

Village of Bronxville
Site Development Application

Site Development Subdivision Special Permit

Project Name, If Applicable: _____

Project Street Address: _____

Section: _____ Block: _____ Lot(s): _____ Zone: _____

Plans Prepared By: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Email: _____

Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Email: _____

Zoning District: _____

Zoning Variances Required: _____

County; State or Federal Permits Required: _____

Proposed use(s) of site (description): _____

Estimated cost of proposed improvements (including all construction costs): _____

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

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

Current condition of site: (Current use, Building; Brush; ect.) _____
Commercial / Retail Space / Restaurant

Anticipated construction time: **No Construction Work Proposed**

Anticipated increase in number of Employees; Shopper; Residents; ect. _____
No Increase anticipated

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. _____

Change of Use from Carryout Est. with 12 Seats to Restaurant with 35 Seats

-For residential buildings include number of dwelling units by size. n/a

-For non-residential buildings, include total floor area; sales areas; number of automobile and truck parking spaces provided with lease and number of additional parking spaces needed for all employees (employees must obtain merchant parking permits for additional parking spaces needed). _____


Tenant Space Floor Area : 1903 SF

No Existing Offstreet Parking provided/proposed

-Other proposed structures (including shed; garages; ect.) n/a

- For all commercial applications, please provide detail on garbage disposal location (dumpster location basement, behind building, etc) and schedule of pickup: **No Change to refuse location**

Owners Name (Please Print): Alex Goldstein

Owners Signature: 

Date: 3/21/24

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

PLAN REVIEW COMMENTS

APPLICATION NUMBER: ALT 034-24
DATE RECEIVED: February 5, 2024
LOCATION: 65 Pondfield Road
SBL: 4./1/4
APPLICANT NAME: Nick Faustini

DESCRIPTION OF WORK : Taco Project: Change of use from carryout food establishment with 12 seats to restaurant with 35 seats proposed.
No change in interior layout/only increase is number of seats.
No change in building code use group.

DISAPPROVED FEBRUARY 23, 2024, 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)

ALT 034-24 65 Pondfield Road Change of Use from Carry out food establishment to Restaurant
Zoning Review -

- 1) Village of Bronxville Municipal Code - 310-14
 - a) Current use - Carry-out Food Establishment - 310-14 A (9)
 - b) Proposed Use - Restaurant - 310-14 A (5)
- 2) Proposed change of use requires site plan approval as per Village of Bronxville Municipal Code 310-26 (Referral to the Planning Board)

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 -

- 1) Upon review of the proposed additional chairs and tables added to the space and the change of use (as per Village of Bronxville Zoning Code) from a carry out food establishment (via

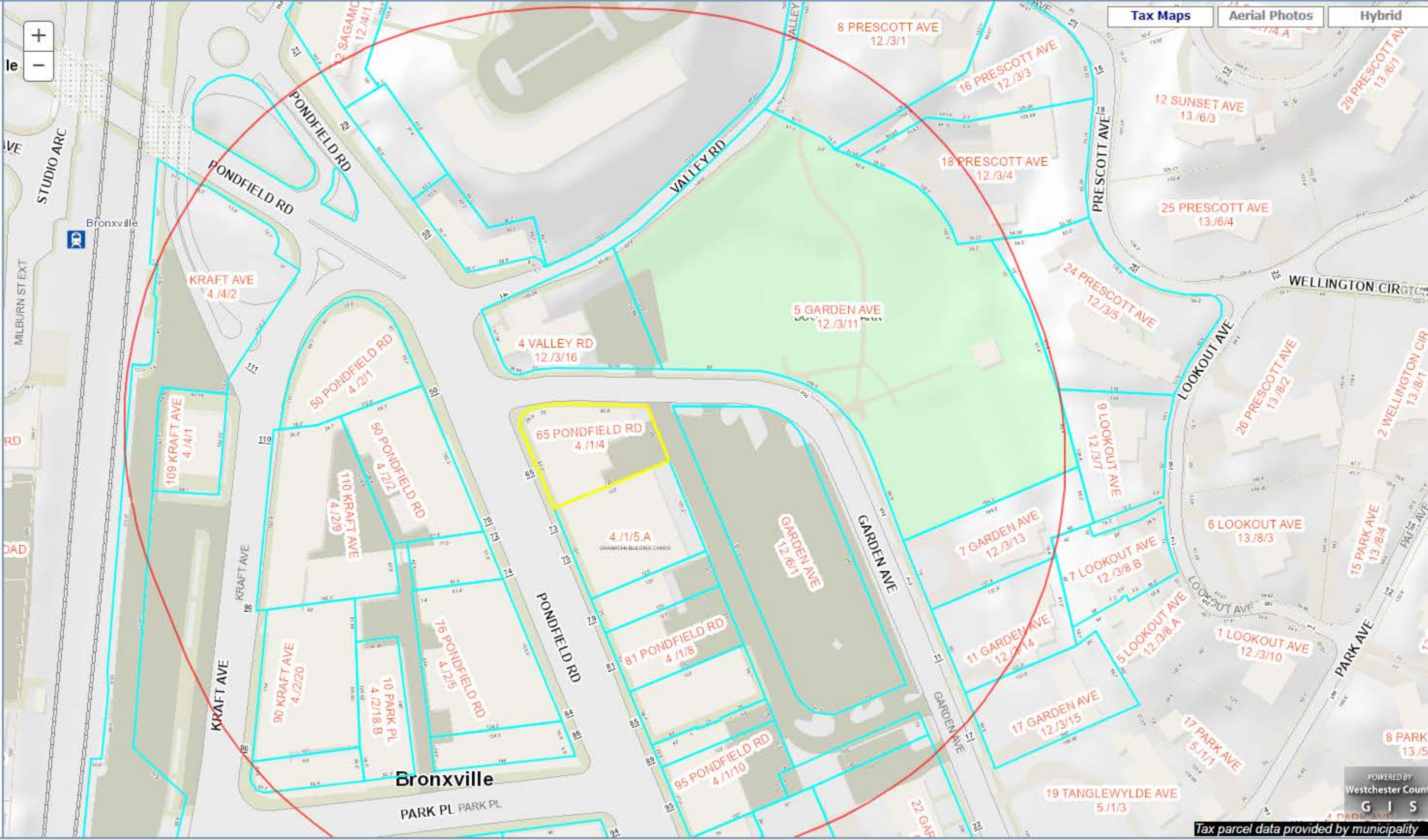
VILLAGE OF BRONXVILLE
Department of Buildings
200 Pondfield Road
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special permit) to restaurant 310-14 A (5), 2020 Existing Building Code of NY State - Section 301.3 Exception allows for the work proposed to comply with the code in effect at the time of the work (1984). Work proposed complies with the 1984 code as to travel distance, number of exits required. Existing partial sprinkler system is for kitchen area and is required to be maintained, as well as the existing fire alarm system.

2) The ceiling is required to be completely protected with no open holes or unprotected penetrations



Paul Taft
Building Inspector



Bronxville

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH BLDG. AND ZONING ORDINANCES OF THE VILLAGE OF BRONXVILLE, N.Y. AND THE 2020 NEW YORK STATE BUILDING CODE.
2. ALL ELECTRICAL WORK (IF APPLICABLE) SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS, AND SHALL BE PERFORMED BY A NY STATE LICENSED ELECTRICAL CONTRACTOR.
3. ALL PLUMBING WORK (IF APPLICABLE) SHALL BE APPROVED BY THE LOCAL BOARD OF HEALTH OR BLDG. DEPT. AND SHALL BE PERFORMED BY A NY STATE LICENSED PLUMBER.
4. CONTRACTOR OR ANY SUBCONTRACTORS DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY & PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ANY KIND AND TO PROVIDE OWNER WITH CERTIFICATES OF SAID INSURANCE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON PLAN AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. S.C. SHALL BE RESPONSIBLE FOR ALL TESTS, INSPECTIONS, ETC., AS REQUIRED BY THE BLDG. DEPARTMENT. THE S.C. SHALL PROVIDE THE NECESSARY COORDINATION BETWEEN ALL TRADES WITH REGARD TO THE DRAWINGS. LOCATE BOLTS, SLEEVES AND ALL MISCELLANEOUS ITEMS AS REQUIRED FOR MECHANICAL TRADES, AND PROVIDE AND/OR INSTALL VARIOUS ITEMS NOT SHOWN ON THESE DRAWINGS AS REQUIRED FOR VARIOUS TRADES.
6. ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO PLANS & SPECIFICATIONS UNLESS SPECIFICALLY AUTHORIZED BY HIM IN WRITING.
7. ALL SURFACES ADJACENT TO THE WORK WHICH IS DAMAGED DURING CONSTRUCTION BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR THEIR FORCES SHALL BE REPAIRED TO MATCH THE SURROUNDING SURFACES TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
8. FIRE EXTINGUISHERS, SMOKE AND FIRE DETECTION SYSTEMS SHALL BE INSTALLED BY S.C. PER LOCAL CODE, FIRE ALARM/SPRINKLER SYSTEM DESIGN, IF SO REQUIRED BY THE VILLAGE OF BRONXVILLE, SHALL BE SUBMITTED UNDER SEPARATE APPLICATION.
9. SIGN AND/OR AWNING APPLICATION, IF ANY, SHALL BE FILED UNDER SEPARATE APPLICATION.

ZONING INFO SCHEDULE

ZONE: CENTRAL BUSINESS A DISTRICT			
ITEM	PERMITTED/ALLOW	EXISTING	PROPOSED
USE(S)	RETAIL/ CARRYOUT RESTAURANT	CARRYOUT RESTAURANT	RESTAURANT
PARKING REQUIREMENT	1403 SF/300 = 63 ~ 1 P.S. CREDIT	1403 SF/300 = 63 ~ 1 P.S. CREDIT	1403 SF/300 = 63 ~ 1 P.S. NO CHANGE
RETAIL AND RESTAURANTS: ONE SPACE PER 300 SQUARE FEET OF THE FIRST 2500 SQUARE FEET OF GROSS FLOOR AREA; TOGETHER WITH ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 200 SQUARE FEET OF GROSS FLOOR AREA THEREAFTER			

BUILDING CODE ANALYSIS

APPLICABLE CODES	
BUILDING	2020 BUILDING CODE OF NEW YORK STATE
ELECTRICAL	NATIONAL ELEC. CODE & LOCAL BLDG CODE
PLUMBING	2020 PLUMBING CODE OF NEW YORK STATE
ACCESSIBILITY	BCNYS CHAPTER II AND ICC / ANSI A117.1-2009

	EXISTING / PERMITTED USE(S)	PROPOSED USE(S)
	STORES / RESTAURANT	RESTAURANT
CONSTRUCTION TYPE	SCOPE OF WORK	USE GROUP
TYPE 3B PER TABLE 601	CHANGE OF ZONING USE ONLY FROM CARRYOUT FOOD EST. TO RESTAURANT USE NO CHANGE IN BLDG CODE USE NO WORK SCHEDULED	303.1.1 SMALL BUSINESS & TENANT SPACE A BUILDING AND TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF 50 PERSONS OR LESS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

OCCUPANT LOAD (REFERENCE SECTION T.1004.5)

FIRST FLOOR

1.01A SOUTH DINING AREA	170 SF	1.1B ASSEMBLY	170 NSP/15 = 11.3 ~ 12.0
1.01B NORTH DINING AREA	165 SF	1.1B ASSEMBLY	165 NSP/15 = 11.0 ~ 11.0
1.01C EAST DINING AREA	175 SF	1.1B ASSEMBLY	175 NSP/15 = 11.6 ~ 12.0
1.02 EXST SALES/CUSTOMER AREA	360 SF	1.100 BUSINESS	360 GSF/100 = 3.6 ~ 4.0
1.03 EXST HALLWAY	208 SF	1.100 BUSINESS	208 GSF/100 = 2.1 ~ 3.0
1.04 EXST KITCHEN	676 SF	1.200 KITCHEN	676 GSF/200 = 3.3 ~ 4.0
1.05 EXST RESTROOM	63 SF	1.100 BUSINESS	63 GSF/100 = 0.6 ~ 1.0
1.06 EXST RESTROOM	86 SF	1.100 BUSINESS	86 GSF/100 = 0.8 ~ 1.0
TOTAL GROUND FLOOR OCC LOAD = 49.0			

CELLAR

C.01 EX STRGE RM	215 SF	1.300 STRGE	215 GSF/300 = 0.7 ~ 1.0
TOTAL CELLAR OCC LOAD = 1.0			
TOTAL INTERIOR OCCUPANT LOAD: 49.0 OCCUPANTS			

TABLE 1006.2.1 - NUMBER OF EXITS & CONTINUITY - WITHOUT SPRINKLER

OCCUPANCY	# OF OCCUPANTS	# EXITS REQ'D / TRAVEL DIST.	MAX TRAVEL DIST.	# OF EXITS
BUSINESS	49 OCCUPANTS	> 30 OCC; 1 EXIT / 75FT MAX (1,2) SEE NOTES 1, 2 & 3 BELOW	110.0 FT (1, 2) SEE NOTES 1, 2 BELOW	1 EXIT (EXISTING)

NOTE (1) PER COFO DATED 12.23.16, EXST OCCUPANCY CLASSIFIED PER SECTION 101.4 OF BLDG CODE IN EFFECT AT THE TIME OF CONSTRUCTION ; GROUP GS ASSEMBLY, BUILDINGS IN WHICH THE PRIMARY OR INTENDED OCCUPANCY OR USE IS THE ASSEMBLY FOR AMUSEMENT, ATHLETIC, CIVIC, DINING, EDUCATIONAL, ENTERTAINMENT, PATRIOTIC, POLITICAL, RECREATIONAL, RELIGIOUS, SOCIAL, SPORTS, OR SIMILAR PURPOSES, SUB CLASSIFIED AS FOLLOWS: GROUP GS1 FOR NOT MORE THAN THREE HUNDRED PERSONS.

NOTE (2) EXST OCCUPANCY LESS THAN 50 PERSONS, PERMITTED PER COFO DATED 12.23.16, FILED PER BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION ; PART 165 TABLE IX, MINIMUM NO. OF EXITS IN BLDGS OF GROUP GS OCCUPANCY.

NOTE (3) EXST TRAVEL DISTANCE > 75FT, PERMITTED PER COFO DATED 12.23.16, FILED PER BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION ; PART 162 TABLE VII, MAX TRAVEL DISTANCE PERMITTED (UNSPRINKLERED) 150 FT

CELLAR STORAGE 1 OCCUPANTS

< 30 OCC; 1 EXIT / 75FT MAX	44.0 FT	2 EXIT (EXISTING)
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PLUMBING CALCULATIONS - TABLE 2902.1 - MIN. NUMBER OF REQUIRED PLUMBING FIXTURES

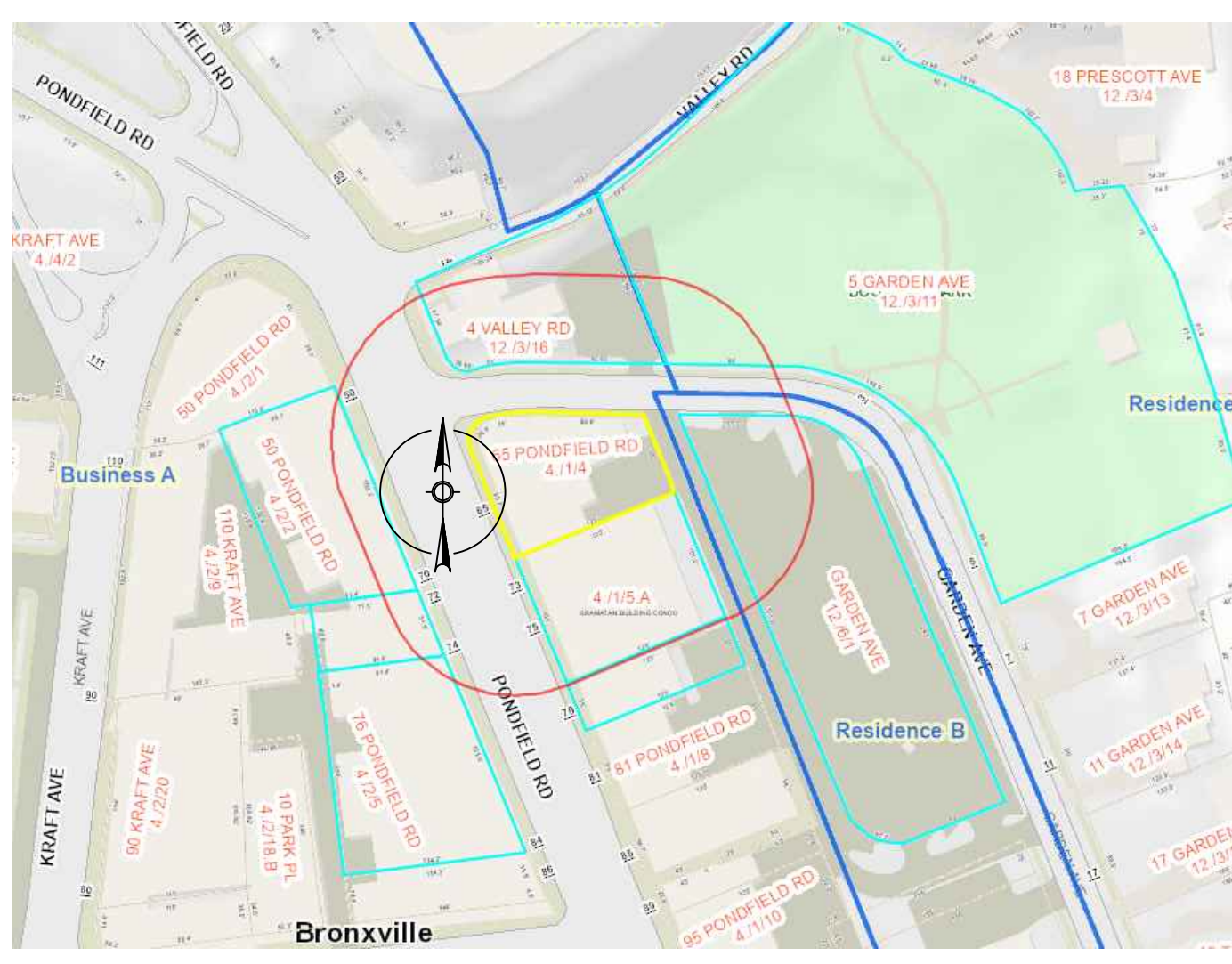
GROUP B - BUSINESS	OCC.	REQUIRED	PROVIDED
Water Closets	33	2 - Water Closet	2 - W.C.
Lavatories	33	2 - Lavatory	2 - LAV
Drinking Fountains	49	1 - Drinking Fountain	0 - SEE NOTE # 1
Other	49	1 - Service Sink	1 - SERVICE SINK

NOTE #: WATER SERVICE PROVIDED

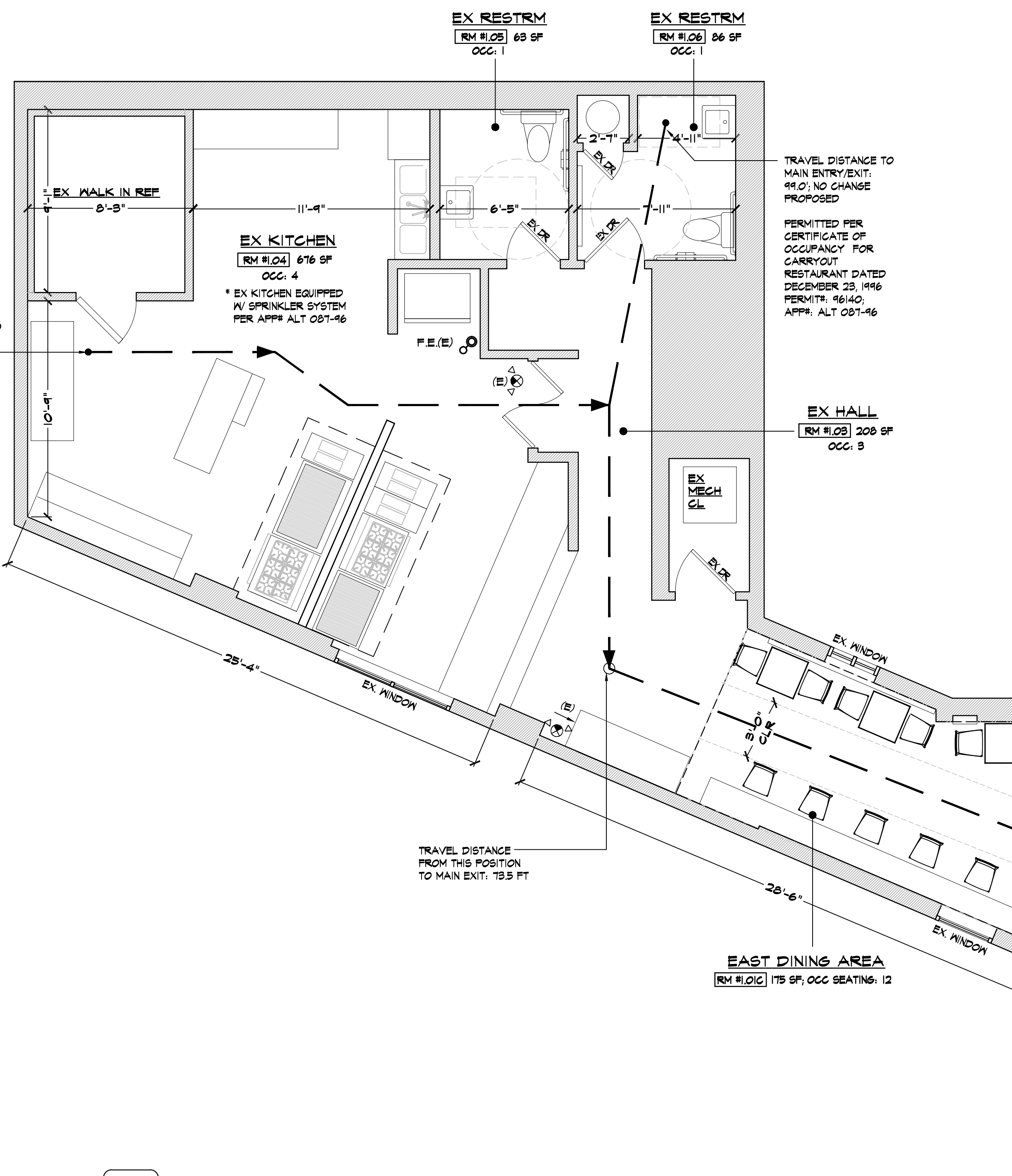
SECTION 303.1.3 INT. WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY (FINISH CLASS)

USE-NOT SPRINKLERED	INTERIOR EXIT STAIR, RAMP & EXIT PASSAGeways	CORRIDORS & ENCL. FOR EXIT ACCESS STAIRWAYS & RAMPS	ROOMS AND ENCLOSED SPACES
GROUP B	A	B	C

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450.
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450.
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450



100FT BUFFER MAP NTS



PROPOSED FIRST FLOOR PLAN
PROPOSED USE: RESTAURANT W/ 35 SEATS

1/4" = 1'-0"

Nicholas L. Faustini Architect PC
T 914.329.1518
nfaarchitect.com
Yonkers: 77 Ramsen Road, Yonkers, NY 10710
Greenburgh: 6 Burns Street, Hartsdale, NY 10530

General Notes

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NOTE:
Drawings may be printed at reduced scale

ZONE: CENTRAL BUSINESS A SBL: 4.1/1.4

LIST OF DRAWINGS

A1	PROPOSED PLANS AND BLDG CODE ANALYSIS
A2	EXISTING PLANS

--	01.26.24	ISSUED FOR DOB FILING
NO.	DATE	ISSUE/REV.

CLIENT
THE TACO PROJECT
12 MAIN STREET, TARRYTOWN, NEW YORK

PROJECT
PROPOSED CHANGE OF ZONING USE FROM
CARRYOUT FOOD ESTABLISHMENT TO RESTAURANT
AT:

THE TACO PROJECT
65 PONDFIELD RD BRONXVILLE NY 10708

DRAWINGS TITLE
PROPOSED PLANS AND BUILDING/ZONING CODE ANALYSIS

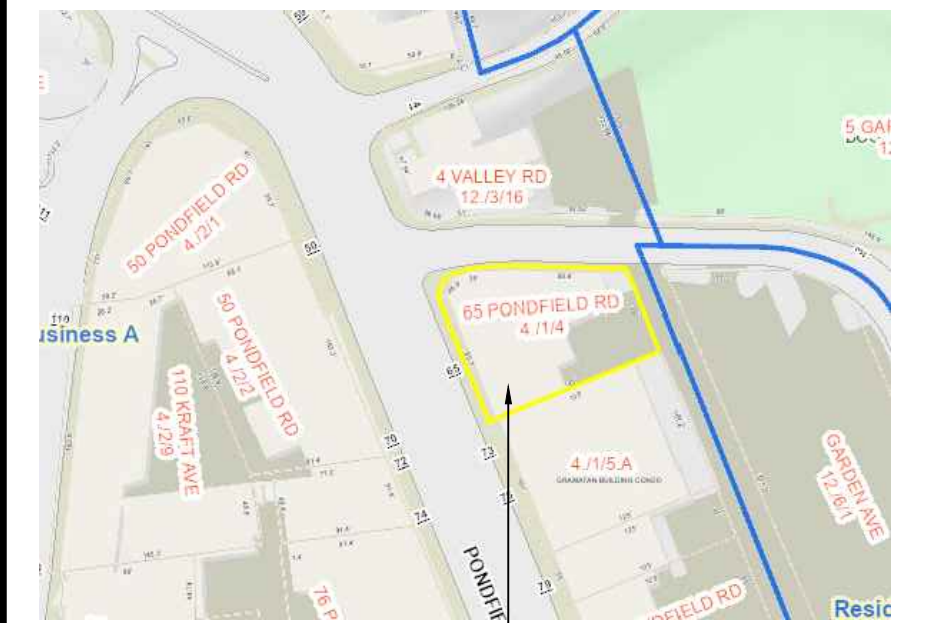
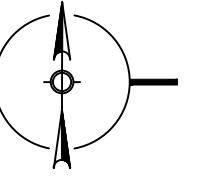
DRAWN BY	CHECKED BY	PROJECT NO.
JZ	NP	23.1111
DATE		DRAWING NO.
01.26.24		



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AREA OF WORK

NOTE:

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ZONE: CENTRAL BUSINESS A SBL: 4.1/14

LIST OF DRAWINGS

- A1 PROPOSED PLANS AND BLDG CODE ANALYSIS
- A2 EXISTING PLANS

-- 01.26.24 ISSUED FOR DOB FILING

NO.	DATE	ISSUE/REV.

CLIENT

THE TACO PROJECT
18 MAIN STREET, TARRYTOWN, NEW YORK

PROJECT

PROPOSED CHANGE OF ZONING USE FROM
CARRYOUT FOOD ESTABLISHMENT TO RESTAURANT
AT:

THE TACO PROJECT
65 PONDFIELD RD BRONXVILLE NY 10708

DRAWINGS TITLE

EXST PLANS

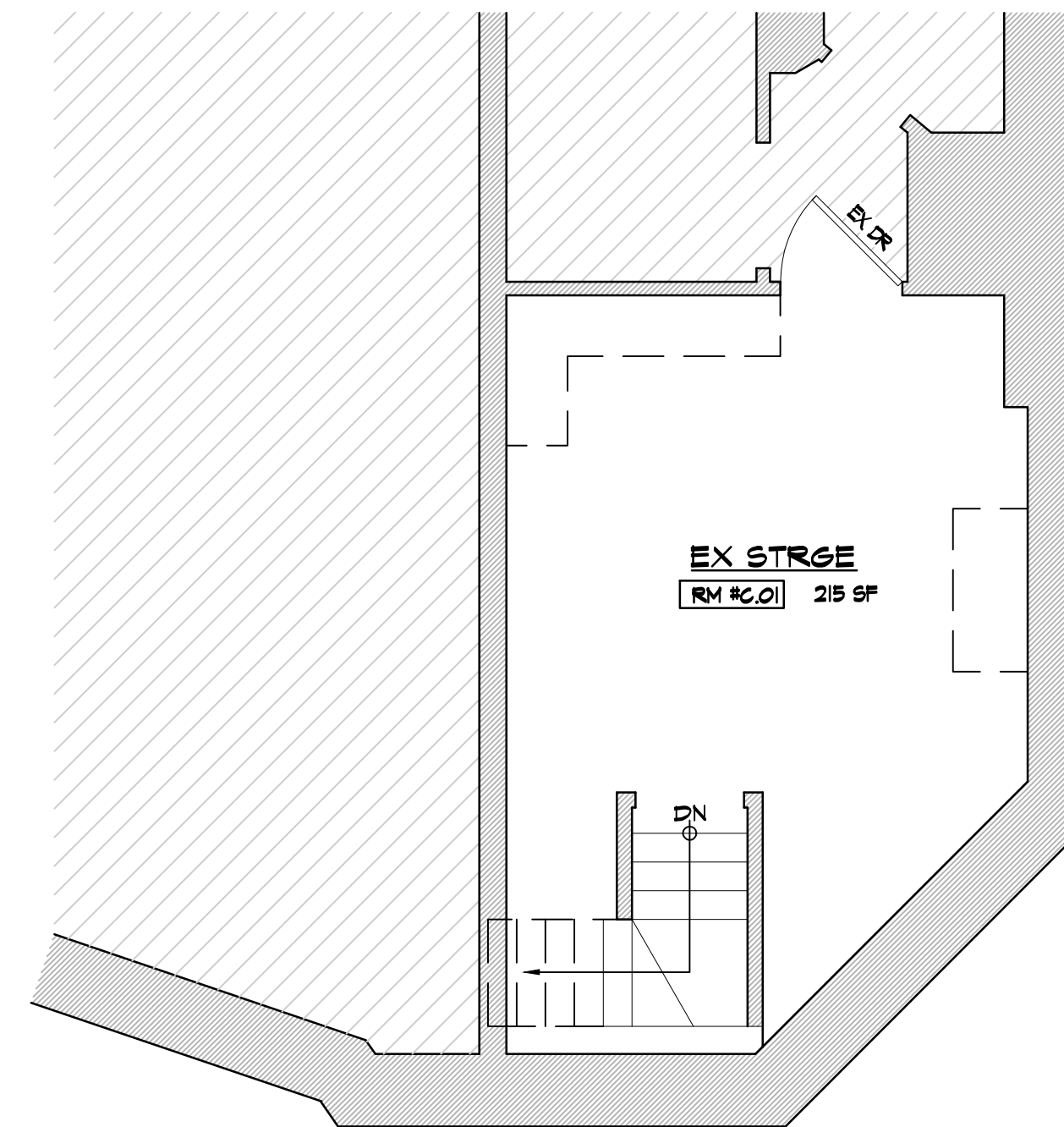
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JZ	NP	23.1111

DATE 01.26.24

DRAWING NO.

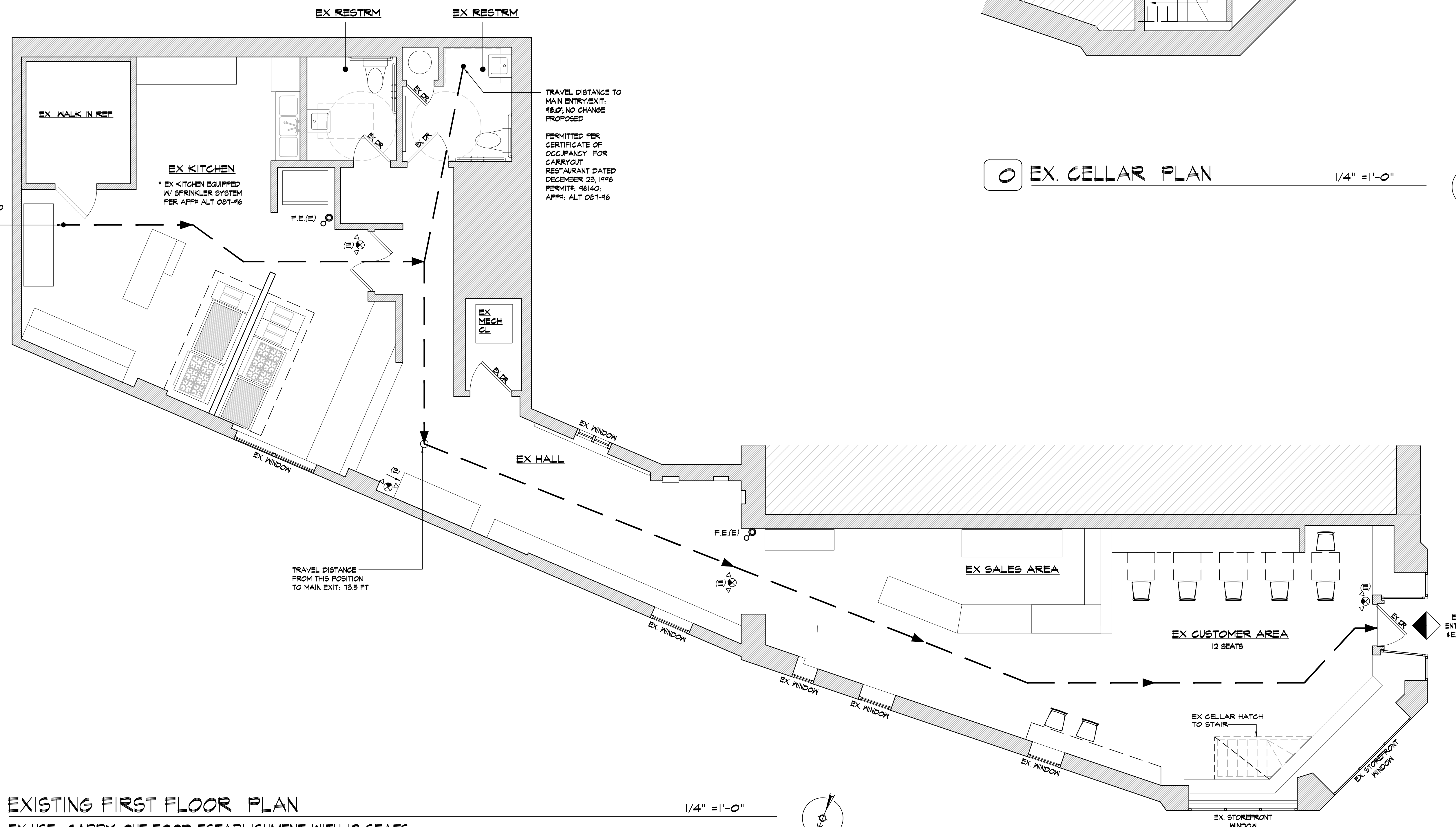
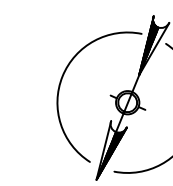


A2



EX. CELLAR PLAN

1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

EX USE: CARRY-OUT FOOD ESTABLISHMENT WITH 12 SEATS

1/4" = 1'-0"

