

DATE: November 9, 2021

TO: All Planning Board Members

FROM: Paul Taft, Building Inspector

RE: Superintendent Report to Planning Board
Docket Number: PBDOC 011-21
Compass
27 Pondfield Rd
Bronxville, NY 10708
SBL: 12./4/1.A

The following report is being presented to the Village of Bronxville Planning Board & Village of Bronxville Design Review Committee – as part of the preliminarily Site Plan Approval and Final Site Plan Approval (if the planning board approves the application without modification).

The application does not include a site plan as required per Village of Bronxville Municipal Code 310-31. The applicant is requested to submit this. Although the building is existing & unchanged excepting a sign & awning the site plan will offer perspective of the area. Documentation is required to show the minimum distance to other Real Estate offices as per 310-14A (12) (6) – 150' on the same side of the street.

The application form page 1 lists the proposed use as “Business Office” whereas the proper change of use as per Village of Bronxville Municipal Code 310-14A (12) is “Real Estate Office or Agency”. The application form page 2 lists the proposed use as office space – proper use – Real Estate Office or Agency.

The Planning Board should consider being the lead agency for Environmental Assessment (SEQRA).

Escrow account has been established to cover expenses for consultants.

Hardesty & Hanover has been requested to review the parking impacts by the Planning Board. The consultant has provided questions to the applicant and has reviewed the reply. Please refer to the attached.

No details have been provided covering the requirements in Village of Bronxville Municipal Code 310-14A (12) (b) - 50% clear unobstructed glass. This detail should include any casework on the interior that would subtract from 50% calculation.

Plans submitted page 10.5 – occupant load – 50 sf per person-It is assumed as per NY State Fire Code section 1004.8 this is calculated considering concentrated business classification required concerning this.

Plans submitted detail an add/alternate for mechanical work. New equipment if approved with this application should include exterior placement of equipment, subject to engineers' assessment when placed on roof.

Sprinkler calculations will be required for building permit approval.