MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON MARCH 8, 2023, AT VILLAGE HALL

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

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Chairman Larry Vranka 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 from January 11, 2023, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR 65 PONDFIELD RD SCALINI'S CANOPY

Mr. Jim Dibbini, Attorney for Scalini's requested approval for a retractable canopy over the existing dining courtyard. He explained that the area is seasonal and will not be used in the winter unless weather permits. He stated that the louvers can accommodate a heavy load and creates a waterproof environment for the outdoor dining area. He spoke about how the awning is retractable and the louvers can open and close allowing sun to enter. He stated the space covers approximately 550 square feet and is not affixed to any of the surrounding buildings.

Mr. Paul Taft, Building Inspector stated that he spoke to applicant about adding drainage to catch any runoff from the property.

Mr. Dibbini stated the owner is willing to abide by any laws or recommendations with drainage.

The Board discussed this application. They spoke about the water runoff from the canopy and heating the area.

Mr. Dibbini presented the board with samples of the canopy material.

Mr. Larry Vranka opened the public hearing at 7:47pm, seeing no further comments Mr. Vranka closed the public hearing.

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.

SITE PLAN APPLICATION FOR 65 PONDFIELD RD ANNEX WINE TASTING ROOM & CAFE (SCALINI'S)

Mr. Jim Dibbini, Attorney for Scalini's requested approval for a wine tasting room and café at the above address. He stated that the wine tasting room will be used approximately once a month and will hold 16 guests. The café will add an additional 545 square feet of restaurant space to the main dining area. Mr. Dibbini referred to the parking report submitted by JMC Consulting and reviewed by the Village's parking engineer at Hardesty & Hanover. Mr. Dibbini stated the current office space requires the same amount of parking as this proposed restaurant does.

The Board discussed the application and means of egress.

Mr. Angelo Di Rosa, Owner, stated he plans to remove a few tables from the main dining area to give more space to his patrons and plans to move the dessert area to the café area.

Mr. Albert Van Ness asked about the parking for additional employees.

Mr. Angelo Di Rosa stated that most employees come by Uber or will use the permitted parking.

Mr. Paul Taft spoke about the egress code and stated that the Eastchester Fire Department will review the plan for any fire code issues prior to the issuance of the building permit. He also stated they are requesting a change of use for the area and amending the current approval for seating.

The Board discussed the wine tasting area and canopy over the handicap accessible entrance.

Mr. Larry Vranka opened the public hearing at 8:14pm, seeing no further comments Mr. Vranka closed the public hearing.

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

SITE PLAN APPLICATION FOR 50 PRESCOTT AVE – ADDITION

Mr. Anderson Kenny, Architect for the above address presented the site plan application to the Board and stated that the Village of Bronxville Municipal Code requires Planning Board approval if more than 50% of a one family dwelling front yard facing exterior wall is proposed to be altered. They will be removing the existing siding on street elevation and replacing it with stone at the entry; reconfiguring the first & second floor layout to create more functional spaces; reframing the roof to accommodate second floor changes; and adding a new glazed portico at the front of the house to the west. Mr. Kenny presented photos of the current construction and proposed house. He explained the current condition of the property and what prompted them to need Planning approval after construction had begun. He explained to the Board the changes that are being proposed. He referred to the architectural plans and photos. He stated that in addition they are bringing the house up to the energy code.

Mr. Vranka asked if the front entrance is being moved.

Mr. Kenny stated they will be keeping both driveways and adding a walkway between the driveways to bring them together.

Mr. Vranka spoke about the setbacks of the vestibule.

Mr. Kenny stated that most of the additional square footage is on the second floor.

Mr. Taft spoke about his review on this application and the new code that prompted this applicant to have to seek Planning Board approval. He also spoke about the storm water management on the property.

The Board discussed this application.

Mr. Larry Vranka opened the public hearing at 9:03pm, seeing no further comments Mr. Vranka closed the public hearing.

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.

AWNING APPROVAL – MERIT AUTO BODY 26 MILBURN STREET

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

SIGN APPROVAL – MERIT AUTO BODY 26 MILBURN STREET

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

AWNING APPROVAL – MERIT AUTO BODY 25 MILBURN STREET

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

SIGN APPROVAL – MERIT AUTO BODY 25 MILBURN STREET

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

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, April 12, 2023.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 9:18 pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards