

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE  
VILLAGE OF BRONXVILLE HELD ON DECEMBER 14, 2011 AT THE VILLAGE  
HALL, 200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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<b>PRESENT:</b>	Donald Henderson	Chairman
	James Murray	Member
	Adrienne Smith	Member
	Eric Blessing	Member
	Gary Reetz	Alternate
	Randolph Mayer	Alternate
	Vincent Pici	Superintendent of Buildings
<b>EXCUSED:</b>	Anna Longobardo	Vice Chair

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

**APPROVAL OF MINUTES**

On motion of Mr. Reetz, second by Mr. Murray, the Board approved the minutes of the Regular Meeting on November 9, 2011.

**PRE-APPLICATION – Rivermere Apartments (patio doors and window replacements)**

Mr. Dennis Ryan, contractor from Renewal by Anderson Company, said that his company was selected by Rivermere to replace the windows and doors. The applicant has submitted its plans and the layout of the buildings. Rivermere is asking permission to approve the replacement as the building is in dire need of replacement. After an intense process, Renewal by Anderson was selected because their product will give the building close architectural continuity. The applicant wants to preserve the look of the building. These windows are vastly superior energy saving windows and are four times more energy efficient than what is currently there.

Mr. Blessing asked how long the replacement would take.

Mr. Ryan responded that this is still under discussion but that the first phase will be replacing the doors which will take about 90 days.

Ms. Smith inquired about the composition of the windows.

Mr. Ryan replied that they are made of a wood and polymer combination blended until it is a fluid and then pushed into various shapes. It is chemically and thermally welded and thus keeps the squareness of the window forever. The windows come with a long warranty. There has been discussion about seeking financing to do this project at one time but if the financing does not come through the project will be done on an apartment by apartment basis.

Mr. Murray asked what happens if a resident does not want to change their windows.

Ms. Beyer, Rivermere Board President, responded that the Board has determined that this needs to be done and therefore it has to be done. There are 39 apartments and half of them are ready to move forward now. The Board can compel owners to change their windows as this is a co-op. There are very few financially distressed residents here as this is an upscale building. Any assessment will be made over time. The Board is trying to bring back the architectural integrity of the building to when it was built. The desire of the Board is to finance the entire project.

Chairman Henderson encouraged the applicant to submit a formal application with the Superintendent of Buildings. They will need to meet with the Design Review Committee and then come back for review by the Planning Board.

#### **SITE DEVELOPMENT – 55 Palmer Avenue (Lawrence Hospital Cancer Center)**

Kathy Zalantis, attorney for Lawrence Hospital, reported that the applicant obtained all of the noise reports and that all three experts agree that there will not be any additional noise if this project is approved. She feels that the hospital has demonstrated that there will be no noise impact with this addition. The hospital has also received a Certificate of Need from the State. The State is very supportive of the project.

The hospital has received comments from the Chief of Police and the hospital has incorporated them into their plans. The applicant also met with the Fire Department and a memo was supposed to be sent to the Planning Board.

The Certificate of Need was received by the applicant on December 8, 2011. The applicant would like to present a final SEQRA document to the Planning Board that would memorialize relevant matters in one submission rather than doing it in piece meal.

Chairman Henderson commented that the Planning Board has received a detailed memorandum from its consultant, Ms. Marilyn Timpone-Mohammed of F.P. Clarke Associates. Ms. Timpone-Mohammed reported that her memo dated December 6, 2011 cataloged all of the outstanding items. Noise was one issue that has since been reviewed. Utilities had two items left – one has been satisfied and the other is still outstanding. These items are technical and not germane to the site plan. Storm water management has been completed and it has been determined that this project would not cause any significant impacts. The cell towers were looked at and it was determined that the exposure on the roof garden would be well below levels.

Ms. Timpone-Mohammed received comments from the Chief of Police and he suggested that the sidewalk in front of the hospital be closed during construction and that pedestrians use crosswalks along the traffic circle. The construction management plan will consider the Chief's suggestions. The Chief also commented that he has no concerns with regard to site distances for traffic into the traffic circle.

There has been no comment from the Fire Department.

The Design Review Committee met with the applicant and provided Ms. Timpone-Mohammed with comments. The applicant has updated and made changes to the façade.

The noise reports were reviewed. One issue, the cause of an increase in existing noise resulted in no conclusion as to what is causing the noise. The new equipment installed on the new roof would result in a one decibel increase but this increase has absolutely no impact on humans. Only animals would be able to detect this change. The consultant has put a condition on this based

on the finalization of the facades. If the facades change in the final drawings and the parapet sizes change, etc. then the calculations need to be re-verified.

Chairman Henderson asked Ms. Timpone-Mohammed if this was the end of the noise discussion.

Ms. Timpone-Mohammed responded that it is at this point in time. The verification takes place with a final set of drawings which is a technical review.

Chairman Henderson opened the public hearing at 8PM.

Chairman Henderson closed the public hearing at 8PM.

Mr. Blessing inquired where the Zoning Board is with regard to this applicant.

Ms. Zalantis answered that the applicant is appearing before the Zoning Board on December 20<sup>th</sup> to continue their presentation. Variances are not issued yet. The applicant is hopeful that they will be able to cover more ground at the December meeting.

Chairman Henderson asked how long the process will be with the Zoning Board.

Ms. Zalantis responded that the Planning Board needs to make an environmental decision in order for them to continue.

Chairman Henderson reported that the applicant has not had the chance to meet with the Design Review Committee this evening but would do it after the Planning Board meeting.

#### **OTHER BUSINESS**

None.

#### **NEXT MEETING**

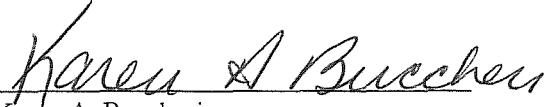
The next regularly scheduled meeting of the Planning Board will be held on Wednesday, January 11, 2012 at 7:30PM.

#### **ADJOURNMENT**

There being no further business before the Planning Board, the meeting was adjourned at 8:03PM on motion of Mr. Reetz, second by Ms. Smith.

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Respectfully submitted,

  
Karen A. Buccheri  
Secretary to the Mayor & Village Administrator