

ZONING BOARD of APPEALS
VILLAGE OF ARDSLEY
RESOLUTION of DECEMBER 27, 2023
GRANTING RENEWAL of SPECIAL USE PERMIT
To: NI NU INC, d/b/a BUCCI'S IRVINGTON AUTO BODY

WHEREAS, Ni Nu Inc., d/b/a Bucci's Irvington Auto Body, 646 Saw Mill River Road, Ardsley, New York, has applied to this Board for a renewal of a special use permit to continue to operate an auto body repair shop at the premises known as and located at 646 Saw Mill River Road, Ardsley, New York, a variance from the requirements of Section 200-74, Subdivision B of the Zoning Ordinance of the Village of Ardsley; and

WHEREAS, this application is made under the authority of Section 200-97 Subdivision C of the Zoning Ordinance of the Village of Ardsley, affecting premises known as 646 Saw Mill River Road, Ardsley, New York, and designated as Section 6.70, Block 42, Lots 3 and 5 in the B-2 Special Business District on the tax maps of the Village of Ardsley; and

WHEREAS, a public hearing on this application was held by the Ardsley Zoning Board of Appeals at the Municipal Building, 507 Ashford Avenue, Ardsley, New York on November 29, 2023, after due notice by publication; and

WHEREAS, at the hearing, Shah Yafi of KSSY Auto Body Inc. (Lessee) and Kyle Satti, Secretary of the Corporation, appeared in support of the application, and no one appeared in opposition to the application; and

WHEREAS, this Board after carefully considering all testimony and the application finds the following:

- (1) that all requirements for continuing the special use permit have been met;
- (2) that the applicant provided a Certificate of Liability Insurance for the premises with an effective date of January 5, 2023 through January 5, 2024 and agreed to provide future insurance certificates to the Village upon renewal;
- (3) that there are no current violations, as represented by Shah Yafi; and

(4) that there has been no change in use of the premises.

NOW THEREFORE, be it resolved that the Zoning Board of Appeals grant the application for renewal of the special use permit to operate an auto body repair shop for an additional twenty-four months until November 2025, on the same terms and conditions set forth by the Board after public hearing on June 26, 1996, and continued on July 24, 1996, and renewed annually for some period thereafter, and now being renewed biannually.

PROPOSED BY: Dr. June Archer

SECONDED BY: Serge Del Grosso

VOTE: 4 in favor, 0 opposed, 0 abstentions, as follows:

ROSTER:	Michael Wiskind, Chair –	AYE
	Jacob Amir, Esq. –	ABSENT
	Dr. June Archer –	AYE
	Mort David –	AYE
	Serge Del Grosso –	AYE

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