**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON NOVEMBER 13, 2013 AT THE VILLAGE HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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| **PRESENT**: | Eric Blessing | Chairman |
| | Anna Longobardo | Vice Chair |
| | Adrienne Smith | Member |
| | James Murray | Member |
| | Gary Reetz | Member |
| | Randolph Mayer | Alternate |
| | Rene Atayan | Alternate |
| | Vincent Pici | Superintendent of Buildings |

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Chairman Blessing called to order the regular meeting at 7:32PM.

**APPROVAL OF MINUTES**

On motion of Mr. Murray, second by Ms. Smith, the Board approved the minutes of the Regular Meeting on October 9, 2013.

**PRE-APPLICATION – WIRELESS COMMUNICATION FACILITY MODIFICATION, SPRING FACILITY, CONCORDIA COLLEGE, 171 WHITE PLAINS ROAD**

Adam Moss, attorney for Sprint, reported that the applicant would like to modify the existing facility. Currently there are 12 antennas and an equipment shelter at this site. The applicant would like to replace some of the antennas – reducing the number to 9 – as well as some equipment in the shelter. There is a requirement for municipalities to approve these types of modifications in New York State. The zoning process is not required.

Ms. Longobardo inquired about the location of this modification and where it will be in relation to the circular smoke stack. She also asked about the depth of the antennas and if they would be 7 inches deep or not as deep as those existing ones.

Mr. Moss replied that the antennas are at two different heights. One of these antenna heights will go from 6 feet to 3 feet with this modification.

Mr. Reetz asked which one would be lowered.

Ms. Smith wanted to know which antennas were more powerful and if the margin of safety for radiation emission met all acceptable limits.

Mr. Moss answered that technologically the antennas will be consolidated with less cables and they absolutely do operate within all FCC guidelines.

Superintendent of Buildings Pici advised the Planning Board that the applicant should retain HDR as a consultant to provide their professional opinion.

Chairman Blessing commented that the Planning Board could give no approval tonight as this is a pre-application. The applicant needs to get the appropriate documentation to the Building Department and the applicant will have to pay for the consulting services (this can be set up with Mr Pici for the Planning Board).

**SITE DEVELOPMENT – SARAH LAWRENCE COLLEGE – 45 KRAFT AVENUE (CHANGE OF USE AND RENOVATION OF 1ST & 2ND FLOOR FOR BUSINESS OFFICE)**

Mr. Ernie Harris, architect, reviewed the project for the applicant. Sarah Lawrence College would like to move their Advancement Office to this space. They feel it will improve the Village/College relationship. Both floors are currently vacant except for part of the first floor. Essentially this will be office space that will have 33 users. There are three issues: parking, the retaining wall and signage. The zoning regulations suggest no signage above the second floor. Mr. Harris asked that the signage be approved by the Planning Board without having to go through a separate process. With regard to parking, 25 people would come in in a day – 8 of which will be by train. There are 11 spaces in the back of this building – 9 of which are available for this use. Sarah Lawrence College is willing to bus people from their facility or to bus people from the Maltby parking lot. The retaining wall has been in violation for 24 years and he asked why it is being brought up with this application. He agreed that it is unsightly and unsafe. The Village has had an easement on this property for many years and they pave this area known as the Colodny lot. It is not clear whose responsibility it is.

Mr. Murray commented that the easement is a strip in the parking lot.

Mr. Harris replied that a study has been done by the attorneys for the Village. The retaining wall runs past this property and is adjacent to the easement. It is a reasonable question to ask as to who is responsible for the retaining wall but this is not relevant to the application.

Chairman Blessing asked the applicant if there was anything specific being done to the building.

Mr. Harris answered that the first floor windows will all be replaced with double pane glass. The second floor windows will remains.

Ms. Longobardo asked if Sarah Lawrence will be leasing the whole building.

Mr. Harris responded that the current tenant in the back of the building will remain and this applicant will be going where the former Savanna and Day Spa spaces were.

Superintendent of Buildings Pici reported that there is an issue about the retaining wall but that it does not need to be determined by this Board. How to proceed will be determined by Village counsel. The condition is how the maintenance of this easement will affect parking for this applicant.

Chairman Blessing asked for confirmation of the location of the 11 spaces.

Mr. Harris answered that the spaces are in the Colodny lot. There are 12 spaces for merchants on the railroad side of this building.

Mr. John Colquhoun, Chair of the Design Review Committee, reported that the committee met with the applicant and were presented with two versions of signage. One was in violation due to height restrictions but was aesthetically better.

Superintendent of Buildings Pici said that the statutes may regulate this board's decision making with regard to the signage issue.

Ms. Longobardo commented that she did not see a sign application.

Superintendent of Buildings Pici answered that the applicant did not submit an application for signage or lighting.

Chairman Blessing asked if the signage could be waived by the Planning Board thus giving the Design Review Committee the ability to approve this signage.

Chairman Blessing opened the public hearing at 7:54PM.

No public comment.

Chairman Blessing adjourned the public hearing at 7:54PM.

Ms. Atayan commented that she thought it was wonderful to have Sarah Lawrence College on this side of the railroad tracks. She also liked the idea that they have the infrastructure to shuttle people back and forth.

Ms. Smith said that she could not imagine anyone taking the shuttle when they can park in the Colodny lot. This is a hard thing to address.

Chairman Blessing commented that parking has been a consistent issue with all applications.

Mr. Murray said he felt this was a great use for the property.

Ms. Longobardo said she thought this was a perfect use for the property.

Chairman Blessing commented that the Planning Board could put something in the approval that encourages staff to use the shuttle from the main campus. This would lessen any parking issues.

Superintendent of Buildings Pici concurred that wording to encourage the use of the shuttle could and should be included.

Ms. Longobardo felt this should not be a requirement but should be alluded to in the approval.

Chairman Blessing said the retaining wall will be a separate issue and would like to push this application forward. The Village attorney will decide how to handle the retaining wall issue and it is not an integral part of this application.

Mr. Reetz asked how long construction would take.

Chairman Blessing answered three months and that it will be pretty normal office construction.

Ms. Atayan commented that it will be nice to have the end of the parking lot used.

Superintendent of Buildings Pici reported that there are no significant building issues and occupancy proposed will be determined by the Building Code. He suggested that the Building Code be adhered to and the approval be given subject to lighting, windows and signage review.

Ms. Longobardo asked if the Planning Board could approve on all conditions.

Mr. Murray does not want to see the applicant come back to the Planning Board.

Chairman Blessing responded that the Planning Board could waive the signage regulation and if necessary send them to the Zoning Board.

Ms. Longobardo would like to see the final plans for signage and lighting.

Superintendent of Buildings Pici said there are two options here. The first is to have the applicant go before the Design Review Committee and make a recommendation so the Planning Board can comment on it. The second is the applicant can come to the next meeting and the Design Review Committee can give their final approval.

Chairman Blessing asked for a motion from the Planning Board to approve the Site Development with the condition of final review by the Design Review Committee with regard to lighting and windows; waiving of the height restriction of signage subject to Planning Board jurisdiction; and, strong wording encouraging the use of the shuttle system to transport workers to alleviate parking.

On motion of Mr. Murray, second by Mr. Reetz, the Board unanimously approved this project.

## OTHER BUSINESS

Ms. Smith inquired if everything was going well with the Lawrence Hospital project and with the lawsuit.

Superintendent of Buildings Pici responded that the site has been set up; there are no safety issues; the fencing, sidewalks and lighting have been fine-tuned. Overall the project is going well. There were a few complaints last week but he is addressing the problems as they come up.

Chairman Blessing said that nothing has progressed with regard to the lawsuit. The Village Attorney will keep all in the loop as necessary. He also commented that there is some speculation that workers are parking on the site.

Superintendent of Buildings Pici commented that there is not enough space to park on the site. The hospital is operating under their building permit.

Ms. Smith asked about the parking lot on Paxton Avenue and if a barrier was approved between the parking lot and the sidewalk and if so, had it been erected yet.

Superintendent of Buildings Pici answered that this project was not complete but that there are curb steps. They spent the summer doing remediation work and there is no time limit in the approval for this project to be completed.

## NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be held on Wednesday, December 11, 2013 at 7:30PM.

## ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:12PM.

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Respectfully submitted,

Karen A Buccheri

Karen A. Buccheri
Secretary to the Mayor & Village Administrator