

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

Date: June 4, 2025

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

Subject: Minutes, June 4, 2025, DRC Meeting

Minutes of Meeting Design Review Committee Wednesday, June 4, 2025

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

Absent: Neda Navab, DRC

Approval of the Minutes

On the motion of Ms. Kate Fixmer, second by Mr. Derek Chan, the Committee approved the minutes from the June 4, 2025, meeting THREE in favor and ZERO against.

Site Plan Review – Iona Baseball Field

Ms. Cynthia Reynolds from SLAM Collaborative presented the Design Review Committee with renderings of the proposed design for the Baseball Fields at Iona University's Bronxville campus, located at the corner of White Plains Road and Rose Avenue. She explained the proposed changes to the aesthetics of the baseball field, dugouts, press box, retaining walls, fencing, windscreens, bullpen, lighting, seating area etc. She added that the proposed lighting will be additional lamp posts to match the existing lamp posts, as well as pathway lighting, that will be facing downward, for added security. She also stated that they are not proposing any lighting for the baseball field. She spoke about the proposed speakers that will be affixed to the press box facing outward towards the field only.

The Design Review Committee spoke about the application, color of the wind screens and dugouts, as well as the landscaping. They stated they are concerned with the amount of red coloring being used at the dugout and press box area. The Committee asked if there is any signage and/or logos being proposed on the back of the dugouts and press box. They stated they are concerned that there will be large logos on the back of the dugouts and press box. They also voiced their concerns with the bright red color of the windscreens that are along the fencing of the field and asked if these windscreens will be removed when the team is not in season.

Ms. Cynthia Reynolds stated that there is no signage proposed at this time and if Iona plans to propose any type of signage they will go through the proper approvals. She also stated that the windscreens will be removed in the off season.

Mr. Neal Stufano opened up the public meeting at 8:27pm.

Residents from the Village of Bronxville, Village of Tuckahoe and Town of Eastchester voiced their concerns on this project. They spoke about the sound levels and projections of the speakers, the colors that were chosen for the windscreens etc., and the color of the interlocking stone being used. They stated that the soccer field was changed to a warmer color to blend in with the landscaping, for example a brown instead of gray. Another neighbor stated he is concerned with the landscaping. He stated that the what was planted at the soccer field was different than the approved plan and he is nervous about this happening at the baseball field also.

The Design Review Committee referred this application to the Planning Board with the following conditions:

1. The Design Review Committee is concerned with the large amount of RED color on the area facing the community behind home plate and asked for a softer color that could blend into the landscape.
2. The Design Review Committee is also concerned with the potential for signage in the same area. The DRC stated any signage would require a separate sign application.
3. The DRC asked if there were plans to add fencing or gates in the same location as stated in lines 1 and 2 above per the renderings. The applicant stated they do not plan to install gates or additional fencing in this area.
4. The dugouts to be made of Hardy board not concrete.
5. The applicant stated that no increase to the field footprint is requested.
6. Conifer trees rather than Deciduous trees along 22 was asked to be explored as the deciduous trees will be bare for 7 months of the year
7. The netting is planned to be retractable in the off season per IONA.
8. No stadium lights are planned.
9. DRC as a committee favored the aesthetics of the proposed ballpark and as no retaining walls will be seen from the street the DRC has no issues as planned to lower the field and create retaining walls.
- 10, Any trees along 22 should be a minimum of 20" when planted. A proper landscape plan is requested when the time comes to meet with IONA again.
- 11.The press box would need more developed plans to determine its actual aesthetic before commenting on specifics.
12. Placement of the PA system and security system should be reviewed by planning.

Site Plan Review – 34 Sturgis Rd – Solar Panel Application

Mr. Chris Hale, Owner of Sun Blue Energy, presented the Design Review Committee with a solar application for the above address. He stated that there will not be any solar panels added to the front of the home facing Sturgis Rd. He added that the reflection from the

panels is minimal due to the black color of the panels. He added that the panels are designed to absorb the sun, not reflect it.

The Committee spoke about this application and the effect it will have on the neighbors. They discussed adding more trees to block the neighbor's view.

The Design Review Committee referred this application to the Planning Board with the following Conditions:

1. Per the town code, the applicant is requesting an additional 25 sq/ft of solar panel coverage than is allowed under the code. Applicant is asking for a roof coverage of 21.13% and 20% is allowed, totaling 24 sq/ft addition coverage. DRC recommends removing the additional sq/footage to prevent a review and the need to attain a variance, confirmation with the Village's Consultant is needed.
2. Based on the proposed outline by the Village, when possible, the applicant should try to group the solar panels to minimize the overspread of solar panels on the roof. This applicant has 5 separate groupings of solar panels. The DRC found this number of separate groups to be excessive. In addition, many of the groups have just 2 panels. The Design Review Committee feels this should be re-examined.
3. The entire committee as a group is concerned about the effect of glare on the direct neighbor to the rear. It is understood the tall hedges were removed, and there is nothing preventing the sun from bouncing off the panels and shining directly into the neighbor's home. The applicant stated glare should not be an issue, however, the committee felt concerned and not completely sold on the idea there would not be glare due to the slope of the roof and placement of the applicant's proposed panels.

DRC asked the applicant to address these issues and return. The applicant asked to go to planning, and DRC advises planning board to address these concerns at their June 11, 2025, meeting.

There being no further business, the meeting was adjourned at 9:15pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning & Zoning Board