

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON APRIL 13, 2022, AT VILLAGE HALL**

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PRESENT:	Gary Reetz	Chairman
	Larry Vranka	Vice Chair
	Michael Goldman	Member
	James Hayden	Member
	Leslie Meyers	Member
	Paul Taft	Building Inspector
ABSENT:	Ashley Hanrahan	Alternate
	Albert Van Ness	Alternate

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Chairman Gary Reetz called to order the regular meeting at 7:30pm.

APPROVAL OF MINUTES

On motion of Mr. James Hayden, second by Ms. Leslie Meyers, the Board approved the minutes of the Regular Meeting on November 10, 2021 FIVE for and ZERO against.

SITE PLAN APPLICATION FOR 1, 2, 3 STONELEIGH PLAZA - TERRACE ENCLOSURE

Mr. Benson Gillespie, the architect for 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 by the Stoneleigh board in 2019 requires terrace enclosures to be removed at apartment sale to allow the 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 in pre-established designs that will ensure uniformity of design and terrace structural integrity going forward.

The Board discussed the application. They asked if all designs were approved by the board at Stoneleigh. They asked if they will be weather-proofed and heated.

Mr. Gillespie explained that they will be weather-proofed and will have child-safe windows.

Chairman Reetz opened the Public Hearing at 7:40 pm, seeing no further comments Mr. Reetz closed the Public Hearing at 7:40pm.

On the motion of Mr. Michael Goldman, second by Mr. Hayden, the Planning Board approved this application FIVE for and ZERO against.

SIGN APPROVAL – 71 PONDFIELD RD – CORCORAN

The Board reviewed the awning application for the above address and the recommendation of approval by DRC.

On the motion of Mr. Goldman, second by Mr. Larry Vranka, the Planning Board approved this application FIVE for and ZERO against.

SIGN APPROVAL – IONA COLLEGE - FETH HALL & STEIN HALL

Ms. Mary Clare Reilley on behalf of applicant Iona College requested approval for three banners located at Iona College's Bronxville campus. She stated that they are looking to install two vertical banners on the front facade of Feth Hall and one banner at Stein Hall. She spoke about the color of the banners and size, as well as the placement of the banners. The applicant stated that the banners on Feth Hall mirror the one on the main building of the Iona New Rochelle campus. She stated that the banner at Stein Hall is replacing the existing blue banner that Concordia College previously installed for Concordia Conservatory.

Mr. Vranka spoke on behalf of the DRC's review at its March 2nd meeting at which DRC recommended approval of the banners.

Mr. Goldman asked about the size of the banners at Iona College in New Rochelle. He spoke about signs at other colleges in the area like Sarah Lawrence.

Chairman Reetz spoke about the history of the signage at Concordia College.

Mr. Paul Taft stated that the banners do not comply with the Village Code because the campus is in a residential zone where signage is generally prohibited. Any signage would need a variance from the Zoning Board. The Planning Board also discussed the potential need by the applicant for future signage on campus.

The Board discussed the need to refer the application to the Zoning Board and whether it should be referred with a positive recommendation/approval or no recommendation without prejudice. Mr. Hayden made a motion, second by Mr. Vranka, to approve the application as submitted and refer it to the Zoning Board. This motion failed by a vote of TWO for and THREE against.

On a subsequent motion of Chairman Reetz, second by Mr. Vranka, the Planning Board voted FOUR for and ONE against to refer this application to the Zoning Board without prejudice, accompanied by the DRC minutes recommending approval and requesting the Zoning Board also consider the applicant's need for future signage in addition to the banners.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, May 11, 2022.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:42pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning and Zoning Boards