MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE OF BRONXVILLE HELD ON OCTOBER 8, 2025, AT VILLAGE HALL

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

ABSENT:

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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. Albert Van Ness, the Board approved the minutes of the Regular Meeting from September 10, 2025, FIVE in favor and ZERO against.

SITE PLAN APPLICATION FOR 76 PONDFIELD RD – PERIWINKLE BOOKSTORE

Ms. Maggie Marrone, Architect for the above address requested approval to change the storefront of the above address. She stated that they will be closing one of the two existing doors and have only one entrance to the bookstore. She explained that the door cannot be centered due to a beam in the center of the storefront. She added that they will be painting the front door in a periwinkle color.

Ms. Sarah Underhill, owner of the bookstore, spoke about the color chosen for the door and the name of the bookstore. She explained her plan for the interior of the store and what they will offer, as well as the history of the previous bookstore.

The Board discussed this application and paint color for the proposed door.

Mr. Michael Goldman opened the Public Meeting at 6:37pm; seeing no further comments, Mr. Goldman closed the public hearing at 6:37pm.

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.

SITE PLAN APPROVAL FOR 30 DUSENBERRY RD – SOLAR ROOF TILE APPLICATION

Mr. John Pollakowski, owner of the above address, requested approval to install voltaic integrated roof tiles on the roof at the rear of the house. He stated that he has been researching solar roofs and has chosen a solar tile that blends well with a slate and concrete roof. He presented the Committee with samples of the proposed concrete roof and solar tile roof. He explained that these tiles are matte colored and do not reflect sunlight. He stated that this roof will cover approximately 80-90% of the power for the entire house and that he is also installing a geothermal system.

Mr. Michael Goldman opened the Public Meeting at 6:57pm; seeing no further comments, Mr. Goldman closed the public hearing at 6:57pm.

Mr. Michael Goldman asked if the neighbors had any objections to the proposed solar roof.

Mr. John Pollakowski stated that he spoke to his neighbors that can see the rear roof and all were in support of this application, some even said they would consider it for their own homes.

The Board discussed the application and their concerns. The members stated that they applaud his choice in solar and appreciated his extensive research to find a solar roof that blends with the current and proposed roof and does not reflect sunlight on the neighbors.

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

SITE PLAN APPLICATION FOR 4 WESTWAY – DORMER ADDITION

Ms. Elizabeth Pratt recused herself from this application.

Mr. David Black, Architect for the above application, asked for approval to add new dormers on north and south elevations with new windows, finish the existing attic and add new bathroom, as well as new stair access to the existing attic. He stated that the family has grown and will use this space for a play area and a home office. He spoke about how this will add charm to the front street view of the house and the rear will add the dimension need. He stated this will give the family the space they need with little effect on their neighbors. Mr. David Black also explained the code and why they need Planning Board approval.

Mr. Michael Goldman opened the Public Meeting at 7:10pm.

Ms. Annette Adamiyatt, owner of 2 Northwestway, spoke of her concerns on this project.

Seeing no further comments, Mr. Goldman closed the public hearing at 7:12pm.

The Board discussed this application and the neighboring properties.

Mr. James Hayden voiced his concerns about the size of the rear of the house.

Mr. RJ Price, owner of this property, spoke about the trees surrounding his property and the neighbors.

On the motion of Mr. Michael Ching, second by Mr. Thomas Brasco, the Planning Board approved this application FOUR in favor and ONE against as submitted.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be on Wednesday, November 12, 2025. There will be a Special Meeting for the Iona Baseball Field Application on Thursday, October 16, 2025.

ADJOURNMENT

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 7:19pm.

Respectfully submitted,

Cristina Battista

Cristina Battista
Secretary to the Planning and Zoning Boards