

Village of Bronxville

Site Development Application

Site Development Subdivision Special Permit

Project Name, If Applicable: Bacione PASTA SHOP

Project Street Address: 4 B CEDAR STREET

Section: 4 Block: 3 Lot(s): 14 Zone: BA

Plans Prepared By: MARY ANN MARRONE, AIA

Address: 21 NORTHWAY

City: BRONXVILLE State: NY Zip: 10708

Phone #: 914-525-5410 Email: mgmaia5@aol.com

Owner: PETER DIANA

Address: 1 PARK PLALE

City: Bronxville State: NY Zip: 10708

Phone #: (914) 337-4100 Email: pdiana@verizon.net

Zoning District: B.A

Zoning Variances Required: 310.14 A (9)(a) - NO CARRY OUT EST. PERMITTED W/IN 100' OF OTHER CARRY OUT

County; State or Federal Permits Required: _____

Proposed use(s) of site: COMMERCIAL (existing)

PROPOSED PASTA STORE - PASTA MADE ON SITE & SOLD REFRIGERATED OR HEATED WITH SAUCES FOR CARRY-OUT. INTERIOR WORK ONLY

Anticipated construction time: 4-6 WEEKS

Office Use Only							
Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved

Current land use of site: (Residential; Commercial; Undeveloped) Commercial

Current condition of site: (Building; Brush; ect.) Building (DPT CLONING SPACE THAT NEVER OPENED)

Estimated cost of proposed improvements: \$ 45,000

Anticipated increase number of Residents; Shopper; Employees; ect. 5 Employees

Describe proposed use, including primary, secondary uses; ground floor area; height; number of stories for each building. Attach additional 8 1/2" x 11" sheets if required.

- For residential buildings include number of dwelling units by size.
- For non-residential building include total floor area; sales areas; number of automobile and truck parking spaces.
- Other proposed structures (including shed; garages; ect.)

1ST FLOOR - COOK & MAKE PASTA. RETAIL (SELL PASTA) AT FRONT OF SPACE. 1/2 BATH TO REMAIN
BASMENT - STORAGE

Owners Name: PETER DIANA

Owners Signature: 

Date: 09/08/2021

VILLAGE OF BRONXVILLE
Department of Buildings
200 Pondfield Road
(914) 337-7338
(914) 337-0158 (Fax)

PLAN REVIEW COMMENTS

APPLICATION NUMB: ALT 146-21
DATE RECEIVED: July 23, 2021
LOCATION: 4B Cedar Street
SBL: 4./3/14
APPLICANT NAME: Mosbacher, Emil
APPLICANT ADDRESS: c/o Mosbacher Properties Group
18 E 48th Street 19th Floor
New York, NY 10017

DESCRIPTION OF WORK : Create pasta store - pasta to be made on site and sold refrigerated or heated with sauces in bowls (at existing dry cleaner space that never opened) (Carry out Food Establishment) Interior work only,

DISAPPROVED July 29, 2021, FOR THE FOLLOWING:
Your revised application for a permit on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

ZONING CODE REVIEW (Section Numbers refer to Village Code of 1981)

Zoning Review -

- 1) Change of use of tenant space 4B, site plan approval required as per 310-26 Village of Bronxville Municipal Code - Referral to Village of Bronxville Planning Board/ DRC required, suggest submission of sign permit if applicable.
- 2) As per the following section of village code, a variance is required because 2 adjacent carry out food establishments (Hunan III - 0 ft., Root & Vine - 26'9") are closer than the required 100' on the same side of the street. Alternatively, the planning board may exercise the option to waive this requirement at their option.
"310-14 A. (9) (a) No carry-out food establishment shall be permitted within 100 linear feet of any other carry-out food establishment on the same side of the street. Such distance shall be measured from the closest point of each establishment to the other. The measurement shall be continued on the same side of the street around any street corner within the one-hundred-foot distance; provided, however, that the Planning Board may waive this requirement if it determines that such a waiver is appropriate given the particular circumstances of the proposed use and its location.
[Amended 1-8-2018 by L.L. No. 2-2018]"

VILLAGE OF BRONXVILLE
Department of Buildings
200 Pondfield Road
(914) 337-7338
(914) 337-0158 (Fax)

This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.

PLAN REVIEW

Plan review will be performed upon approval of Planning Board site plan application.



Paul Taft
Building Inspector

CC: Diana, Peter

4B Cedar Street 4/3/
Business A Zone
Type III Construction to remain.
517 square feet at first floor
396 square feet at basement floor

Existing Use: vacant dry cleaner (service)
Proposed Use: Carry-out Food Establishment
(no open flames, heating on steam table only)

Street Frontage: Required: 35'
Proposed: 12.5'

Distance from existing Carry-Out Food Establishments:
0' to Hunan III - Chinese Food Carry Out
26'-9" to Root & Vine - Smoothie Carry Out

Space Allocations:
Prep area: 244.5 sf
Client service area: 164 sf
Storage (basement level): 343 sf
Restroom: 11.7 sf

Maximum Exit Travel Distance: 55' (200' max. required)

Maximum floor area allowance per occupant as per Table 1004.2.1
50 sf/occupant = 10 person Maximum Occupancy.

Additional Notes:

1. 2 hour fire rating at party wall and exterior wall to remain.
New double layer of 5/8" gypsum board at any non fire rated demising walls.
2. Amount of sanitary waste to remain same
3. Interior renovation of existing space only
4. Existing square footage of space to remain same.
5. Provide emergency lighting, emergency exit signs and smoke detection throughout.
6. Fire alarm pull box at toilet and exits.
7. Service sink provided in restroom, no customer use of restroom (staff only).
Existing restroom to remain
8. No sprinkler system required as per Chapter 9 of the Building Code of NYS
9. Hours of Operation to conform with Bronxville Village Zoning Code 310-14.A.2
Serving freshly made uncooked pasta and warm pasta bowls with sauces.

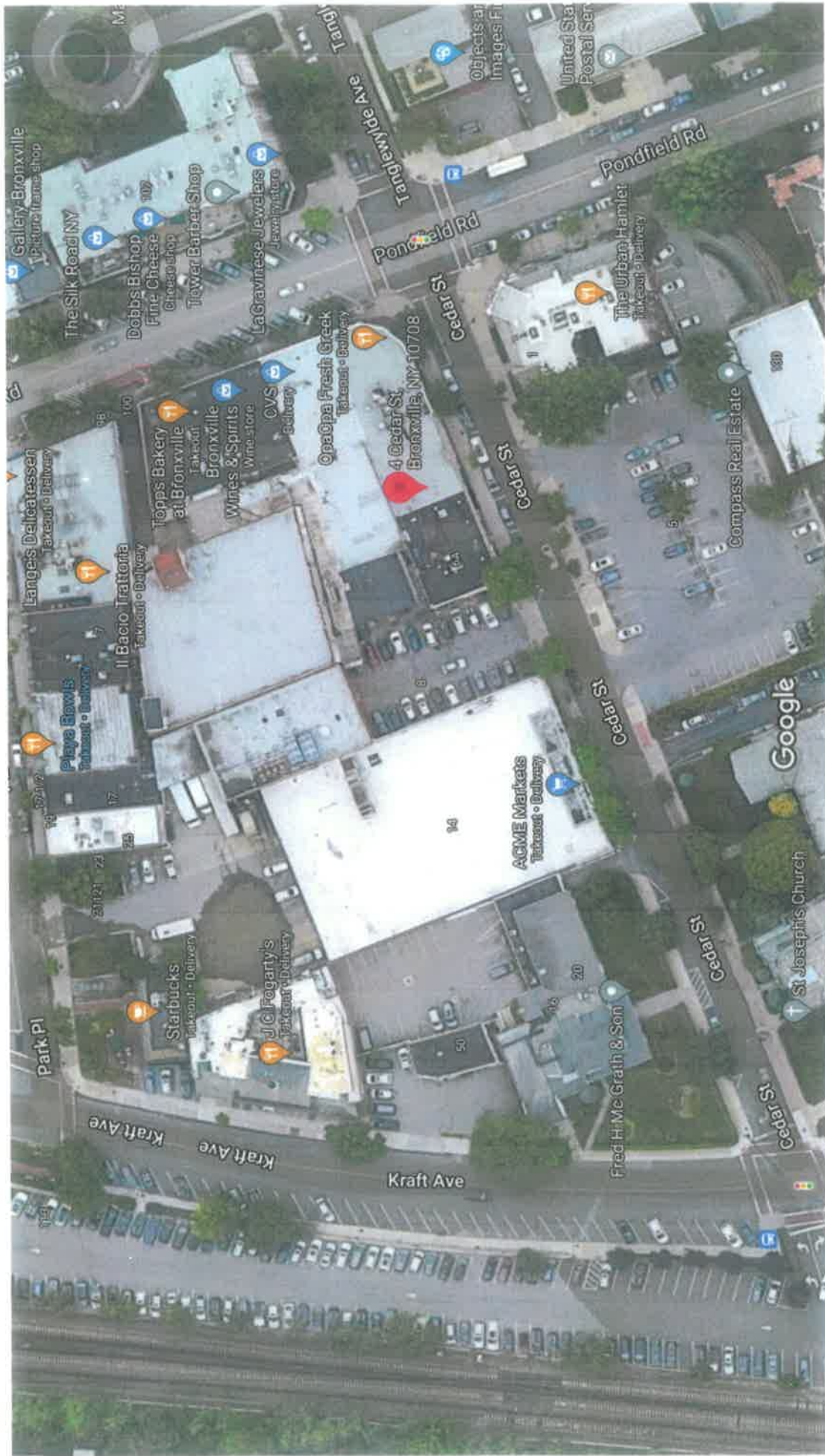
UNAN III

CLEANERS

ADMIRAL
DRY CLEANING & LAUNDRY
914.779.8200



4 Cedar St



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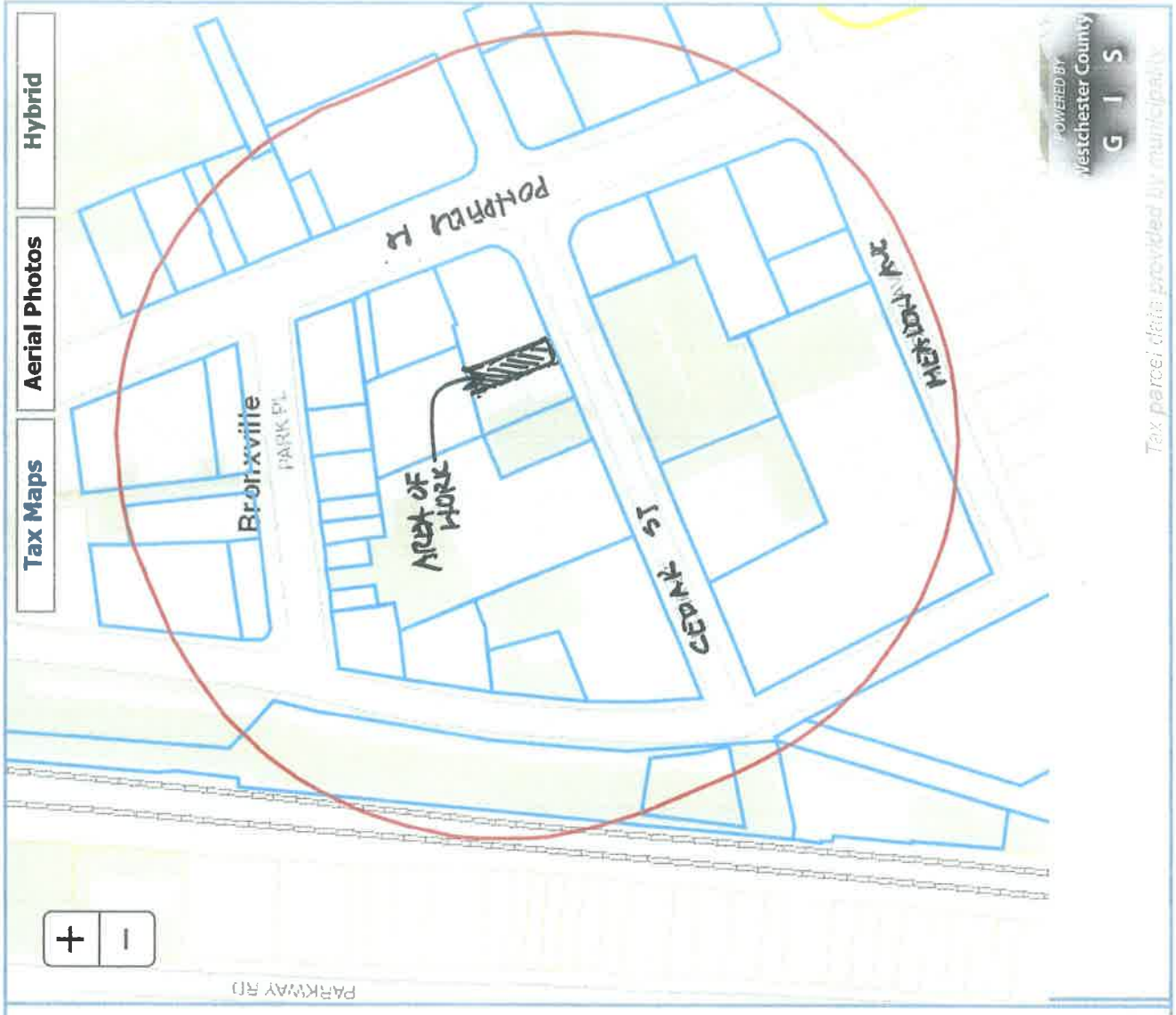
Bronxville Tax Parcel Viewer (Data: 2019)

Search by owner's name

8 CEDAR ST

Search

Owner	Prop Address	Printkey
45 KRAFT AVENUE LLC -	45 KRAFT AVE	1./25/1.B
MIDLAND GARDENS OWNERS -	31 KRAFT AVE	3./3/1.B
CHURCH OF ST. JOSEPH -	15 CEDAR ST	3./1/7
GA FAMILY-BRONXVILLE -	12 CEDAR ST	4./3/17.B
GA FAMILY-BRONXVILLE -	23 PARK PL	4./3/2
BRONXVILLE REALTY LLC -	19 PARK PL	4./3/3
n/a	n/a	3./1/20
EMIL MOSBACHER REAL -	94 PONDFIELD RD	4./3/6
EMIL MOSBACHER REAL -	100 PONDFIELD RD	4./3/9
EMIL MOSBACHER REAL -	102 PONDFIELD RD	4./3/10
PATHLAND HOLDINGS LLC -	95 PONDFIELD RD	4./1/10
ST. JOSEPH'S CHURCH -	1 CEDAR ST	3./1/9
LILY PROP INC -	19 PARK PL	4./3/3.A



Tax parcel data provided by municipality

45 KRAFT AVENUE LLC -
45 KRAFT AVE
BRONXVILLE, NY 10708

MIDLAND GARDENS OWNERS -
31 KRAFT AVE
BRONXVILLE, NY 10708

CHURCH OF ST. JOSEPH -
15 CEDAR ST
BRONXVILLE, NY 10708

GA FAMILY-BRONXVILLE -
12 CEDAR ST
BRONXVILLE, NY 10708

GA FAMILY-BRONXVILLE -
23 PARK PL
BRONXVILLE, NY 10708

BRONXVILLE REALTY LLC -
19 PARK PL
BRONXVILLE, NY 10708

Current Occupant
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
94 PONDFIELD RD
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
100 PONDFIELD RD
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
102 PONDFIELD RD
BRONXVILLE, NY 10708

PATHLAND HOLDINGS LLC -
95 PONDFIELD RD
BRONXVILLE, NY 10708

ST. JOSEPH'S CHURCH -
1 CEDAR ST
BRONXVILLE, NY 10708

LILY PROP INC -
19 PARK PL
BRONXVILLE, NY 10708

SEMP REAL LLC -
9 PARK PL
BRONXVILLE, NY 10708

CHURCH OF ST. JOSEPH -
16 MEADOW AVE
BRONXVILLE, NY 10708

BRONXVILLE TOWERS APTS -
101 PONDFIELD RD
BRONXVILLE, NY 10708

VILLAGE OF BRONXVILLE -
KRAFT AVE
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
8 CEDAR ST
BRONXVILLE, NY 10708

EMIL MOSBACHER REAL -
110 PONDFIELD RD
BRONXVILLE, NY 10708

GA FAMILY-BRONXVILLE -
23 PARK PL
BRONXVILLE, NY 10708

Current Occupant
BRONXVILLE, NY 10708

THE LOMBARDO GROUP LLC -
117 PONDFIELD RD
BRONXVILLE, NY 10708

BRONXVILLE TOWERS APTS -
20 GARDEN AVE
BRONXVILLE, NY 10708

50 KRAFT AVENUE LLC -
50 KRAFT AVE
BRONXVILLE, NY 10708

VILLAGE OF BRONXVILLE -
5 CEDAR ST
BRONXVILLE, NY 10708

METRO REALTY DIVIDEND -
100 PONDFIELD RD
BRONXVILLE, NY 10708

U. S. POST OFFICE -
119 PONDFIELD RD
BRONXVILLE, NY 10708

STERN STANLEY -
80 KRAFT AVE
BRONXVILLE, NY 10708

15 PARK PLACE, LLC -
15 PARK PL
BRONXVILLE, NY 10708

HJM 444 LLC -
90 KRAFT AVE
BRONXVILLE, NY 10708

**TWO PARK PLACE CORP -
86 PONDFIELD RD
BRONXVILLE, NY 10708**

**VILLAGE OF BRONXVILLE -
KRAFT AVE
BRONXVILLE, NY 10708**

**MIDLAND GARDENS OWNERS -
29 KRAFT AVE
BRONXVILLE, NY 10708**

**FOGARTY JOHN C -
64 KRAFT AVE
BRONXVILLE, NY 10708**

**JB PARK PLACE REALTY LLC -
10 PARK PL
BRONXVILLE, NY 10708**

**20 CEDAR STREET, LLC -
16 CEDAR ST
BRONXVILLE, NY 10708**

**29 PARK PLACE LLC -
29 PARK PL
BRONXVILLE, NY 10708**

**EMIL MOSBACHER REAL -
76 PONDFIELD RD
BRONXVILLE, NY 10708**

**Current Occupant
BRONXVILLE, NY 10708**

**KOOLURIS GEORGE -
99 PONDFIELD RD
BRONXVILLE, NY 10708**

**81 PONDFIELD ROAD CORP. -
81 PONDFIELD RD
BRONXVILLE, NY 10708**

**MILLER PONDFIELD LLC -
85 PONDFIELD ROAD
BRONXVILLE, NY 10708**

**MILLER PONDFIELD LLC -
89 PONDFIELD RD
BRONXVILLE, NY 10708**

**PONDFIELD APTS. -
133 PONDFIELD RD
BRONXVILLE, NY 10708**

**GOLDENSWORD INTERNATIONAL -
8 TANGLEWYLDE AVE
BRONXVILLE, NY 10708**



AREA OF WORK

4B Cedar Street 4/3/ - CENTRAL
 Business A Zone
 Type III Construction to remain.
 517 square feet at first floor
 396 square feet at basement floor

Existing Use: vacant dry cleaner (service)
 Proposed Use: Carry-out Food Establishment
 (no open flames, heating on steam table only)

Street Frontage: Required: 35'
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Additional Notes:

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 2. Amount of sanitary waste to remain same
 3. Interior renovation of existing space only
 4. Existing square footage of space to remain same.
 5. Provide emergency lighting, emergency exit signs and smoke detection throughout.
 6. Fire alarm pull box at toilet and exits.
 7. Service sink provided in restroom, no customer use of restroom (staff only). Existing restroom to remain
 8. No sprinkler system required as per Chapter 9 of the Building Code of NYS
 9. Hours of Operation to conform with Bronxville Village Zoning Code 310-14.A.2
- Serving freshly made uncooked pasta and warm pasta bowls with sauces.

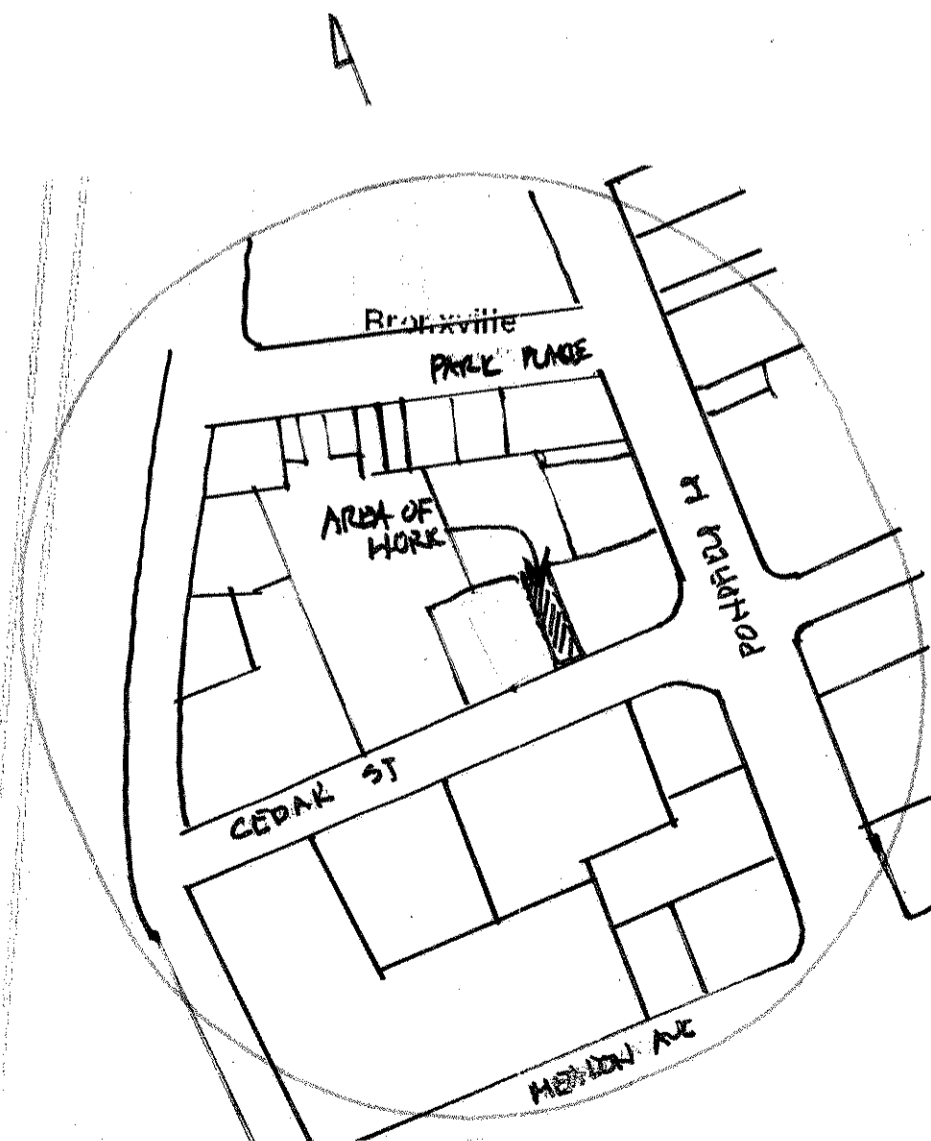
NOTE: RESTROOM FOR EMPLOYEES ONLY

Legend

- Existing to Remain
- Existing to be Removed
- Emergency light with battery backup
- LED type exit sign, 8" letters Atlite Marathon Series (commercial standard) Wall Mounted A-W-1-8-RC-SA
- Duplex electrical outlet
- Specification grade switch, Hubbell 1201
- Toilet exhaust fan in powder room activated by light switch
- Carbon Monoxide Detector
- Smoke Detector



EXISTING STOREFRONT



Total area of space:
 First floor: 517 sf
 Basement: 396 sf
 Total: 913 sf

Total area of food preparation: 217.75 sf
 $217.75 / 913 = 23.8\%$ of Gross Floor Area: Conforms to Village of Bronxville Code 310-14-9(b)
 (Cumulative floor area devoted to food preparation shall not exceed 25% of the Gross Floor area)

Total area of retail sales: 193.31 sf
 $193.31 / 913 = 21.2\%$ of Gross Floor Area: Does NOT conform to Village of Bronxville Code 310-14-9(c) (Cumulative floor area devoted to retail sale and / or display of goods for consumption off premises shall be a minimum of 50% of the Gross Floor area) Therefore a Variance is required.

Applicability Statement: LEVEL 2 ALTERATION

Scope: These plans have been prepared in conformance with the 2020 Building Code of NYS in that this is Mercantile group M, in the Business A Zone of Bronxville, NY
 Construction Classification: Type III

Written Statement:
 To the best of my knowledge, belief and professional judgement, these plans are in conformance with the 2020 Energy Conservation Construction Code of New York State.

Structural Statement: No structural changes in this project.

Mary Ann Marrone, A.I.A.

Marrone Architects
 21 Northway
 Bronxville, NY 10708
 (914) 779-5538
 mgmaia5@aol.com

BAGIONE PASTA SHOP
 4B CEDAR STREET
 BRONXVILLE, NY

Project:
 9.13.21
 7.19.21

Drawing#

General Establishment Notes:

1. All renovation work to new food carry-out store shall be performed in compliance with current codes, rules and regulations.
2. All applicable fixtures and shelving to conform to N.S.F. standards or approved equal by independent testing laboratory and Westchester County Board of Health guidelines.
3. Garbage to be disposed of using approved plastic containers to be airtight and insect and rodent proof. To be stored in lidded dumpster outside rear of building to be picked up by private carting company at least twice a week.
4. Adequate facilities to be provided for storage of employees clothing and personal belongings.
5. Establishment to comply with all applicable laws, codes and regulations.
6. Construction not to commence pending approval of plans.
7. Type 2 Exhaust hood for electric cooking equipment must have a six (6") inch overlap on all exposed sides of cooking equipment, fan discharge on roof of building to be a minimum of 10' from any window opening. (boiling water only).
8. All equipment must be sealed to floor, wall or adjacent equipment or a minimum of 6" off the floor, throughout the food preparation, storage, utensil washing and toilet areas to be sealed using metal flashing, food grade silicone sealant, or other such type material.
9. Any service connections through the floor must be adequately sealed, horizontal lines must be 6" off the floor and 1" from the wall.
10. All new and used equipment must be N.S.F. approved or equal, No domestic type equipment will be permitted.
11. Integrally mounted double drain boards of adequate size, or the equivalent are to be provided at the pot sinks if space is a problem, one drain board may be wall mounted provided it is an N.S.F. approved design.
12. The use of beverage cooling plates in utensil washing or ice bins, where ice is intended for human consumption, is prohibited, Separate facilities are required unless the unit is self-contained and N.S.F. approved design.
13. All exterior openings to be rodent proof.
14. Food preparation sink in kitchen to have indirect drain.

General Notes:

1. All plumbing to comply with NY State and local building codes.
2. All food equipment and utensils are to meet or be equal to current standards of the National Sanitation Foundation.
3. Floor mounted Equipment to be sealed to the floor around entire perimeter of equipment so as to be moisture proof and prevent accumulation of debris.
4. Portable or wheeled equipment need not meet the installation requirements of fixed equipment.
5. Equipment mounted on legs: minimum height 6", needs to be designed to prevent accumulation of soil at point of floor contact.
6. Spacing between and behind equipment to be installed with sufficient unobstructed space behind equipment and between equipment and walls to permit access for cleaning or equipment is to be sealed to the wall.
7. Distances to be cleaned - width of clear unobstructed space:
 - a. Distance to be cleaned less than 2 ft. in length: Space is not to be less than 6"
 - b. Distance to be cleaned greater than 2' but less than 4': Space is not to be less than 8"
 - c. Distance to be cleaned greater than 4' but less than 6': Space is not to be less than 12"
8. Aisle space in food prep area not less than 30". 42" wide where more than one person may work.
9. When equipment is butted together joint is to be effected in a manner to prevent accumulation of debris and moisture.
10. Service connections through floor must be adequately sealed. Horizontal lines 6" off floor and 1" from wall.

General Notes:

1. Contractor to verify all dimensions and conditions on the job and report all discrepancies to the Architect and/or owner before proceeding with the work.
2. All work shall conform to local and state building codes and regulations of all other agencies having jurisdiction.
3. Contractor shall obtain and pay for all required permits.
4. Contractor to be EPA certified.
5. All materials shall be new and of the best quality.
6. Contractors to be fully covered by Workmen's Compensation Insurance as may be required by law.
7. Contractors to remove all debris from premises as required.
8. Tape and spackle as required.
9. Patch and repair interior and exterior walls, floors and ceilings as required.
10. All new gypsum board to align with existing.
11. Firestopping to be installed as required by code. Prevention of interior fire spread. Concealed spaces within walls, partitions, floors, stairs and around chimney, pipe and duct openings in such construction, shall be firestopped to prevent the passage of flame, smoke, fumes, and hot gasses.
12. Firestopping to be installed where new work joins existing.
13. Single and multiple-station smoke detecting alarm devices to be hardwired and installed to conform with 2020 Building Code of NYS and shall be provided.
14. Smoke alarms shall be interconnected as indicated in 2020 Building Code of NYS. The power source for smoke alarms shall comply with 2020 Building Code of NYS
15. **Smoke Detectors, Regardless of the category of work, smoke detectors shall be provided where required by 2020 Building Code of NYS**
16. **New Carbon Monoxide detector to be installed as per New York State Codes.**

Finishes:

1. Interior walls to be painted with primer and 2 coats latex eggshell paint. Trim final coat to be semi-gloss finish.
2. All new wood trim to match existing
3. New vinyl tile floor

Electrical:

1. Electrical work, wiring and equipment shall conform to the National Electrical Code (NFPA) latest edition and all regulating agencies.
2. Electrical contractor to provide all required wiring, additional circuit breakers, conv. outlets and switches per code and as required by law.
3. Light fixtures and bulbs to be supplied and installed by electrician. Fixtures shall be selected and approved by the owner, with the exception of recessed down lights to be selected by the architect or contractor, if applicable.

Mechanical:

1. Plumbing to be executed by licensed plumber, to comply with all applicable building codes.

NOTE: Provide "Fire Blocking, Draft-Stopping or type X Gypsum Board at all floor, wall and ceiling penetrations created by alteration, install as per manufacturer's recommendation.

**NOTE: No changes to party walls this project.
NO structural changes this project**

Lighting Schedule

Type	Size / Model
⊕ _A	5 1/2" Round recessed down light by Lightolier or approved equal. White Baffle LED
⊕ _B	Ceiling mounted light fixture by owner (or hanging)

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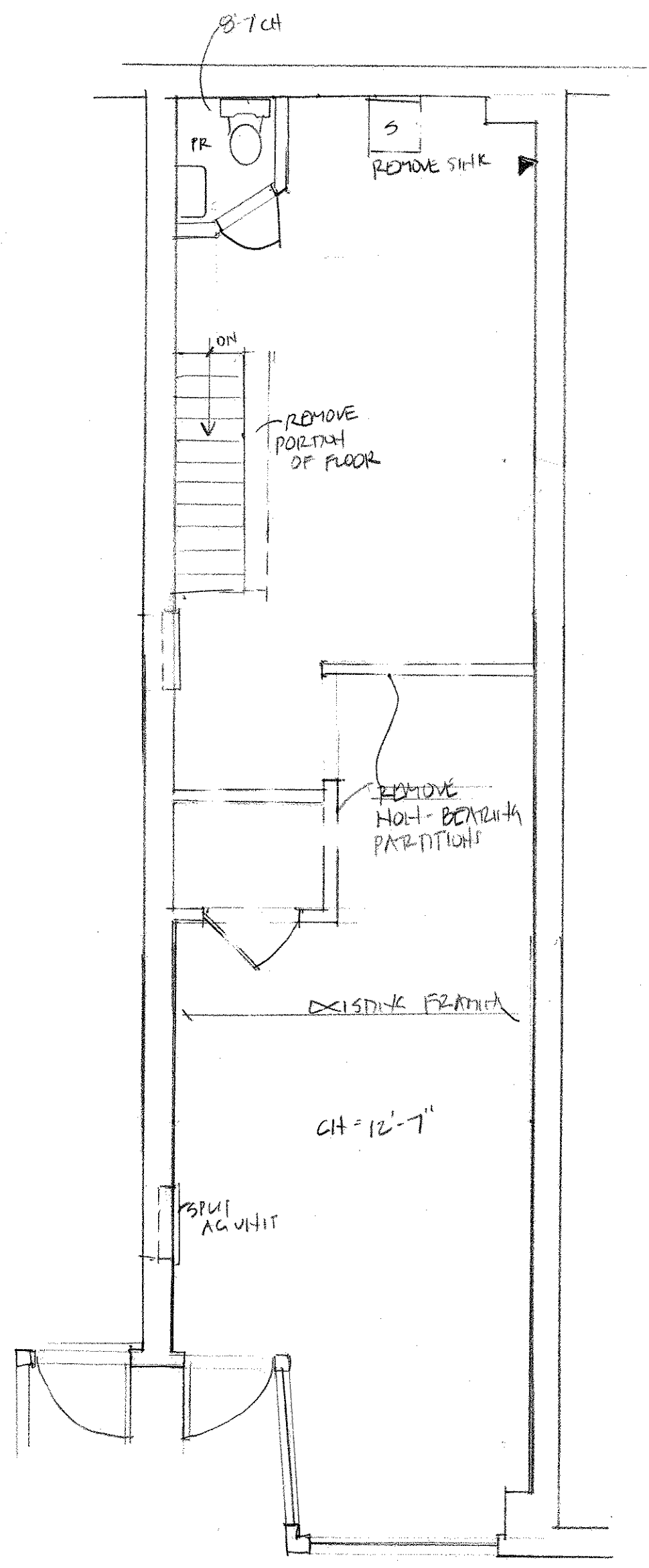
BACIONE PASTA SHOP
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Project:

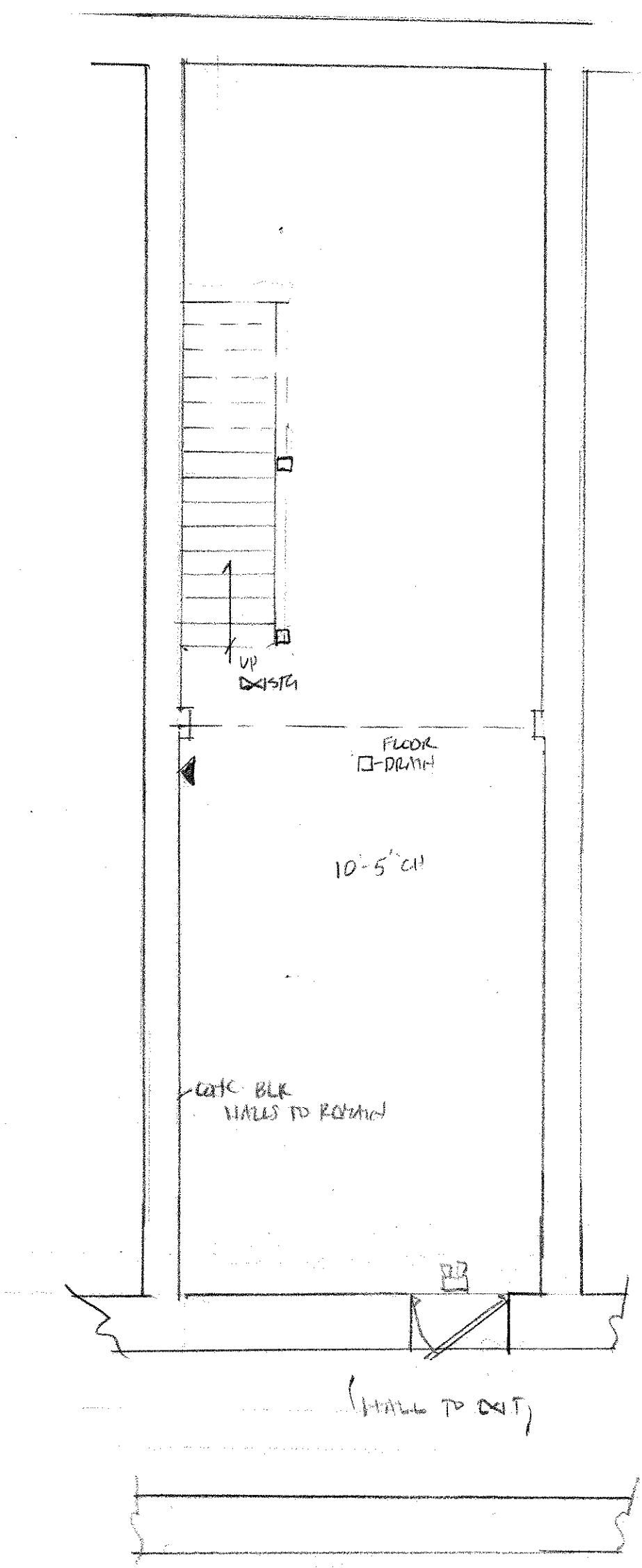
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7.19.21

Drawing#

2



EXISTING PLAN - 1st FLOOR
 1/4" = 1'-0"



EXISTING BASEMENT PLAN
 1/4" = 1'-0"



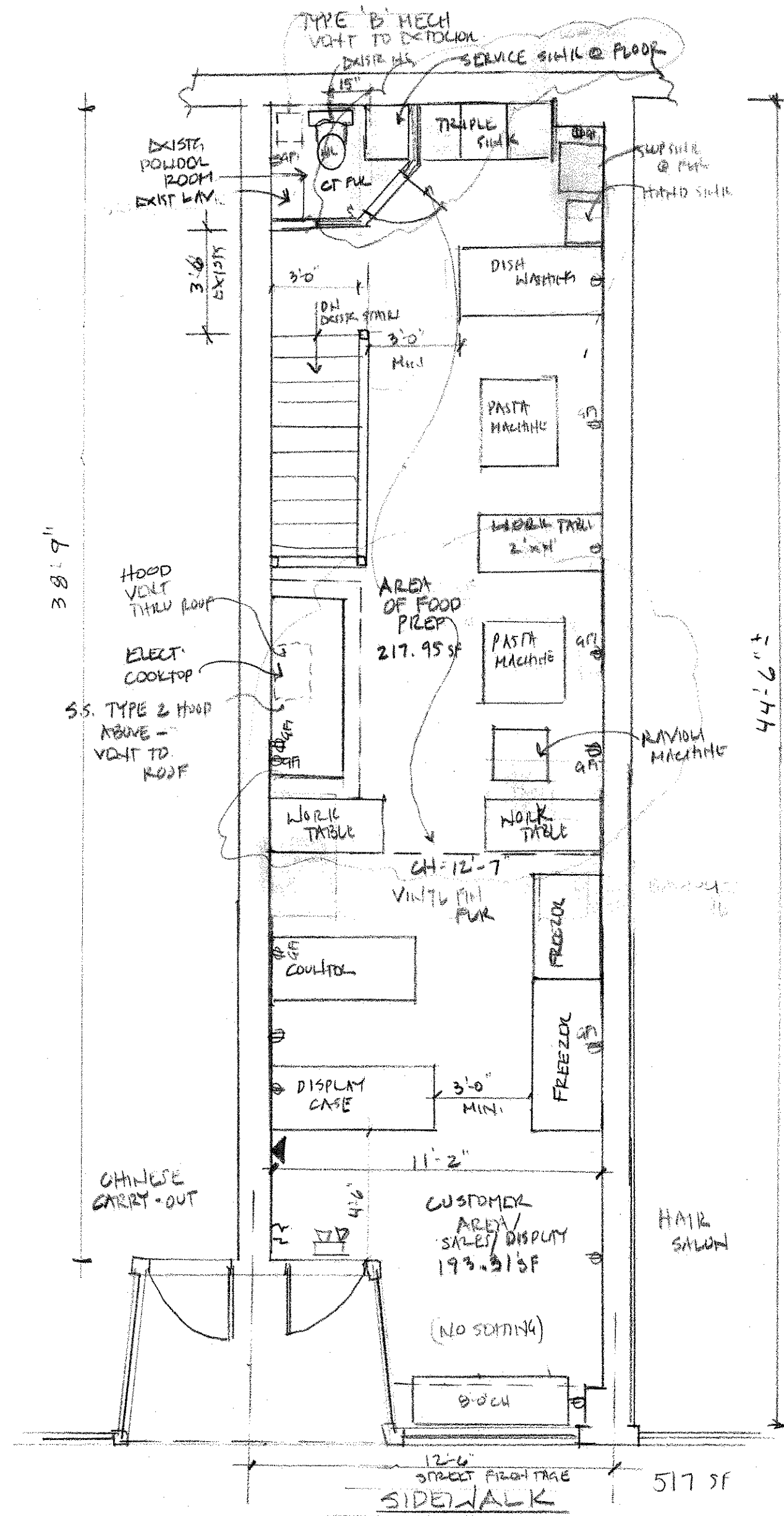
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Project: 48 CEDAR STREET
 BRONXVILLE, NY

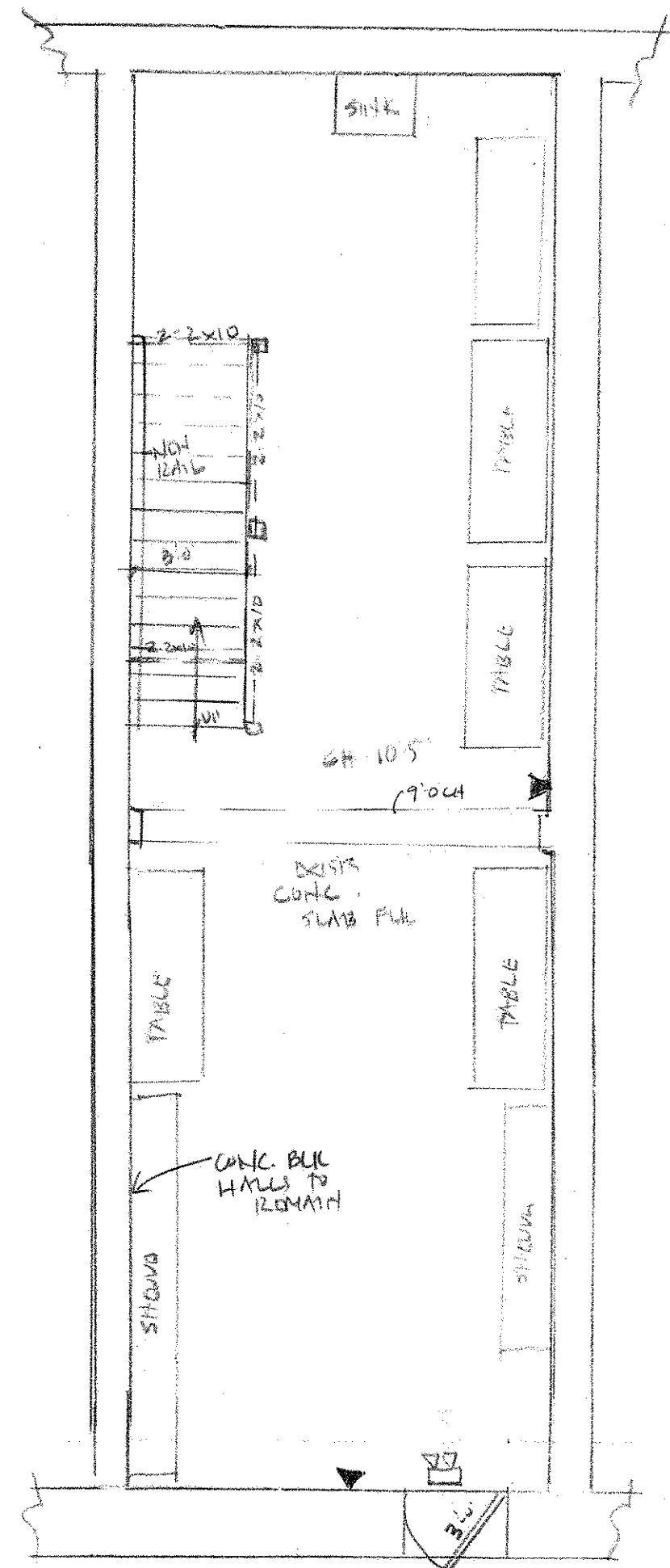
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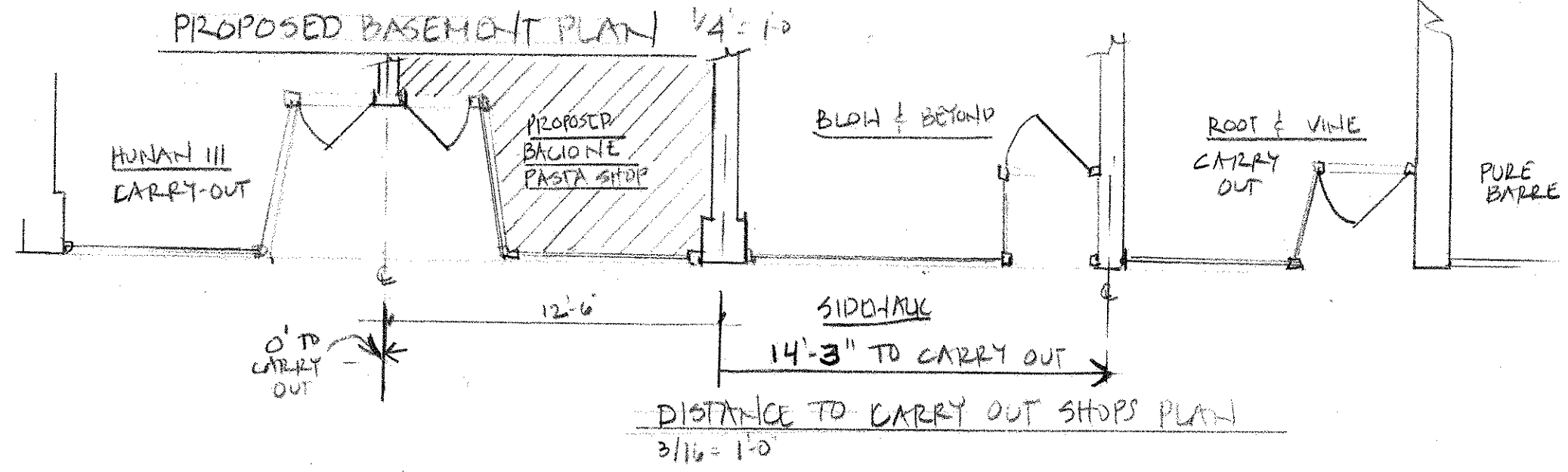


CEEDAR STREET
 PROPOSED 1ST FLOOR PLAN
 1/4" = 1'-0"



HALLWAY TO EXIT 396 SF

TOTAL AREA OF SPACE
 $517 + 396 = 913$ SF
 TOTAL AREA OF FOOD PREP: 217.95 SF (310-14-9(b))
 $217.95 / 913 = 23.8\%$ OF GROSS FLOOR AREA - CONFORMS
 TOTAL AREA OF RETAIL SALES: 193.31 SF (310-14-9(c))
 $193.31 / 913 = 21.2\%$ OF GROSS FLOOR AREA - VARIANCE REQ'D



DISTANCE TO CARRY OUT SHOPS PLAN
 3/16" = 1'-0"

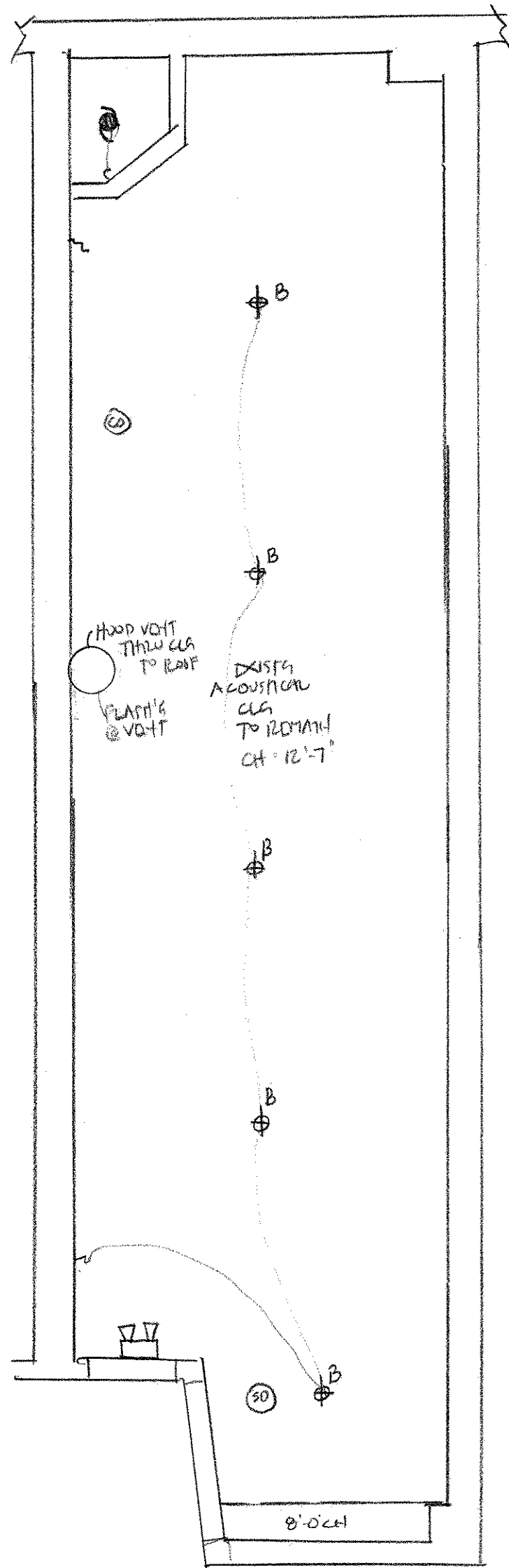
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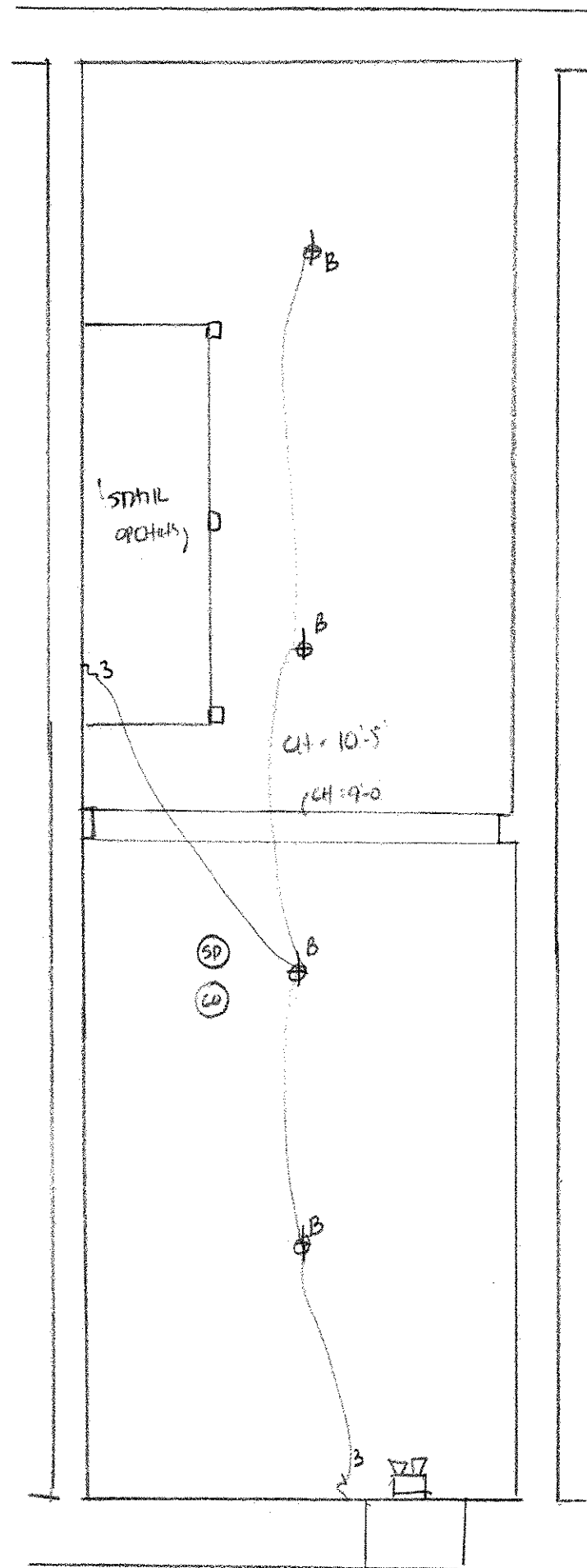
9.13.21
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Drawing#

4



REFLECTED CEILING PLAN
1/4" = 1'-0"



REFLECTED CEILING PLAN-BSMT
1/4" = 1'-0"

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Bronxville, NY 10708
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Project:
BACIONE PASTA SHOP
418 CEDAR STREET
BRONXVILLE, NY

9.13.21
7.19.21

Drawing#

5