

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON JULY 14, 2021 AT VILLAGE HALL**

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PRESENT:	Gary Reetz	Chairman
	James Murray	Vice Chair
	Michael Goldman	Member
	James Hayden	Member
	Paul Taft	Building Inspector
ABSENT:	Larry Vranka	Member
	Ashley Hanrahan	Alternate
	Leslie Meyers	Alternate

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Chairman Gary Reetz called to order the regular meeting at 7:28pm.

APPROVAL OF MINUTES

On motion of Mr. Jim Murray second by Mr. James Hayden the Board approved the minutes of the Regular Meeting on May 12, 2021.

SITE PLAN APPLICATION FOR 25 SAGAMORE RD PARKING LOT RECONFIGURATION

Mr. Ronan Wilk, Architect for the above address spoke about the application. He requested approval for the renovation of the existing parking lot from 32 to 34 parking spaces. Total impervious area will be reduced as additional landscape areas are added instead of paved surface. He stated there will be 2 curb cuts that will be relocated for safer access and new concrete block retaining wall with decorative railing will be constructed on east side of lot as well as new concrete paths and stairs with decorative handrails leading from parking lot to building. He also stated that they will be installing a new drainage system and a patio with a BBQ for residents to use. He spoke about the open issue of the trash area and a traffic study that was sent to the Villages consultant at Hardesty & Hanover.

The board spoke about the new lighting in the parking lot.

Mr. Reetz asked if any apartments in the area will be affected by the new lights.

Mr. Goldman asked how the parking spots increased from the approved 29 spots to the current 32 spots.

The Board spoke about the review of this application from our consultants at Hardesty & Hanover.

Mr. Paul Taft, Building Inspector spoke about his site visit at the above application. He also spoke about the location of the garbage.

Mr. Wilk stated that they are proposing to move the garbage to parking spot 16 which is closer to where it is now.

Mr. Neil Solinsky, Project Manager showed area that garbage will be moved to on diagram.

The board spoke about the fence that will be used.

Mr. Reetz opened the Public Hearing at 7:43pm, seeing no further comments Mr. Reetz closed the Public Hearing.

On the motion of Mr. Jim Hayden, second by Mr. Jim Murray, the Planning Board approved this application FOUR for and ZERO against subject to the completion of the traffic study.

SITE PLAN APPLICATION FOR 19 PARK PLACE

Mr. Tom Haynes, Architect for the above address spoke about the application. He requested a change of use at the above address from retail to carryout establishment. He stated the Bronxville Bread Company is an artisanal whole food breads and will be a value to the community. He spoke about the product that will be sold at this location. He referred to the diagram of the 100' radius and plans of the proposed space.

The Board spoke about the site and the distance to other stores.

Mr. Haynes stated that all items will be sold are vegan and vegetarian.

Mr. Goldman asked for the proposed hours of operation.

The Board asked about the parking situation.

Mr. Haynes stated that there will not be an increase in parking.

Mr. Haynes stated that he believes most patrons will be pedestrians.

Mr. Taft spoke about the zoning requirements.

Mr. Reetz spoke about his review of this application.

Mr. Charles Grippo, owner spoke about his establishment and what he is planning on offering. He stated he is looking to service only Bronxville. He spoke about different establishments that he researched and decided this was the best fit for them.

Mr. Hayden spoke about the gross revenue being mainly from bread and pasta.

Mr. Reetz spoke about his review of this application.

Mr. Reetz opened the Public Hearing at 8:26pm.

Ms. Mariana Delgado-Gambini of Chantilly Bakery spoke about their concerns for this application.

Mr. Claudio Iaccarino, owner of Park Place Bagels spoke about his concerns of this application.

A representative from Topps Bakery spoke about his concern of this application.

Mr. Scott Edlitz of Booskerdoo spoke about his concern of this application. He asked about the possibility of using Uber Eats etc.

Mr. John Byrne from Scarborough catering spoke about his concern on this application.

Seeing no further comments Mr. Reetz closed the Public Hearing at 8:38pm.

Mr. Reetz and the Board spoke about their thoughts on this application.

Mr. Grippo addressed the concerns of the previous comments.

The Board voted on this application.

The Planning Board referred this application to the Zoning Board without prejudice.

OTHER BUSINESS

Sign Application Approval for 102 Pondfield Rd The Bright Beauty.

Sign application approval for 7 Pondfield Rd La Casa.

On the motion of Mr. Jim Murray, second by Mr. James Hayden, the Planning Board approved this application FOUR for and ZERO against subject to approval from the DRC.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, September 8, 2021.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:03pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Board