

Minutes from the Village of Bronxville's Design Review Committee Meeting

Date: April 6, 2022

From: Paula Giglio, Acting Secretary to the Planning & Zoning Board

Subject: Minutes, April 6, 2022 DRC

Minutes of Regular Meeting Design Review Committee Wednesday, April 6, 2022

Present: Neal Stufano, DRC
Stephen Hawkey, DRC
Marisa Sheumack, DRC
Paul Taft, Building Inspector
Paula Giglio, Acting Secretary
Tony Mercado, Stoneleigh
Patty Dohrenwend, Board VP and Chairman of Terrace Enclosure Committee

Absent: Larry Vranka, DRC
Nina Evison, DRC
Cristina Battista, Secretary to the Planning and Zoning Board

Site Plan Review – 1, 2, 3 Stoneleigh – Proposal for Future Terrace Enclosures

Mr. Tony Mercado, from Stoneleigh submitted plans for a future terrace enclosure project. He stated that currently approximately 50% of the 74 terraces are enclosed or screened in. The terrace protocol adopted in 2019 requires terrace enclosures to be removed at apartment sale to allow building to waterproof the concrete slabs. He explained that after the slab is waterproofed, an apartment owner may re-enclose their terrace or install screens that will ensure uniformity of design and terrace structural integrity going forward. Each owner will need to submit to the Building Department. The Committee discussed the application.

The Board asked about the materials being used.

- Understand how spandrel wall is going to attach to the building, verticality of the building. How spandrel will sit on the slab and if there will be a drip cap. What is the material of the drip cap edge (copper, white bands, etc.)
- Color of existing windows and color of proposed windows to go into the balconies.
- Casement windows or picture windows, line of sight if sliders, model/make of different windows. Color of screens/rails of screens. Child safety bars installed. Height & distance of spandrel & height from patio floor to tip of spandrel bottom of window sill. Restrictor on sliders and clarification on safety bars.
- Material of spandrels should be denoted on plans. Railing color, finish and style of vertical components, and style of cap railing.
- Ceiling per rendering as per the walls & match to existing building color.

On the motion of Mr. Stephen Hawkey, second by Ms. Marisa Sheumack, the Design Review Committee voted to recommend approval of this application THREE for and ZERO against as submitted.

Solar Panel Site Plan Application Review

The Board discussed the new Solar Panel approval process and application.

Mr. Taft spoke about the requirements.

- Roof consistency. Ideally one material.
- Outline fenestration effect, line of sight.
- Glare for neighbors.
- Line of sight from street, any street, roadway.
- Old growth of tree's and if required to cut down.
- Slope of roof.

There being no further business, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Paula Giglio

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Acting Secretary to the Planning & Zoning Board