

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON DECEMBER 13, 2023, AT VILLAGE HALL**

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

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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 Mr. Thomas Brasco the Board approved the minutes of the Regular Meeting from November 8, 2023, FIVE in favor and ZERO against.

**SITE PLAN & SPECIAL PERMIT APPLICATION FOR 110 KRAFT AVE- CORE BURN
PILATES**

Mr. Paul Dumont, Project Manager for the above address requested approval to convert a former Pet Store into a Pilates Studio. He stated that the studio will be approximately 820sf with 2 employees and will be open from 7am to 7pm. He added classes held from 8am to 11am and from 5pm to 7pm, possibly one other class in between and that there will be a max capacity of 5 customers per class, additionally private lessons will be offered.

Ms. Christine Greta spoke about the company and what they will be offering.

Mr. Paul Dumont spoke about the parking study that was conducted for this space.

Mr. Michael Goldman opened the Public Meeting at 7:38 pm, seeing no further comments from the public, Mr. Michael Goldman closed the Public Hearing at 7:38 pm.

The Board discussed the application.

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 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 a timeline of the construction process.

Mr. Michael Goldman spoke about the timeline for the proposed project. He stated that the Board would like to see demolition of the current home started by year end of 2024 and completion of the project by June 2026.

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

The Board spoke about this application.

On the motion of Mr. James Hayden second by Mr. Thomas Brasco, the Planning Board approved this application FIVE in favor and ZERO against with the conditions that demolition of the current home must be started by December 31, 2024, and completion of the new home must be completed by June 30, 2026.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, January 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 8:22pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards