019.

SITE PLAN APPROVAL FOR 104 KRAFT AVE – TREDICI OUTDOOR SEATING

Mr. Michael Colucci of Tredici, requested approval for 2 outdoor tables and 4 chairs total. He stated that he wants the restaurant to be an inviting restaurant in the village.

The Board spoke about the dimensions of the planters outside and if there would be enough room to have tables and chairs with the planters where they are in the location they are currently. The chairman voiced concern that there may not be enough space on the sidewalk in that area. He's concerned with foot traffic in the area and it may end up too congested with tables and chairs outside. Mr. Colucci stated the tables may just serve as a waiting area, and food may not even be served outside at this point (he is still in the process of deciding) but it's possible the tables will just be a place for patrons to wait outside.

Mr. Reetz opened the Public Hearing at 7:45 pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Ms. Rene Atayan, second by Mr. James Murray the Planning Board approved the application as presented FIVE to ZERO with the condition that this approval will be a trial for 6 months to see how it goes. (Chairman abstained)

SITE PLAN ABD SPECIAL PERMIT APPROVAL FOR 151 PARKWAY ROAD – BANK OF AMERICA

Ms. Kerri Silsby spoke on behalf of the above application. She requested approval for a tenant fit out for Bank of America to move into this space. She stated that the work will include the relocation of the storefront doors and exterior site work to make the new entrance ADA Compliant.

Mr. Larry Vranka stated the DRC discussed moving the bottom bricks in the proposal so the door appears to look more window like instead of a doorway,

Ms. Marilyn Timpone Mohammad stated there are no environmental issues. She discussed zoning criteria and requirements for banks in this area. She explained the applicant has 6 spaces proposed where the actual requirement is 8 spaces. She recommends the Board consider waiving the parking requirement because other banks have been successful with the same amount of spaces. Mr. Taft agrees that we waive the requirement being that it is a pre-existing non-conforming condition.

On the motion of Mr. Gary Reetz, second by Mrs. Rene Atayan the Planning Board approved the application as presented FIVE to ZERO waiving the parking variance requirements due to pre-existing conditions.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, July 10, 2019.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:05 pm.

Respectfully submitted,

Cristina Battista

Jacklyn Trifiletti
Acting Secretary to the Planning and Zoning Board