

**To: Department of Buildings, Village of Bronxville
Vince Pici**

Date: March 1, 2016
From: Maureen Hackett, Chair, DRC
Subject: Minutes, February 10, 2016, DRC

**Minutes of Regular Meeting
Design Review Committee
Wednesday, February 10, 2016**

Present: Maggie Marrone, DRC
Maureen Hackett, DRC
Stephen Hawkey, DRC
Larry Vranka, DRC
Nat Parish, Parish and Weiner
Sheila Cadet, Columbia University / Columbia Doctors
Robin Worley Columbia Doctors
Joel Sachs, Columbia University
Bill Caulin, IDG Architects
Paula Asturias, Asturias Dynasty Trust, 2 BeechTree Lane
Richard Gonzalez , 2 Bechtree Lane

1. Sight Plan Approval Application and Special Permit – 2 Beech Tree Lane – Sun Porch

The applicant submitted plans for needed structural renovation, a slight enlargement of the sun porch on the western perimeter and the re-facing of the bottom half of the façade, currently stucco, with stone.

DRC recommends that the applicant reconsider the proposed addition of stone to the façade. The house is part of a series of attached homes of Spanish Colonial style architecture, all of which are a continuous stucco finish. We feel the stone does not relate to any architectural element and would most likely detract from the architectural integrity of the home and the complex in general. One other suggestion is to endeavor to keep the paint color of stucco and trim uniform through the complex. We suggested that the applicant visit the attached townhomes at Field Court on Willow Road to see how the individual units blend to create an elegant estate like presentation.

Adding to the footprint on the sun-porch side is non- conforming but will have little to no negative impact on the site and street. We recommend that this change be approved as presented.

Date: February 14, 2016
From: Maureen Hackett, Chair, DRC
Subject: Minutes, February 10, 2016, DRC (con't)

2. Sight Plan Approval Application and Special Permit- One Pondfield Road – Columbia Doctors

The applicant submitted plans for interior and exterior renovations, the addition of a condenser on the roof, and limited signage on the plate glass windows.

The DRC recommends approval of the application as presented including the signage and condenser for the roof. There are existing utilities on the roof. The new one is configured to blend in to the existing array and will be low enough to not be seen from the street. For the record- one suggestion unrelated to the application for the building owner: -Paint the stucco portion of the building a neutral earth tone to blend better with the Yonkers stone details on the façade when the next paint job is required. The existing paint color is bright white.

3. Sight Plan Approval Application- 112 Kraft Ave- Bronxville Diner Exterior Modification

The applicant submitted plans for an interior and façade renovation including a reconfiguration of the façade and door.

The DRC recommends that the proposed new façade will need to be moved back by 6-12” to create sufficient clearance for pedestrians. The presence of the crosswalk and handicap ramp directly across from the entrance creates a difficult situation as far as the amount of level surface available for a sidewalk. This should be worked out in the field as there is no topographical information. However it is obvious on visual inspection that a combination of the crosswalk ramp and the pitch of the sidewalk necessitates more than the 4’ 9” proposed for sidewalk clearance.

A mock up of the fluted burgundy aluminum material to be used for cladding on the façade is recommended for review by DRC and Planning Board.

We additionally recommend removal and replacement of the existing Ginkgo tree adjacent to the crosswalk. A new Elm or Oak tree of 4.5” caliper could be planted while installing a flex-pave surface around the pit that would be flush with the sidewalk grade, creating more room for pedestrian flow. The Ginkgo is no longer a recommended street tree and the flex pave material is beneficial to tree roots and health creating a porous surface for exchange of air and water.