MINUTES OF THE MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON MARCH 11, 2026, AT VILLAGE HALL

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

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Chairman Michael Goldman called to order the Planning Board meeting at 6:35pm.

APPROVAL OF MINUTES

On the motion of Mr. Thomas Brasco, second by Mr. Michael Ching, the Board approved the minutes of the Regular Meeting from February 11, 2026, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR LA CHITARRA 4 CEDAR STREET

Mr. Len Brandes, architect for the above address, requested approval for 4 tables with 2 chairs each on the sidewalk in front of La Chitarra restaurant. He stated that they are maintaining a 6' space between the tables and the curb and presented the Board with drawings of how the interior window will fold inward not outward. He added that there will be no umbrellas used for the sidewalk tables and stated that the sidewalks will be maintained throughout the season.

Mr. Michael Goldman stated that the Chief of Police would like to maintain a 10' clearance on the sidewalk for safety reasons, which would allow for only 2 tables with 2 chairs each.

Mr. Thomas Brasco stated that he felt it would be a very tight area if they approved 2 tables side by side.

Mr. Richard Gegenwarth stated that this is a high trafficked area and agrees that 4 tables may be congested.

Peter Diana, Owner of La Chitarra, asked if he could then have 2 tables with 4 chairs each.

Mr. Michael Ching suggested possibly allowing 3 chairs per table. He stated that he is ok with 2 tables with 2 chairs up against the storefront but it may be possible to add another chair per table.

Mr. Michael Goldman opened the public meeting at 6:48, seeing none Mr. Goldman closed the public meeting.

The Board discussed this application.

On the motion of Mr. James Hayden second by Mr. Michael Ching, the Planning Board approved this application FIVE in favor and ZERO against, allowing 2 30" tables with 2 chairs per table (but no more than 3 chairs allowed at each 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 28th . Applicant must file yearly Sidewalk Café permit with the Department of Public works.

SITE PLAN APPLICATION FOR 1 ELM LANE -ADDITION

Mr. Tomas Dordevic, architect and contractor for the above address requested site plan approval for a rear roof dormer and 2 additional dormers will be added to the front elevation, stating that portion of the back wall will be raised to the existing ridge line, and they will be adding 2 bedrooms, a bathroom, open space and storage. He stated that there will be no new coverage added to the property and that the FAR is increasing by 30% but total FAR is not exceeding the allowance for the property.

Mr. Michael Goldman spoke about the Code change and why this is now required to get Site Plan approval.

Mr. Eric Dorsch from KSCJ spoke about their review of this application.

Mr. James Hayden spoke about other applications that were similar to this application.

Mr. Michael Goldman opened the public meeting at 7:05pm, seeing none Mr. Goldman closed the public meeting.

The Board discussed this application.

On the motion of Mr. James Hayden second by Mr. Thomas Brasco, the Planning Board approved this application FIVE in favor and ZERO against as submitted.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, April 8, 2026.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 7:10pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards