

**MINUTES OF THE MEETING OF THE PLANNING BOARD OF THE VILLAGE OF
BRONXVILLE HELD ON JANUARY 14, 2026, AT VILLAGE HALL**

* * * * *

PRESENT:	Michael Goldman	Chairman
	James Hayden	Vice Chair
	Michael Ching	Member
	Albert Van Ness	Member
	Elizabeth Pratt	Alternate
	Richard Gegenwarth	Alternate
	Kevin Doyle	Acting Building Inspector
	Paula Giglio	Senior Office Assistant
ABSENT:	Thomas Brasco	Member
	Cristina Battista	Secretary to the Planning Board

* * * * *

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. Richard Gegenwarth, the Board approved the minutes of the Regular Meeting from December 10, 2025, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR 5 PONDFIELD RD – GELATERIA SORELLA

Mr. Michael Mariani, co-owner of Gelateria Sorella, requested approval for a change of use from a retail space to a carry out establishment for a Gelato store. He expressed that this will be his first business that he and his wife will be opening together and the history behind wanting to open a gelato store. He stated that the business hours will be from 12:00pm to 10:00pm Tuesday through Sunday. He added that they will be serving coffee along with biscotti and other items that go along with the gelato.

Mr. Goldman asked about deliveries.

Mr. Michael Mariani stated that they will do their best to not have any congregation or congestion at the space.

Mr. James Hayden asked about waste.

Mr. Michael Mariani stated that there will not be a high waste amount for this use. He explained where the garbage is stored for this space and how it is shared with 2 other restaurants.

Ms. Elizabeth Pratt asked about the traffic of the staff using the kitchen, stating concerns for the door opening where children may be congregating outside the door.

Mr. Michael Ching asked if they plan on adding outdoor seating.

Mr. Michael Mariani stated that they have hopes to add 2 tables with 4 seats in the future, but know they will need to return to the Planning Board for approval.

Mr. Michael Goldman stated spoke about the concerns that the Planning Board received from a neighbor regarding parking and traffic.

Mr. Kevin Doyle explained the previous and ongoing issues this building has had with garbage disposal and location.

Mr. Michael Goldman opened the public meeting at 6:42, seeing none Mr. Goldman closed the public meeting.

On the motion of Mr. James Hayden second by Mr. Albert Van Ness, the Planning Board approved the above application FIVE in favor and ZERO against with the following conditions, no more than 12 seats allowed, no outdoor seating unless additional approvals for sidewalk café seating are granted, sidewalks must be cleaned and maintained daily and employees cannot park at meters; merchant parking spaces must be acquired.

SITE PLAN APPLICATION FOR 182 WHITE PLAINS RD – IONA BASEBALL FIELD

Mr. Michael Goldman noted that no formal action will be taken tonight and that is a meeting for learning more from the applicant.

Mr. Mark Weingarten, Attorney for Iona University, spoke of the background of Iona University Bronxville Campus and baseball fields, located at the corner of White Plains Road and Rose Avenue. He reiterated what transpired at the previous Planning Board meetings. He gave a brief synopsis of what Iona is proposing and the timeline of the submittals by Iona and reviews done by the Village and their consultants. He stated that Iona is willing to restrict access to the field off of Rose Avenue, limiting access to personnel and players only, in hopes that this will remove any need for a sidewalk on Rose Avenue and alleviate any parking concerns. He addressed the comments made at the previous meeting by the Bronxville Conservatory and Westchester County's review comments. He stated that Iona should be permitted to proceed to the Zoning Board of Appeals for the variances necessary, but in order to do so they will need a negative declaration, then can return to the Planning Board to discuss the appropriate conditions to ensure that all the issues that have been addressed will be carried out.

Mr. Michael Goldman stated his concerns with the fence wrapping around at Rose Avenue and his concern with Iona and the Conservatory.

Ms. Mark Weingarten stated that Iona's experts do not feel that this is something that should be required and is a significant expense.

Mr. Mike Smeriglio stated that there is an intent to have dialog with the conservatory once they get a contractor on board and will use best practices during construction.

Mr. Mike Ching asked about the traffic plan and signage for game days.

Mr. Joe Castaldo addressed the parking signage and stated that there will be staff and sandwich boards guiding attendees to the Meyer Lot on game days.

Mr. Eric Dorsch from KSCJ Consultants spoke about their review of the resubmission from Iona and the conditions they are recommending.

Mr. Michael Goldman opened the public hearing at 7:19pm.

Neighbors and residents of the Village of Bronxville and Tuckahoe, and the Town of Eastchester spoke about their concerns regarding this project. They stated their concerns with parking, traffic, public safety, and construction noise that will interfere with the Bronxville Conservatory's classes.

The Bronxville Conservatory spoke about their concerns with this project and noise from the construction process.

Mr. Michael Goldman adjourned the public meeting at 7:41pm.

The Board discussed their concerns with this project.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, February 11, 2026.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 7:58pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards