

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON APRIL 12, 2023, AT VILLAGE HALL**

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

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Vice Chair Michael Goldman called to order the regular meeting at 7:30pm.

**APPROVAL OF MINUTES**

On motion of Mr. James Hayden, second by Mr. Albert Van Ness, the Board approved the minutes of the Regular Meeting from March 8, 2023, FIVE in favor and ZERO against.

**SIGN APPROVAL – IONA UNIVERSITY STEIN HALL – 182 WHITE PLAINS RD**

Ms. Anne Kline, Attorney for Iona University, requested approval for a replacement of an existing sign on the Stein Hall Building at Iona University. She stated that the sign lettering was reduced as per the Design Review Committee recommendation.

Mr. Michael Goldman opened the public hearing at 7:35pm, seeing no further comments, Mr. Goldman 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 85 KENSINGTON ROAD – REAR ADDITION**

Mrs. Paulette Dimovski, Architect for the above requested approval for an addition in the rear and side of the existing 1 family dwelling. She stated that the existing house is 2,424 square feet and the proposed addition is 1,126 square feet, totaling 3,550 square feet. She spoke about the storm water management plan and the review by the Village's Engineer. She stated that the existing house has been neglected for a number of years. She explained that the addition will not exceed the current height of the existing building.

Mr. Michael Ching asked about the colors of the house.

Mrs. Dimovski stated they will be staying with a neutral palette.

Mr. Taft spoke about his review of the application.

Mr. Michael Goldman opened the public hearing at 7:46pm.

Mr. Victor Aviles, owner of 87 Kensington Rd, stated that he has no issues regarding this project but stated his only concern is the drainage from the addition.

Mr. John McDonald, owner of 83 Kensington Rd, spoke about the easement of his driveway and his concern about the wear and tear of the driveway. He stated that they will need an excavator and it will need to travel through the easement which may cause damage to the driveway.

Mr. Goldman asked Mr. Taft if the construction plan requires the contractor to remediate any issues caused by construction on the easement.

Mr. Paul Taft stated it is a neighbor-to-neighbor matter.

Ms. Tracy Murray, owner of 85 Kensington Rd, stated that she spoke to her neighbor and stated that she will repair any damage that the construction vehicles may cause to the driveway.

Dr. Maria Crisanti, owner of 3 Oval Court stated that she has concerns about the traffic and parking that this construction project may cause Oval Court area.

Ms. Tracy Murray spoke about the possibility of adding an additional parking spot at the rear of the property.

Mr. Riccardo Alcala, owner of 99 Kensington Rd, stated he is concerned about the parking in this area also.

Mr. Paul Taft stated that the excess trucks from the construction site can park vehicles behind Village Hall to alleviate parking issues.

Seeing no further comments, Mr. Goldman closed the public hearing at 8:04pm.

The Board discussed this application.

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.

#### **SITE PLAN APPLICATION FOR 205 WHITE PLAINS ROAD – NEW HOME**

Mr. Adamo Maiorano, Architect for the above address, requested approval for a new single-family home at the above address. He stated that the proposed structure will be a 2.5 story home that will be facing Hobart Street instead of White Plains Road. Mr. Maiorano spoke about the aesthetics of the home and stated that the applicant would like to use a white hardy plank siding. He added that most of this home is located in Tuckahoe, but Tuckahoe does not require Planning or Zoning approvals. He stated the

existing home was formerly used by Concordia College as a college dormitory and the proposed home is overall smaller than the existing home. He spoke about the proposed drainage of the new home and stated that the leaders of the current house go directly into the grass, but the new home will have the proper storm water drainage.

Mr. Michael Ching asked if there are structural issues with the existing home.

Mr. Maiorano stated that the home hasn't been used in over four years and they won't know if there is structural damage to the home until demolition of the interior is done.

Mr. Paul Taft spoke about his review of the application.

Mr. Michael Goldman opened the public hearing at 8:25pm.

Ms. Marilyn Hill, Co-Founder of the Bronxville Historical Conservancy, spoke about the aesthetics of the existing home, preservation, and historical value. She stated that if this house was to be torn down residents will be looking at the new home's garage from White Plains Rd instead of the lovely façade that is there now. She stated she spoke to neighbors who all have concerns about the proposed demolition and that they would like to keep the existing façade of the house as it is now.

Mr. Michael Ching asked about other historical homes in the area that may have recently been renovated.

Ms. Hill stated that there was a farmhouse on Elm Rock Rd that had a fire, but the owners reconstructed the house to keep the historic beauty and value of the house.

Dr. Edward Powers spoke about his concerns about demolishing this house and the historical preservation of this home.

Mr. Lee Lefkowitz, Attorney for the applicant, responded to the comments previously made and discussed the law and code of the Village. He stated the applicant is here on a site plan review on an as of right single-family home and indicated that unlike Tuckahoe there are no historic preservation laws in Bronxville. He stated the home was used as a college dorm for a very long time and they would like to replace the current home in keeping with the neighborhood.

Mr. Michael Goldman closed the public hearing at 8:50pm.

Mr. Greg Holcombe, owner of this property, spoke about the condition of this home. He stated that the house is not salvageable in the condition it is currently in.

Dr. Edward Powers returned to the podium to address previous comments.

The Board spoke about this application.

On the motion of Mr. James Hayden, second by Mr. Albert Van Ness, the Planning Board voted to defer consideration of this application until the next meeting subject to (i) the applicant submitting a landscape plan, (ii) the applicant submitting information about

the challenging economics of restoring and remarketing the existing structure, (iii) the Chairman consulting with Village Counsel regarding the Planning Board's review of this application and (iv) members of the public being invited to submit information regarding the historic nature of the existing structure.

### **NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, May 10, 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*

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Cristina Battista  
Secretary to the Planning and Zoning Boards