

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

Date: September 3, 2025

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

Subject: Minutes, September 3, 2025, DRC Meeting

Minutes of Special Meeting Design Review Committee Wednesday, September 3, 2025

Present: Kate Fixmer, DRC
Derek Chan, DRC
Neda Navab, DRC
Stephan Dallendorfer, DRC
Jim Hayden, Planning Board Liaison
Kevin Doyle, Building Inspector
Cristina Battista, Secretary to Planning and Zoning

Absent: Neal Stufano, DRC

Approval of the Minutes

On the motion of Mr. Derek Chan, second by Ms. Kate Kixmer, the Committee approved the minutes from the June 25, 2025, meeting FOUR in favor and ZERO against.

Site Plan Approval for Natural Food Market Store Front – 86 Pondfield Rd

Mr. Wing Biddle, Property Manager of the above property, requested approval to replace the existing aluminum and glass storefront. He stated that the changes will be minor and will consist of removing the bump outs and having a straight storefront. He explained that due to the current glass going to the ground with a mulligan on the bottom they plan to change the front to an 18" metal panel to the front to hide what goes on behind it and because of weather. He stated that they will be using a clear see though insulated glass, that the door will be in the same spot and that bump on Park Ave will also be removed. He added that the work should be completed in about a day and a half and will match the same stucco that is there now.

The Committee discussed this application.

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

Site Plan Approval for La Chitarra Store Front Change – 4 A/B Cedar Street

Mr. Rori Biba, Architect for the above address, requested approval to replace store front window with new folding window. He presented the Committee with a sample of the window, explaining that they will be using a folding system window and it will open inward. He explained the proposed colors and the finishes chosen. He stated that they will paint the front door to match the color of the proposed window.

The Committee discussed this application and the sample that was presented.

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

Site Plan Approval for T-Mobile at Lawrence Hospital – 55 Palmer Ave

Mr. David Kenny, Attorney for the above application, requested approval for an antenna upgrade at Lawrence Hospital. He stated that the project will also include upgrading the electrical service to 200A, replacement of (2) rooftop equipment cabinets, six (6) panel antennas, and related ancillary equipment. He stated that new antennas will be positioned within the same approximate locations as existing and will consist of nine (9) panel antennas, three (3) per sector, along with ancillary equipment. He explained the FCC's regulations and what is required for approvals. He stated that this is an eligible facilities request and that once an existing carrier is in place and has prior approvals the carriers are allowed to do modifications as long as it doesn't constitute of a substantial change. He then explained these changes to the Committee and stated that T-Mobile is not violating any of these conditions. He presented the committee with architectural plans and explained where the existing antenna are on the rooftop and what is being proposed.

The Committee discussed this application.

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

There being no further business, the meeting was adjourned at 8:10pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning & Zoning Board