

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

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PRESENT:	Michael Goldman	Chairman
	James Hayden	Vice Chair
	Albert Van Ness	Member
	Leslie Meyers	Member
	Michael Ching	Member
	Thomas Brasco	Alternate
	Paul Taft	Building Inspector
	Seth Mandelbaum	Village Counsel

ABSENT:	Eileen Marshall	Alternate
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Chairman Michael Goldman 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 October 11, 2023, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR 1, 2, 3 STONELEIGH – FRONT FAÇADE

Mr. John Weitort, NY Stucco President requested approval to enlarge the canopies at the entrance of the above address and a hardscape remodel of the front façade with hopes of bringing back the greenery in the front. He stated that they will be removing the impervious surface and adding pavers that will allow for better drainage. He stated that the entrance is constructed out of steel and will be mounted into the slab of the second floor. He spoke of the construction aspect of the project and presented the Board with a Power Point presentation showing the proposed canopy build out.

Mr. Michael Goldman opened the Public Meeting at 7:48 pm, seeing no further comments from the public, Mr. Michael Goldman closed the Public Hearing at 7:48pm.

The Board discussed the application and agreed that this is an improvement to the buildings.

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 20 PARKWAY RD – NEW 3 FAMILY TOWNHOUSE

Mr. Steven Secon, architect for the above address reiterated what was requested at last month's meeting. He stated they are seeking approval to demolish a two-story multi-family residence, garage and wood deck and construct three residential townhouses at approximately 1,700sf, each with 3 Bedrooms and 2.5 Bathrooms. He

spoke about the Design Review Meeting and what was requested by the Committee at the November DRC meeting. He stated that the homeowner has explored the recommendations from the Design Review Committee, and based on their suggestions they have made 9 changes to the plans, some of which are reducing each unit by a foot, removing the non-conforming garage, narrowing the decks of unit one and two, reducing the depth of the front porches, switching to impervious pavers, relocating the generator, removing the single-story family room, and possibly pushing the units back five feet. Mr. Steve Secon presented the Board with updated architectural plans.

Ms. Lauren Kraus spoke about the current condition of the home and the neighborhood.

Mr. Steve Secon reviewed the changes made to the home and the variances that are required now that the project has been reduced.

Mr. Goldman spoke about the Design Review Committee's review of this project.

The Board discussed their review of the application and visit to the home.

Mr. Paul Taft spoke about his review of the latest resubmission. He stated that the life safety and flood mitigation of this property is his number one concern and is an asset to the community.

Mr. Michael Goldman opened the Public Meeting at 8:14pm, seeing no further comments from the public, Mr. Michael Goldman closed the Public Hearing.

The Board spoke about this application.

On the motion of Mr. James Hayden second by Mr. Albert Van Ness, the Planning Board recommends this application FIVE in favor and ZERO against be referred to the Zoning Board for approval of the requested variances with items 7 and 8 being removed from the plans.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, December 13, 2023.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:22pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning and Zoning Boards