

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE
OF BRONXVILLE HELD ON JULY 10, 2024, AT VILLAGE HALL**

* * * * *

PRESENT:	Michael Goldman	Chairman
	James Hayden	Vice Chair
	Michael Ching	Member
	Albert Van Ness	Member
	Eileen Marshall	Alternate
	Thomas Brasco	Alternate
	Kevin Doyle	Acting Building Inspector
	Cristina Battista	Secretary to the Planning Board
ABSENT:	Leslie Meyers	Member

* * * * *

Chairman Michael Goldman called to order the Planning Board 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 June 12, 2024, FIVE in favor and ZERO against.

**SITE PLAN APPLICATION FOR SCALINI’S RESTAURANT 65 PONDFIELD RD SIDE
PANELS**

Mr. Jim Dibbini, Attorney for Scalini’s requested approval for the installation of retractable side panels. He stated that the side panels will be down during the colder months and if it rains. He added that there are 4 means of egress when the panels are closed.

Mr. Michael Goldman asked if these panels were already installed.

Mr. Dibbini stated that they were previously installed, and that the owner did not know he needed approvals for this. He added that they spoke about reducing the number of dumpsters from six to three and adding the proper drainage to catch any debris or oil coming from the dumpsters.

Mr. Michael Goldman opened the Public Meeting at 7:38 pm, seeing none, Mr. Goldman closed the Public Hearing at 7:38 pm.

The Board spoke about 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.

ON-STREET DINING APPLICATION – TREDICI

Mr. Michael Colucci requested approval for one parking space for his on street dining area. He stated that he previously had three parking spaces, then it was reduced to two parking spaces in order to give Beer Noggin an area for on street dining.

Ms. Eileen Marshall asked if there would be any structure covering the seating area or if he plans on using umbrellas.

Mr. Colucci stated he would like to use a tent like structure but is fine with using umbrellas if allowed. He also requested using the blocks provided by the Village temporarily until the Bollards have been installed.

The Board spoke about the application.

Mr. Michael Goldman opened the Public Meeting at 7:47 pm, seeing no comments, Mr. Goldman closed the public hearing at 7:47 pm.

The Board spoke about 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 for the use of one parking space subject to a final approval from the Village Administrator and Chief of Police.

SITE PLAN APPLICATION FOR 30 DUSENBERRY RD – ADDITION

Mr. John Pollakowski owner of the above property spoke about this application and the time that was spent on this application and the need to enlarge their home. He stated that the current size of the home was manageable for a family of 3 but now they are a family of five and need more space.

Mr. Andrew Collingham, architect for the above address, spoke about the style of the existing house and the proposed addition. He spoke about the aesthetics of the new addition size and the variances that will need to be obtained. He presented the Board with architectural plans and renderings of the proposed addition. He spoke about the interior layout and design of the home and size of the rooms, mainly the kitchen.

Mr. Michael Goldman stated that the Board must keep in mind the neighborhood as a whole.

Mr. James Hayden spoke about the floor area ratio and character of the homes in the neighborhood.

Mr. John Pollakowski spoke about the footprint of the house and size of the addition.

Mr. Michael Goldman opened the Public Meeting at 8:21 pm, seeing none, Mr. Goldman closed the Public Hearing at 8:21 pm.

The Board discussed the application and the layout of the house, they asked if there could be a reduction in the proposed addition.

Mrs. Emily Pollakowski stated that the proposed addition size is needed for her family and that they are not requesting approval for extra space. She spoke about the use of the current space and explained the need for the additional space.

The Planning Board adjourned this application to the next meeting and has requested additional information from the applicant.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, September 11, 2024.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:52pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards