

MEMORANDUM

DATE: January 22, 2024
TO: All Planning Board Members
FROM: Paul Taft, Building Inspector
RE: Site Development Application for Preliminary and Final Site Plan Approval
Docket Number: PBDOC 001-24

Mimi's Gelato
69 Pondfield Rd
Bronxville, NY 10708
SBL: 4./1/5.A

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:

Preliminary and Final Site Plan Development Application: for a Change of Use - Convert existing retail store to a carryout food establishment, produce & sell fresh gelato with crepes and belgian waffles, interior seating 12 seats.

The proposed 'change of use' described in the attached application does not conform to the Village Zoning requirements for the following reasons – According to 310-14 A (9) (a) a waiver is required to be granted by the Village of Bronxville Planning Board 70-foot distance proposed as opposed to the required 100 feet distance to another carry out food establishment.

As per 310-14 E Off street parking controls – there is not an increase in parking required for change of use from retail to carry out food establishment. Parking for employees is required to be via merchant parking pass (3 employee's peak hours) for any additional spaces not provided with lease.

Proposed garbage collection shall be kept in trash room in the basement at the rear of the building. Scheduled pickup 5 days a week.

There do not appear to be any environmental issues, nor does there appear to be any building code issues.

Prior to approval by the Village of Bronxville Planning Board for Final Site Development it is requested that review and approval be obtained from the Eastchester Fire Department for Fire Code compliance.

Please contact me if you have any additional questions.