MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON SEPTEMBER 10, 2025, AT VILLAGE HALL

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

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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. Richard Gegenwarth, the Board approved the minutes of the Regular Meeting from June 25, 2025, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR 86 PONDFIELD RD – NATURAL FOOD STORE

Mr. Wing Biddle, representative of the owners for 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 mullion 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 and the panels will be a bronzed, anodized aluminum. He added 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.

Mr. Michael Goldman opened the Public Meeting at 6:36pm; seeing no further comments, Mr. Goldman closed the public hearing at 6:36pm.

The Board discussed the application.

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

SITE PLAN APPLICATION FOR 4 CEDAR STREET – LA CHITARRA

Mr. Len Brandes, Architect for the above address, requested approval to replace store front window with new folding window. He presented the Board 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 Board discussed this application and the sample that was presented.

Mr. Michael Goldman opened the Public Meeting at 6:42pm; seeing no further comments, Mr. Goldman closed the public hearing at 6:42pm.

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

SITE PLAN APPROVAL FOR T-MOBILE AT LAWRENCE HOSPITAL – 55 PALMER AVE

Mr. Michael Sheridan, Attorney for the above application, requested approval for an antenna upgrade at Lawrence Hospital and a 5 year renewal of the Special Permit. 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 Board discussed this application.

Mr. Michael Goldman opened the Public Meeting at 6:51pm; seeing no further comments, Mr. Goldman closed the public hearing at 6:51pm.

On the motion of Mr. James Hayden second by Mrs. Elizabeth Pratt, the Planning Board approved the Site Plan application FIVE in favor and ZERO against as submitted, as well as the 5 year renewal of the Special Permit FIVE in favor and ZERO against.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, October 8, 2025.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 6:53pm.

Respectfully submitted,

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Cristina Battista
Secretary to the Planning and Zoning Boards