

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE
VILLAGE OF BRONXVILLE HELD ON JANUARY 8, 2014 AT THE VILLAGE HALL,
200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

* * * * *

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

* * * * *

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

APPROVAL OF MINUTES

On motion of Mr. Murray, second by Ms. Longobardo, the Board approved the minutes of the Regular Meeting on November 13, 2013 with one minor edit made by Ms. Smith.

Chairman Blessing spoke about the passing of Maryann Urrico of the Building Department. She had been the Administrative Assistant there for 39 years. He said that the Planning Board sends it thoughts and prayers to all her friends, family and to her sister, Angela, who works for the Treasurer's Office of the Village of Bronxville.

Ms. Longobardo commented that she had worked with Maryann for 25 years and that she was very helpful and was always careful to pass things along. She was a wonderful, kind woman and this was heartbreaking for many.

**SITE DEVELOPMENT – ONE PONDFIELD ROAD (WINDOW REPLACEMENT
WEST & NORTH FAÇADE) – INITIAL PRESENTATION**

Ms. Maggie Marrone, architect, showed the Planning Board a sample of the window that will be used for this project. She reported that the applicant would like to replace the windows on the north and west side of the building. Recently the windows in the front of the building were replaced with the same window. They are double hung windows. The whole building will match.

Mr. Reetz inquired if the windows were all aluminum including the sashes.

Ms. Marrone replied that they are.

Ms. Atayan asked if there would be any impact on the train platform when this work is being done.

Ms. Marrone responded that the applicant will coordinate this with Metro North but that this is pretty straightforward interior hanging of windows.

Chairman Blessing commented that the other windows were replaced about two years ago.

Chairman Blessing opened the public hearing at 7:36PM.

No public comment.

Chairman Blessing closed the public hearing at 7:36PM.

Chairman Blessing asked for a motion from the Planning Board to approve this Site Development.

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

***please see report from John Colquhoun under the 2 Cedar Street presentation.*

**SITE DEVELOPMENT/SPECIAL PERMIT APPLICATION – 2 CEDAR STREET
(CONVERT APPROVED RETAIL SPACE TO “INDOOR RECREATION FACILITY” –
DANCE/EXERCISE STUDIO)**

Mr. Jim Ryan, consultant for the applicant (Pure Barre), reported that this application requires a special permit and a change in use. This type of business is classified as an indoor recreation facility. They have done a noise and parking study.

Mr. Chris Dalton, Regional Director of Pure Barre, spoke about the other locations in the area. There is one in Greenwich and one in Westport. The classes are 55 minutes in length. There are no workout machines and they use a ballet bar. The class focuses on certain muscle groups. It is an effective workout. Clients are generally affluent women. The classes are somewhere between \$23 & \$27 per class. The instructors give individual instruction. Pure Barre is excited to join the Bronxville community. Instructors are generally someone from the area who is passionate about exercise.

Mr. Murray inquired if this was a franchise.

Mr. Dalton replied that this would be a corporate location and not a franchise.

Ms. Smith wanted to know what the intended hours would be, if classes would run during the day and if there would be classes on the weekend.

Mr. Dalton said that they normally have a 5:30/6AM class and a 7/7:30PM class. They would send out a survey to see when people would prefer to have classes. The peak hours are

generally the 9:30/10AM classes. The Noon classes, as well as the 2PM -5PM classes, are not as popular. There will be weekend classes.

Ms. Longobardo asked the applicant to review what a dance/exercise business really is. She also wanted to know about the noise generation.

Mr. Dalton described the experience. They are greeted at the door by the instructor. No shoes are worn. The entire studio is carpeted. The instructor gives some tips to the class. The whole class works together. The entire class is choreographed. The class focuses on various parts of the body. There is music played the entire time. The choreography is changed quarterly. There is a quality control aspect.

Mr. Ryan reported on the noise and the study done. This space is essentially a space within a space so no noise travels outside of the building and no impact to the adjacent uses. Pure Barre is committed to certain standards. They also did a detailed parking study. There is a parking facility located across the street from the building. The applicant recognizes that while parking is tight the location fits in well with the parking requirements.

Mr. Murray inquired about the average class size.

Mr. Dalton answered that there are two employees at all times and the average class size is 17 people.

Mr. Ryan commented that the maximum number of people looked at for the analysis done for parking was 17 people. The applicant can meet the standards for being soundproof. There will be a vending machine on the premises but there will be no food, beverage or showers. People do not linger. There will be no electronic amusement or therapeutic services. With regard to the variance, while this is a commercial area, there is recognition that this is adjacent to a residential area. There will be no impact to the neighborhood. This is a compatible use. The applicant is looking for the Planning Board to give their approval and allow them to go before the Zoning Board.

Chairman Blessing asked how many corporate sites and how many franchises Pure Barre has and why Bronxville was selected to be a corporate site.

Mr. Dalton replied that there are 175 locations in total – 10 are corporate. Pure Barre looked at major markets and found some phenomenal markets that could be used as corporate locations while waiting for a franchise opportunity. They have done this in Houston and they recently opened up one in Huntington, NY.

Ms. Marilyn Timpone-Mohammed, consultant from Frederic P. Clarke Associates, reviewed the parking demand analysis and the noise abatement being proposed. With regard to parking, the applicant provided an analysis for parking and she agrees with the conclusions and parameters of the study. She agrees with the 300 feet radius whereby people will have to walk further to find a parking space. Based on the class schedule, the size of classes and available parking spaces in lots and the area, she felt there would be an increase in demand but that spaces would be found.

With regard to noise, Ms. Timpone-Mohammed reported that this was more specific in terms of the proposed construction. The applicant provided information on construction, the

position of the speakers and this cleared up some questions she had. There are some outstanding items with regards to specifics. In the end, none of these items are impediments to an approval.

Ms. Atayan asked for an explanation for the difference between decibels versus frequency.

Ms. Timpone-Mohammed explained that decibel is the loudness of sound. Frequency is if the sound is high or low pitched. The sound will be mitigated and may require a revision to the current plan.

Ms. Smith asked if conditions should be made part of any approval for the applicant.

Ms. Timpone-Mohammed answered that in terms of noise, she would suggest a final review of noise abatement be made a condition as well as the requirement of a variance.

Ms. Atayan inquired about the basement and how it will be used as well as the locker room and the lack of doors on lockers.

Ms. Timpone-Mohammed replied that the basement should have the partition wall go from the roof to the floor. This will contain the noise as well. There has been no response with regard to this from the applicant. In addition, the applicant has agreed to place doors on the lockers.

Mr. John Colquhoun, Chair of the Design Review Committee, reported on One Pondfield Road and that his committee gave their approval. Regarding 2 Cedar Street, the applicant provided an updated application to the Design Review Committee. The type used for the sign will be in black on a white panel and in lowercase letters. The applicant was approved by the Design Review Committee.

Mr. Ryan reported that the building recently went under a renovation and the sign is simply putting up letters. There will be no lighting or awning.

Chairman Blessing opened the public hearing at 8:07PM.

Ms. Susan Miele, Director of the Bronxville Chamber of Commerce, spoke that she felt it was important for the Planning Board and the Zoning Board to revisit the Zoning Laws to protect the economic life in the downtown area of Bronxville. She feels this is certainly the way to go for this space. It will attract others from outside Bronxville. It will keep residents in town for their fitness needs. It is a great opportunity. The neighboring merchants will benefit as well.

Chairman Blessing adjourned the public hearing at 8:09PM.

Mr. Ryan said he hoped the Planning Board would consider an approval so the applicant could move forward and meet with the Zoning Board.

Mr. Dalton thanked the Planning Board for their time. He said that Pure Barre is community oriented. They support local groups. It is a unique type of workout experience. They would love to bring this to Bronxville.

Ms. Smith commented that she liked the fact that the heaviest times of usage for this type of facility were early and late in the day.

Mr. Murray said he had no problem with the use and felt that the Planning Board should approve the applicant going to the Zoning Board with a condition of reviewing the noise post-construction.

Ms. Longobardo said she feels the application looks good for Bronxville and feels this is a good use of the space.

Chairman Blessing asked for a motion from the Planning Board to approve this Site Development with the following conditions: going before the Zoning Board for a variance, final review by Village consultant with regard to noise and post-construction testing.

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

OTHER BUSINESS

RESOLUTION – KENSINGTON ROAD PROJECT

On motion of Mr. Reetz, second by Ms. Longobardo, the Board unanimously approved the following:

The Planning Board hereby confirms that the Special Permit Approval and the Final Site Plan Approval granted for the Kensington Project by resolutions of the Planning Board dated January 10, 2007 are in full force and effect and shall not be subject to expiration.

NEXT MEETING

The next regularly scheduled meeting of the Planning will be on Wednesday, March 12, 2014.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:20PM.

* * * * *

Respectfully submitted,



Karen A. Buccheri

Secretary to the Mayor & Village Administrator