

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON JULY 9, 2025, AT VILLAGE HALL**

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

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| <b>ABSENT:</b> | Elizabeth Pratt | Alternate |
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Chairman Michael Goldman called to order the Planning Board meeting at 6:30pm.

**APPROVAL OF MINUTES**

On the motion of Mr. James Hayden, second by Mr. Albert Van Ness, the Board approved the minutes of the Regular Meeting from June 11, 2025, FIVE in favor and ZERO against.

**SITE PLAN APPLICATION FOR 131 PARKWAY RD – THE TAV’ERY SIDEWALK CAFÉ  
SEATING**

Ms. Kimberly Scheld, from Pratt & Black Architects represented the above application. She requested approval for 8 tables with 28 chairs on the current sidewalk with 5 of these tables being placed against the store front and 3 additional tables closer to the curb. She stated that there will be a 5’ walkway between the tables for pedestrians and a 5’ space between the tables and curb with planters lined up along the curb between meters.

The Board discussed this application and spoke about the previous approval for 4 tables and 8 chairs that was granted by Planning Board in 2015. They discussed that the applicant was asked numerous times to revert their seating back to the previous approval by the Village and the applicant did not follow the guidance of the Village.

Mr. Kevin Doyle stated that the applicant has been out of compliance since April of 2025. He added that they complied for about one week then added more chairs over the holiday weekend against the Village’s request.

The Board reviewed photos of the current seating and spoke about the proposed layout and the Chief of Police’s concern with having seats within 10’ of the curblane.

Mr. Michael Goldman opened the Public Meeting at 7:08pm; seeing no further comments, Mr. Goldman closed the public hearing at 7:08pm.

The Board discussed the application and other spaces that currently have sidewalk dining.

Jerry Houlihan, owner of the building, spoke on behalf of his tenant and offered the possibility of expanding the seating in front of the office next to the restaurant.

The Planning Board stated that that is not allowed by code.

Mr. Michael Ching stated that he recognizes the safety issue that the Chief brought up, but he sees a bigger issue with the aesthetics of the proposal because it seems that they are putting tables in the middle of the sidewalk. He stated that the Planning Board is responsible for the aesthetics of the Village and when he looks at the proposed setup without the chairs and umbrellas, he feels it is very daunting. He stated that he feels the 3 tables against the window and 2 tables around the door work, but he finds it hard to envision a scenario where there are tables that are by the curb that would work. He also added that in order to make the proposal work would require extremely precise compliance of where the chairs sit and the applicant has not proven that they are very focused on compliance. He stated that he is in favor of the 3 tables of 4 seats along the frontage and 2 tables of 2 seats closest to the door which would have doubled their seating, adding that this has not been granted recently to any other applicants. He stated that possibly after one year of compliance they can request additional tables.

Mr. Albert Van Ness stated that he agrees with Michael and is in favor of his proposal.

Mr. James Hayden said he is in favor of exploring additional tables not directly in the frontage at a future date, but it is a difficult precedent as well.

On the motion of Mr. James Hayden second by Mr. Michael Ching, the Planning Board approved this application FIVE in favor and ZERO against as submitted without the tables closest to the street and subject to the following Sidewalk Café conditions: the applicant is allowed 3 30" tables with 4 chairs per table and 2 24" tables with 2 chairs per table and subject to following conditions: the applicant must show compliance with this approval or must revert back to previous Planning Board approval of 4 tables with 2 chairs; applicant is responsible for maintaining and cleaning sidewalks each night, all refuse must be disposed of at interior garbage receptacles, all tables and chairs must remain against store front at all times, the area for the outdoor eating area shall not exceed the frontage of the related eating and drinking establishment, a minimum clear sidewalk area of 5 feet must be maintained at all times between the back of the seat in the extended position to the curb or nearest obstruction, sidewalk cafe operations cease between December 1 and February 28th and lastly, no tables are allowed within 10' of the curb at any time. Applicant must file yearly Sidewalk Café permit with the Department of Public works starting in 2026.

#### **SITE PLAN APPLICATION FOR 34 STURGIS RD – SOLAR ENERGY SYSTEM**

Mr. Chris Hale, owner of Sunblue Energy, represented the homeowner for the above address. Mr. Hale requested approval for the installation of 7.98kw PV system

consisting of 19 silfab 420w modules and 19 enphase micro-converters on roof of the above residence.

Mr. Michael Goldman asked the applicant to give the history of this application and why there was some back and forth between the applicant and the Village's Consultant. He also asked if the Design Review Committee's comments were addressed.

Mr. Chris Hale stated that there were discrepancies with the plans submitted but they corrected all issues. He also added that the panels cover 17% of the entire roof area and that that Design Review had an issue with glare, but the panels are created to absorb the sun, and studies show that glare is not an issue.

Mr. Thomas Brasco asked about the trees and if the neighbors would be able to see more of the roof in the fall and winter.

Mr. John Colangelo, owner, stated that the trees are evergreens. He also added that there is no glare, and he feels it is an aesthetic issue more than anything else and he believes the neighbors are using glare as the issue.

Mr. Albert Van Ness stated that the owner said in his response that it is extremely difficult for the neighbors to see the panels, but it is in fact very visible for the neighbors to see them. He said his only concern and a main concern of the Design Review Committee is that the house is so close to the neighbor's house that glare is of concern.

Mr. Michael Goldman opened the Public Meeting at 7:53pm; seeing no further comments, Mr. Goldman closed the public hearing at 7:53pm.

The Planning Board spoke about the application and the effects it will have on the neighbors, as well as the Solar Code in the Village of Bronxville. Mr. Michael Ching added that the code says that measures need to be taken to mitigate any glare. The Board spoke about the Solar Code and possible glare on the neighbors. Mr. Albert Van Ness asked if the applicant is actively taking actions to plant trees to block the view of the neighbors.

Mr. John Colangelo responded that he planted trees last year that will grow to 35' in height and he is adding additional trees but the trees that they planted are 12' trees and grow approximately 2' per year.

The Planning Board voted to approve this application at the July 9, 2025, meeting. On the motion of Mr. Jim Hayden, second by Mr. Richard Gegenwarth, the Planning Board approved this application FIVE in favor and ZERO against as submitted, Mr. Albert Van Ness abstained.

#### **SITE PLAN APPLICATION FOR 65 PONDFIELD RD – THE TACO PROJECT SIDEWALK CAFÉ SEATING**

Mr. Nick Faustini, architect for the above application, requested approval for 4 30" x 24" tables with 2 chairs per table. He stated that there was a dimensional

discrepancy on the sidewalk, so they eliminated 4 tables to maintain the 10' set back the Chief of Police was recommending. He represented the Board with new drawings showing the corrected number of tables and chairs. He added that the tables and chairs closest to the curb will also be eliminated.

Mr. Kevin Doyle, Building Inspector, asked if the tables and chairs will be brought in at night.

Mr. Michael Goldman opened the Public Meeting at 8:15pm; seeing no further comments, Mr. Goldman closed the public hearing at 8:15pm.

The Planning Board discussed the application.

The Planning Board voted to approve this application at the July 9, 2025, meeting. On the motion of Mr. Jim Hayden, second by Mr. Albert Van Ness, the Planning Board approved this application (along with the updated architectural plans received on July 9, 2025) FIVE in favor and ZERO against, allowing 4 30" x 24" tables with 2 chairs per table, subject to following conditions: applicant is responsible for maintaining and cleaning sidewalks each night, all refuse must be disposed of at interior garbage receptacles, all tables and chairs must remain against store front at all times, the area for the outdoor eating area shall not exceed the frontage of the related eating and drinking establishment, a minimum clear sidewalk area of 5 feet must be maintained at all times between the back of the seat in the extended position to the curb or nearest obstruction, sidewalk cafe operations cease between December 1 and February 28<sup>th</sup> and lastly, no tables are allowed within 10' of the curb at any time. Applicant must file yearly Sidewalk Café permit with the Department of Public works starting in 2026.

#### **NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, September 10, 2025.

#### **ADJOURNMENT**

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:16pm.

Respectfully submitted,

*Cristina Battista*

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Cristina Battista  
Secretary to the Planning and Zoning Boards