

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

Date: October 1, 2025

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

Subject: Minutes, October 1, 2025, DRC Meeting

Minutes of Special Meeting Design Review Committee Wednesday, October 1, 2025

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

Absent: Neda Navab, DRC

Approval of the Minutes

On the motion of Mr. Stephan Dallendorfer, second by Ms. Kate Kixmer, the Committee approved the minutes from the September 3, 2025, meeting FOUR in favor and ZERO against.

Site Plan Approval for Periwinkle Bookstore Store Front – 76 Pondfield Rd

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. They are proposing to keep the exterior frame in a black color with a periwinkle colored door.

Ms. Sarah Underhill, owner of the bookstore spoke about the color chosen for the door and the name of the bookstore. She explained that the door is recessed back, and the door color will not be that noticeable. She also stated she chose a more muted periwinkle color.

Mr. John Knox, Project Manager, spoke about the construction of the proposed window and the reasoning behind the door not being centered.

The Committee discussed this application and the color chosen for the door. The Committee agrees that this is a great improvement to the building.

On the motion of Ms. Kate Fixmer, second by Mr. Derek Chan, 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 30 Dusenberry Rd – Solar Roof Tile Application

Mr. John Pollakowski requested approval to install voltaic integrated roof tiles on the rear of the roof at the above address. He stated that he has been researching solar roofs and

has chosen a solar tile that fits with a masonry 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 his neighbors are all in support of this project.

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

On the motion of Mr. Derek Chan, second by Mr. Stephan Dallendorfer, 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