

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

Date: July 5, 2023

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

Subject: Minutes, July 5, 2023, DRC

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

Present: Neal Stufano, DRC
Nina Evison, DRC (Virtually)
Patricia Knox, DRC
Thomas Brasco, DRC
Cristina Battista, Secretary to the Planning and Zoning Board
Anthony B. Gioffre III Land Use Attorney
Karl Ackermann of Sullivan Architecture
Brendan Ahern, Owner

Absent: Marisa Sheumack, DRC
Paul Taft, Building Inspector

Approval of the Minutes

On the motion of Ms. Patricia Knox, second by Mr. Thomas Brasco, the Committee approved the minutes from the June 7, 2023, meeting THREE in favor and ZERO against.

Site Plan Application – 1 Stone Place

Mr. Anthony Gioffre, Attorney gave the committee a briefing on this application and explained that this building is located in a flood zone area.

Mr. Karl Ackermann, from Sullivan Architecture, presented the Committee with architectural plans and renderings. He stated he is requesting approval to remove the existing office space on the first floor that was damaged prior from flooding. He stated that 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 the existing parking lot and will require FAR variance. He stated it is also including an ADA compliant elevator and fire stair to ensure building code compliance. They are also proposing to relocate all the building utilities to roof penthouse to prevent future damage. He added the building will also have office space adjustments, but those adjustments are to be determined. Mr. Ackermann discussed the aesthetics of the building.

Mr. Neal Stufano asked about a parapet wall surrounding the exterior of the penthouse. He stated that any fence or parapet railing that will be visible, must be approved by the DRC. He also added that the awning on the building must be applied for and approved by the DRC and Planning Board separately, as well as the proposed solar panels.

On the motion of Ms. Patricia Knox, 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 as submitted subject to a separate solar panel, roof parapet railing and signage application being submitted to the Design Review Committee and Planning Board for approval.

There being no further business, the meeting was adjourned at 8:34pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning & Zoning Board