MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON DECEMBER 14, 2022, AT VILLAGE HALL

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

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Chairman Larry Vranka called to order the regular meeting at 7:30pm.

APPROVAL OF MINUTES

On motion of Mr. Michael Goldman, second by Ms. Leslie Meyers, the Board approved the minutes of the Regular Meeting from October 12, 2022, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR 27 STURGIS RD - REAR ADDITION

Mr. Chris Crocco, architect for the above address spoke on behalf of this application. He requested approval to construct a 1 story addition with finished basement at the rear of the residence. Addition will include a new master bedroom suite, expanded kitchen and family room. He stated the addition is approximately 988 square feet with a 532 square foot patio.

Mr. Larry Vranka asked the architect to address the basement and if they will be excavating the backyard.

Mr. Chris Crocco stated it will be about 750 [subsequently corrected to185] cubic yards of excavation. He spoke about the protection they will provide during construction.

Mr. Goldman asked if they considered staying under the 30% threshold so they could avoid going to the Planning Board. He spoke about the new Code and why the Village adopted this Code.

The Board spoke about the basement and size of the addition.

Mr. Michael Ching asked about the dormer.

Mr. Crocco stated the dormer is strictly decorative.

Mr. Paul Taft spoke about his review and the drainage requirements.

Mr. Larry Vranka spoke about previous applications in the area and his review of this application.

Chairman Vranka opened the Public Hearing at 7:49pm, seeing no further comments Mr. Vranka closed the Public Hearing at 7:49pm.

The Board discussed the application and extent of excavation of the property.

Mr. Andrew Korb, homeowner of the property stated that he has spoken to all adjacent neighbors and all neighbors are in support of this addition.

Mr. Larry Vranka asked about the removal of the mature trees. He stated he would like to see a landscaping plan. He also spoke of his concern regarding the excavation of the basement.

The Board spoke about the excavation, patio and other alternatives.

On the motion of Mr. James Hayden, second by Ms. Leslie Meyers, the Planning Board approved this application FOUR in favor and ONE against, subject to the applicant submitting a landscape plan to the Design Review Committee and Planning Board for review and the Village Engineer approving the design and installation of the storm water management system and directed the applicant to submit the application to the Zoning Board for further action.

PRE-APPLICATION REVIEW - 1 STONE PLACE

Mr. Anthony Gioffre from Cuddy & Feder along with Karl Ackermann, architect for the project, spoke on behalf of the above application. Mr. Gioffre stated that they are proposing to remove the existing office space on the first floor that was damaged from prior flooding. He stated the vacated space shall be converted to open-air covered parking for tenants of the building. The floor area removed is proposed to be transferred to a new two-story addition above an existing parking lot owned by the applicant and adjacent to the existing structure and will require FAR variance. They will also be including an ADA compliant elevator and fire stair to ensure building code compliance. The applicant is also proposing to relocate all the building utilities to a roof penthouse to prevent future damage from flooding. The building will also have office space adjustments, those adjustments are to be determined.

Mr. Goldman asked about the size of the addition being added.

Mr. Michael Ching spoke about the flooding in the area.

Mr. Brendan Ahern, owner of the property spoke about the application and parking in the area.

AWNING APPROVAL – FULL MOON PIZZA – 24 PALMER AVE

On the motion of Ms. Leslie Meyers, second by Mr. James Hayden, the Planning Board approved this application FIVE in favor and ZERO against as submitted with proper letter spacing.

SIGN APPROVAL – VILLAGE DESIGN STUDIO – 46 PONDFIELD RD

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

SIGN APPROVAL – IONA LIBRARY CHANGE OF NAME - 171 WHITE PLAINS RD

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

AWNING APPROVAL – LACROSSE UNLIMITED – 24 PALMER AVE

On the motion of Mr. James Hayden, second by Ms. Leslie Meyers, the Planning Board approved this application FIVE in favor and ZERO against as submitted with logo removed.

SIGN APPROVAL – OVDER 80 KRAFT AVE

On the motion of Mr. James Hayden, second by Ms. Leslie Meyers, the Planning Board denied this application FIVE against and ZERO in favor as submitted.

AWNING APPROVAL – OVDER – 80 KRAFT AVE

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

SIGN APPROVAL – NUSPECIES 118 KRAFT AVE

On the motion of Mr. James Hayden, second by Ms. Leslie Meyers , the Planning Board approved this application FIVE in favor and ZERO against subject to size lettering must be 12 inches maximum.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, January 11, 2023.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:25pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards