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

Date: April 6, 2026 (Special Meeting rescheduled from April 1, 2026)
From: Cristina Battista, Secretary to the Planning & Zoning Board
Subject: Minutes, April 6, 2026, DRC Special Meeting

Minutes of Special Meeting
Design Review Committee
Monday, April 6, 2026

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

Absent: Kate Fixmer, DRC

Approval of the Minutes

On the motion of Mr. Derek Chan, second by Ms. Neda Navab, the Committee approved the minutes from the February 4, 2026, meeting FOUR in favor and ZERO against.

Sign Application – The Lancaster at 131 Parkway Rd

Applicant for the above sign was unable to attend the meeting.

The Design Review Committee spoke about this application and the number of signs allowed in the Village Code. The Committee discussed that this is a corner property that currently has 3 signs on each façade but the previous signs were not approved by the Design Review Committee.

On the motion of Mr. Derek Chan, second by Ms. Neda Navab, the Design Review Committee voted to approve this application FOUR in favor and NONE against with the condition that only 2 signs are allowed. The Committee asked the applicant to choose which 2 signs they would like to install and requested a new rendering of the façade showing the 2 signs. They applicant must also patch holes from previous sign and paint the area where the sign is being removed.

Awning Application - Periwinkle Bookstore at 76 Pondfield Rd

Mr. Michael Santoliquido, owner of Sans Signs and Awnings, requested approval for an awning at the above address. He stated that the awning will be 35' long and the color will be "Mid-blue". He presented the Committee with the fabric that was chosen. He also added that the awning will be retractable and will protrude off the building 4 feet when fully extended. He added that the height of the awning at full extension will be 8' from the sidewalk.

The Design Review Committee spoke about this application and stated that the application shows the projection will be 5'.

Mr. Neal Stufano stated that he feels the size of the awning is large and may protrude too far into the sidewalk. He requested that the Committee visit the site in person prior to approval.

Site Plan Application for 8 Paddington Circle Addition

Mr. Jonathan Villani, Architect for the above address, requested approval for a previously built front entryway portico and rebuild exterior walls in place. He explained to the Design Review Committee why this application must now seek approval from the Design Review Committee, Planning Board and Zoning Board. He presented the Committee with architectural drawings and renderings.

The Design Review committee spoke about this application. The Committee stated they feel this application is incomplete and they will need more information prior to review. They also stated that this application should be reviewed by the Zoning Board first, then the Design Review Committee and Planning Board can review it.

Mr. Neal Stufano explained the aesthetic items that the applicant will need to present to the Committee when returning to the DRC.

There being no further business, the meeting was adjourned at 8:48pm.

Respectfully submitted,

Cristina Battista

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Secretary to the Planning & Zoning Board