

MEMORANDUM

**DATE:** October 13, 2021  
**TO:** All Planning Board Members  
**FROM:** Paul Taft, Building Inspector  
**RE:** Site Development Application for Preliminary and Final Site Plan Approval  
Docket Number: PBDOC 009-21-21

Bacione Pasta Shop  
4B Cedar Street  
Bronxville, NY 10708  
SBL: 4./3/14

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 and Section 310-39 of the Village Code. The proposed work involves the following:

**Site Plan Application to** Proposed pasta store - pasta made on site and sold refrigerated or heated with sauces for carry out. Interior work only. Convert former Cleaners to Carryout. (10 person maximum occupancy, no open flames, heating on steam table only.)

The proposed change of use work described in the attached application requires either a waiver by the planning board or referral to the ZBA as per Village of Bronxville Municipal Code 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]

The proposed change of use work described in the attached application conforms to the Village Zoning requirements. The proposed application does not result in an increase in parking required. 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