

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

Date: April 5, 2023

From: Cristina Battista, Secretary to the Planning & Zoning Board

Subject: Minutes, April 5, 2023, DRC

Minutes of Regular Meeting Design Review Committee Wednesday, April 5, 2023

Present: Marisa Sheumack, DRC
Nina Evison, DRC
Thomas Brasco, DRC
Cristina Battista, Secretary to the Planning and Zoning Board
Michael Lang, Signarama Hartsdale
Tracy Murray, Owner 85 Kensington Rd
Steve Dimovski, Architect 85 Kensington Rd
Adamo Maiorano, Architect for 205 White Plains Rd

Absent: Neal Stufano, DRC
Patricia Knox, DRC
Paul Taft, Building Inspector

Approval of the Minutes

On the motion of Ms. Nina Evison, second by Mr. Thomas Brasco, the committee approved the minutes from the March 1, 2023, meeting THREE in favor and ZERO against.

Sign Approval – Bacione – Pasta Store

Mr. Michael Lang from Signarama requested approval for a new acrylic sign above the front window of the new pasta store "Bacione". The proposed sign is white in color and letters are 12 inches in height by 80 inches wide.

The Committee discussed the window decal that is currently on the window without approval. The Committee spoke about the font and size of the sign.

On the motion of Ms. Nina Evison, second by Mr. Thomas Brasco, the Design Review Committee voted to approve this application THREE in favor and ZERO against subject to the removal of the "pasta shop" window decal.

Site Plan Application – 85 Kensington Rd - Addition

Mr. Steve Dimovski, Architect for the above address presented the Committee with architectural plans for an addition in the rear and side of the existing 1 family dwelling. He stated that the existing house is 2,424 square feet and the proposed addition is 1,126 square feet, totaling 3,550 square feet. He spoke about the storm water management plan and the review by the Village's Engineer. He also stated that they will not need any variances from the Zoning Board.

Ms. Marisa Sheumack asked if there is a rendering of the back of the house and if the house will be stucco.

The committee discussed the application.

Ms. Marisa Sheumack opened the public hearing.

Mr. Edward Barr, owner of 7 Avon Rd, asked about the height of the dormer and why the architectural plans state that the height is not changing. He stated that he is in support of the addition but is interested to know more about the height of the dormers.

Mr. Victor Aviles, owner of 87 Kensington Rd, stated he would like to work together with the applicant regarding the landscaping between his and the applicant's property.

Ms. Marisa Sheumack asked for a landscape plan. She advised the applicant to submit a landscape plan to the Planning Board prior to the meeting.

Mr. John McDonald, owner of 83 Kensington Rd, stated that there is an easement on the property and is requesting the homeowners maintain the driveway during construction.

Mr. Steve Dimovski explained how the height is calculated. He stated that the overall height of the addition will not exceed the height of the building.

Ms. Nina Evison asked about the aesthetics of the windows and doors.

On the motion of Ms. Nina Evison, second by Mr. Thomas Brasco, the Design Review Committee voted to recommend approval of this application to the Planning Board, THREE in favor and ZERO against subject to a landscape plan being submitted to the Planning Board.

Site Plan Application – 205 White Plains Rd – New Single-Family Home

Mr. Adamo Maiorano, Architect for the above address, presented the Committee with architectural plans for a new single-family house. He stated that the structure is a 2.5 story structure and will be facing Hobart Street instead of White Plains Road. He stated the applicant would like a white hardy plank siding. He continued to speak about the aesthetics of the home. He stated that most of this home is located in Tuckahoe, but he does not need Planning Board or Zoning Board approvals in the Village of Tuckahoe.

Ms. Marisa Sheumack opened the public hearing.

Mr. Robert Hobson, owner of 18 Hobart Street, asked about the garage and which street it will be facing.

Dr. Edward Powers, owner of 6 McKinley Street, stated that his property adjoins this property, and that the area is a historic area. He stated that the Fulling House has a historic presence. He stated that it would be a travesty to have this home torn down and that the current house is very different architecturally than what is being proposed now.

The committee spoke about the aesthetics and history of the current home.

Ms. Marisa Sheumack asked if the applicant submitted a landscaping plan.

Mr. Maiorano spoke about the area between the home and White Plains Rd and how they plan to landscape the area.

The committee spoke about the dormers and the canopy roof over the front door.

The Committee has recommended a landscape plan be submitted prior to any recommendations being made to the Planning Board.

There being no further business, the meeting was adjourned at 8:43 pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning & Zoning Board