MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON JUNE 12, 2024, AT VILLAGE HALL

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PRESENT:	Michael Goldman	Chairman
	James Hayden	Vice Chair
	Michael Ching	Member
	Albert Van Ness	Member
	Eileen Marshall	Alternate
	Thomas Brasco	Alternate
	Paul Taft	Building Inspector
	Cristina Battista	Secretary to the Planning Board
ABSENT:	Leslie Meyers	Member

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Chairman Michael Goldman called to order the Planning Board meeting at 7:30pm.

APPROVAL OF MINUTES

On motion of Mr. James Hayden, second by Mr. Albert Van Ness, the Board approved the minutes of the Regular Meeting from May 8, 2024, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR UNIQUE CAFÉ CHANGE OF USE 69 PONDFIELD RD

Mr. Len Brandes, architect for the above address requested approval for a carryout establishment at 69 Pondfield Rd. He stated that the Unique Café coffee shop requests approval to convert the existing retail store to carry out establishment (coffee shop) with 2-3 employees. He added the garbage will be kept in an enclosed trash room on lower level located near the rear municipal parking lot off of Garden Ave and garbage to be picked up 5 days a week by private carting company. He stated the bathroom will be enlarged and brought up to code. He also added there will be no cooking done on site other than making coffee. He addressed the letter that was sent to the Planning Board from the Management Board of the condominiums located in the same building.

Mr. Michael Ching asked about their delivery schedule and hours of operations.

Mr. Adrian Kamberi, owner spoke about his application and how it has always been his dream to open a coffee company.

Ms. Barbara Nichols, owner of the condominium spoke about the proposed new tenants. She stated that the previous retail store struggled to stay open.

Mr. Michael Goldman opened the Public Meeting at 7:46pm.

Dr. Neil Goldberg, dermatologist, stated he has an office in the same building as the applicant and is concerned about this application and the garbage from this type of business, he also spoke about the amount of coffee shops in the village.

Mr. Sean Marshall from Slave to the Grind addressed the Board about his concerns on this application and read a letter on behalf of the owner.

Mr. Scott Edlitz from Ovder Coffee, previously known as Booskerdoo, voiced his objection to this application.

Ms. Maryann Pope from 11 Garden Ave spoke about her concerns on this application. She stated her concerns on the garbage in the area.

Seeing no further comments, Mr. Goldman closed the Public Hearing at 8:08pm.

The Board spoke about the application.

On the motion of Mr. James Hayden second by Mr. Michael Ching, the Planning Board approved this application FIVE in favor and ZERO against as submitted.

SITE PLAN APPLICATION FOR NOBLE PIES CHANGE OF USE 128 PARKYWAY RD

Ms. Jodi Gutierrez requested approval for a change of use at the above address to convert the current office space to retail space. She stated that Noble Pies is a well-known establishment with stores in other towns currently. She spoke about other tenants that were interested in the space and how she felt this was the best fit for the Village.

Mrs. Leslie Noble, owner of Noble Pies, spoke about her business and the application.

Mr. Zachery Herman, co-owner of Noble Pies, spoke about the products they offer and stated he loves attending the Farmer's Market in the Village and fell in love with the people and beauty of Bronxville.

Mr. Michael Goldman opened the Public Meeting at 8:32 pm, seeing none, Mr. Goldman closed the Public Hearing at 8:32 pm.

The Board spoke about the application.

On the motion of Mr. James Hayden second by Mr. Michael Ching, the Planning Board approved this application FIVE in favor and ZERO against as submitted.

ON-STREET DINING APPLICATION – THE DINER

Ms. Laura Dalava from the diner requested approval to use 1.5 parking spaces even though the application is for 1 parking space. She stated she feels the approvals should be the same for everyone in the Village and they should be able to keep the 1.5

spaces they currently have approval for. She explained that the location of the On Street dining is set in front of 116 Kraft Ave due to restrictions in the roadway. She stated that it is a tough location since there is a manhole in the street and a crosswalk .

Mr. Michael Goldman opened the Public Meeting at 8:47 pm, seeing no comments, Mr. Goldman closed the public hearing at 8:47 pm.

The Board spoke about this application.

On the motion of Mr. James Hayden second by Mr. Michael Ching, the Planning Board approved this application FIVE in favor and ZERO against subject to the use of one parking space.

ON-STREET DINING APPLICATION – LA CASA

Mr. Spencer Pingle, resident and owner of La Casa returned to the Planning Board to request approval for On Street dining. He reiterated that there will be a reduction in the number of parking spaces being used from 4 spaces to 3 spaces and that they reduced the seating from 10 tables with 40 seats to 8 tables and 24 seats. He spoke about the parking in the area and stated that he recently made changes based on the Chief of Police's recommendations for safety. He stated he is willing to compromise and reduce his application to 2.5 spaces and 7 tables.

Mr. Michael Goldman opened the public hearing at 9:06 pm.

Ms. Valerie Lotto, President of the Beautification Counsel stated the area is beautiful and she is in favor of the application.

Ms. Emily Stone stated she is in favor of this application.

Mr. Chris Irving stated he is in favor of this application and loves the restaurant.

Ms. Daria Kelty spoke in favor of this application and believes this space is very unique.

Mr. James Pecora stated he is in support of the On Street Dining at La Casa.

Ms. Maryann Pope stated she is in favor of this application.

Mr. Goldman closed the public hearing at 9:22 pm.

The Board discussed this application.

On the motion of Mr. Albert Van Ness second by Ms. Eileen Marshall, the Planning Board approved this application THREE in favor and TWO against for 2.5 parking spaces with 7 tables and 22 seats, subject to final approval by the Chief of Police.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, July 10, 2024.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:42pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards