

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON NOVEMBER 13, 2024, AT VILLAGE HALL**

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|-----------------|-------------------|---------------------------------|
| <b>PRESENT:</b> | Michael Goldman   | Chairman                        |
|                 | Michael Ching     | Member                          |
|                 | Albert Van Ness   | Member                          |
|                 | Thomas Brasco     | Alternate                       |
|                 | Kevin Doyle       | Acting Building Inspector       |
|                 | Cristina Battista | Secretary to the Planning Board |
| <b>ABSENT:</b>  | Leslie Meyers     | Member                          |
| <b>RECUSED:</b> | James Hayden      | Vice Chair                      |

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Chairman Michael Goldman called to order the Planning Board meeting at 7:30pm.

**APPROVAL OF MINUTES**

On the motion of Mr. Michael Ching, second by Mr. Albert Van Ness, the Board approved the minutes of the Regular Meeting from September 11, 2024, FOUR in favor and ZERO against.

**SITE PLAN APPLICATION AND SPECIAL PERMIT FOR 108 PONDFIELD RD – THE  
BRONXVILLE PLAYROOM**

Ms. Elizabeth Hayden Fitzgerald, owner of the Bronxville Playroom, requested approval for a change of use from a retail store (photography store) to an indoor recreation facility (children’s playroom) at the above address. She stated that they will be offering an open play time for no more than 15 kids at one time, as well as classes for up to 20 kids and birthday parties, all with one caregiver per child. She spoke about other places that have similar classes and explained that this would be a great addition to the Village.

Mr. Thomas Brasco asked how the number of children would be regulated once maximum capacity is reached. He also asked if classes and play times would be staggered for people to enter and leave without congestion on sidewalks.

Mr. Albert Van Ness asked about the layout of the space and where strollers will be placed when max capacity of children are there. He also spoke about how the parking in the area is this biggest concern.

Mr. Michael Ching asked what the target age of kids that will be attending is and what the maximum number of occupants is. He also stated that the transition periods are most important for traffic and congestion.

Ms. Elizabeth Hayden stated that the targeted age is toddler. She also stated that they are willing to adjust the number of attendees to what feels most comfortable in the space but will never go over what is allowed.

Mr. Eric Dorsch from KSCJ Consulting, spoke about their review of the application. He spoke about the parking requirements for this application and conditions that should be required.

Mr. Michael Goldman opened the Public Meeting at 8:14pm.

Members of the public spoke in favor and against this application.

The Board discussed the application and the parking study that was submitted.

On the motion of Mr. Michael Ching second by Mr. Albert Van Ness, the Planning Board approved this application FOUR in favor and ZERO against subject to the conditions listed: Sidewalk must remain unobstructed at all times, applicant must promote and encourage the use of offsite municipal parking (including but not limited to, promotional material, literature, etc.), hours are limited to Monday through Friday, 8am to 6 pm and Saturday and Sunday from 9am to 1pm, strollers are not allowed to be left unattended on sidewalks, no congregating on sidewalk before and after classes and no more than 74 total occupants at one time.

The Planning Board also approved all requested waivers:

1. Per §310-35.A of Village Zoning Code, Site Plan Approval from the Village Planning Board is required. Since the applicant states no changes will be made to any part of the site or any exterior condition, (except a new sign, regulated under a separate sign permit). The applicant is requesting a waiver of all site plan submission requirements as outlined under §310-31 of Village Zoning Code.

2. Per §310-42.D(3)(a) of Village Zoning Code, the entrance to any indoor recreation facility shall be at least 250 feet from the nearest residential district boundary. The subject property's entrance is approximately 140 feet from the Residence 'C' District. Unless waived by the Planning Board pursuant to §310-42.D(3)(a), a variance will be required.

3. Per §310-42.D(3)(c) of Village Code and the proposed floor area (s.f.) of the proposed use, (10) off-street parking spaces are required for the special permit; Per §310-14.E(1) of Village Zoning Code, at the discretion of the Planning Board, the off-street parking requirement may be reduced or eliminated.

## **NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, December 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 8:51pm.

Respectfully submitted,

*Cristina Battista*

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Cristina Battista  
Secretary to the Planning and Zoning Boards