

MEMORANDUM

**DATE:** May 10, 2022  
**TO:** All Planning Board Members  
**FROM:** Paul Taft, Building Inspector  
**RE:** Site Development Application for Preliminary and Final Site Plan Approval  
Docket Number: PBDOC 004-22

Bruker, Aaron  
24 Sturgis Road  
Bronxville, NY 10708  
SBL: 7.E/4/3

Please be advised that the above referenced application has been reviewed and is being forwarded for your review and approval in accordance with Section 310-26 for Site Plan of the Village Code. The proposed work involves the following:

**Site Plan Application to Construct 2 story addition and modify existing driveway.**

The proposed work requires compliance with the Village of Bronxville Municipal Code 310-26 D due to an increase in FAR beyond the 30% maximum allowed. The building permit application is also being referred to the ZBA for an area variance for 310-10 E Building coverage, 310-10 D (2) side yard setback and 310-22 D Parking in Front Yard. There does not appear to be any environmental issues, nor does there appear to be any significant building code issues.

Please contact me if you have any additional questions.

cc. Design Review Committee  
Planning Board Counsel