

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

Date: December 4, 2024

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

Subject: Minutes, December 4, 2024, DRC

Minutes of Regular Meeting Design Review Committee Wednesday, December 4, 2024

Present: Neal Stufano, DRC
Kate Fixmer, DRC
Derek Chan, DRC
Kevin Doyle, Building Inspector
Cristina Battista, Secretary to Planning and Zoning

Absent:

Approval of the Minutes

On the motion of Ms. Kate Fixmer, second by Mr. Derek Chan, the Committee approved the minutes from the October 2, 2024, meeting THREE in favor and ZERO against.

Old Business

Sign Approval – Noble Pies – 128 Parkway Rd

Mr. Zachary Noble, owner for the above application requested approval for the above application. He stated sign will be acrylic letters that are 10" in height and 84.3" in length. He added the letters will be above the front window facing the front of the building and will match the NY Langone Sign.

The Committee spoke about the application.

On the motion of Ms. Kate Fixmer, second by Mr. Derek Chan, the Design Review Committee voted to approve this application THREE in favor and ZERO against as submitted.

Awning Approval – Tai Chi – QI Gong – 45 Kraft Ave

Mr. Andre Willbright from American Awning & Sign Depot requested approval for a new awning at the above address. He stated the applicant current has a sign over the front door and is looking for an awning over the window that will be facing the parking lot. He added it will be a basic sunbrella awning in black with white lettering.

The Committee spoke about the application.

On the motion of Ms. Kate Fixmer, second by Ms. Derek Chan, the Design Review Committee voted to approve this application THREE in favor and ZERO against as submitted.

New Business

Sign Approval – The Bronxville Playroom – 108 Pondfield Rd

Ms. Elizabeth Hayden, owner of The Bronxville Playroom, requested approval for a sign the above entrance of 108 Pondfield Rd. She stated the sign is centered on the brick façade and will be white in color with 12-inch letters.

The Committee spoke about the application.

On the motion of Ms. Kate Fixmer, second by Mr. Derek Chan, the Design Review Committee voted to approve this application THREE in favor and ZERO against as submitted.

Site Plan Application – 11 Paddington Circle

Mr. Jaime Donate, architect for the above address, requested site plan approval for a proposed alteration of more than 50% of the house's front facing walls and the proposed alteration will result in a one-family dwelling over 7,500 square feet of floor area. He presented the committee with architectural drawings and renderings of the existing and proposed house.

Ms. Renee Byers presented the Committee with a Landscape Plans and spoke about the changes being proposed on the exterior of the property. She spoke about the new trees and plantings that will be added to the rear and sides of the property.

The Board spoke about the application.

Mr. Neal Stufano stated that pertaining to the presentation of such address the committee reviewed the exterior elevations for proportion and design. The committee felt the choice of materials were acceptable and in keeping with the neighborhood. The committee also agreed with the architect that adding a second story to the garage and turning the ridgeline of the roof 90° would make more sense in the overall design. The committee had no comment on the change of floor plan. The only issue that was raised was that the front door elevation did not seem to accurately represent the conditions that would exist when the home is built. It seems there are not enough steps shown versus what is needed. Further the projection of the arch at the front vestibule may be too low in relationship with the front door. The committee asked the architect to review this in detail before presentation to the planning board. The overall presentation of the house was unanimously approved by the committee.

On the motion of Ms. Kate Fixmer, second by Mr. Derek Chan, the Design Review Committee voted to recommend this application THREE in favor and ZERO against as submitted to the Planning Board.

There being no further business, the meeting was adjourned at 8:42pm.

Respectfully submitted,

Cristina Battista

Cristina Battista

Secretary to the Planning & Zoning Board