

The meeting was opened at 8:00 p.m., Wednesday, October 26, 2011.

Board Members Present: Chairman Goodfarb, Patricia Hoffman, Nancy Kaboolian,
Michael Wiskind

Board Member Absent: Jacob Amir

Announcement – Next Meeting

The November meeting is scheduled for 8:00 p.m., Wednesday, November 23, 2011.

Approval of Minutes:

The minutes were not voted upon due to the fact that a quorum did not exist.

Respectfully submitted,

Lorraine McSpedon

Board Members Present: Chairman Goodfarb, Patricia Hoffman, Nancy Kaboolian, Michael Wiskind

Board Member Absent: Jacob Amir

**PUBLIC HEARING
APPLICATION FOR RENEWAL OF A
SPECIAL USE PERMIT
NI NU INC.
D/B/A BUCCI IRVINGTON AUTO BODY
646 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK
SECTION 18, SHEET 12, BLOCK 1143, LOTS 6-10,
IN THE B-2 SPECIAL BUSINESS DISTRICT**

For continued operation of an auto body repair shop, an existing non-conforming use previously extended by area variances subject to specific terms and conditions (Village Code Subsections 200-74B,-97C).

Chairman Goodfarb read the legal notice.

Mr. Bucci, representing himself, presented the necessary checks to the Recording Secretary, but did not present the insurance forms.

Chairman Goodfarb invited audience participation. There being none, a motion was made to close the public hearing, seconded by Ms. Hoffman, seconded by Mr. Wiskind and carried unanimously.

Mr. Wiskind asked for clarification regarding the lack of insurance paperwork. The certificate was not presented; a receipt was presented.

Ms. Hoffman requested that the actual insurance certificate, covering the period 10/26/11 – 10/26/12 be provided to Tasha for the Village files. The applicant agreed.

Ms. Hoffman indicated that this is a renewing Use Variance. The applicant has been coming before the ZBA since 1998. The renewal had previously been done on an annual basis, however, several years ago it was changed to every other year with the provision that a Certificate of Liability Insurance be current for each and every year and that a copy of said certificate be provided to the Village. There have been no violations or exceptions by the Building Inspector. The green cards have been received with one card returned, unclaimed, and the remaining cards will be given to Tasha for filing.

RESOLUTION

READ BY MS. HOFFMAN

WHEREAS, Ni Nu, Inc. has applied to this Board under authority of Section 200-97C of the Code of the Village of Ardsley for renewal of a Special Use permit to continue operation of an auto body repair shop at the premises known as 646 Saw Mill River Road, Ardsley, New York, designated as Sheet 12, Block 1143, Lots 6-10 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 October 26, 2011, after due notice by publication and Mr. Nunzio Bucci appeared for the applicant and has not provided a Certificate of Liability Insurance but has provided a paid receipt and will provide a Certificate of Liability Insurance for the premises with an expiration date of October 26, 2012, and being there no opposition, and

WHEREAS, the Board finds that all of the requirements of Special Permit have been met and there are no current violations,

NOW, THEREFORE, BE IT RESOLVED, that the application for renewal of this Special Use Permit to operate an auto body repair shop at 646 Saw Mill River Road, Ardsley, New York is hereby approved, and

BE IT FURTHER RESOLVED, that this renewal shall be in effect through October 26, 2013, provided that the applicant complies with all other conditions of the Special Permit, including, submitting to the Village in October, 2012, the required Certificate of General Liability Insurance effective through the remainder of the renewal term, and

BE IT FURTHER RESOLVED, that unless expressly waived by resolution of this Board that all terms and conditions of the Special Permit set fourth by this Board following public hearings on June 26, 1996, July 24, 1996 and thereafter, shall remain in full force and effect, including, but not limited to the requirement to resume applying bi-annually to this Board for renewal of the Special Permit in order to continue the non-conforming use after October 26, 2013. **Seconded by Ms. Kaboolian and passed unanimously.**

Board Members Present: Chairman Goodfarb, Patricia Hoffman, Nancy Kaboolian,
Michael Wiskind

Board Member Absent: Jacob Amir

**ARDSLEY MALL, INC.
(BY ARDSLEY RESTAURANT GROUP, INC.)
925 SAW MILL RIVER ROAD
ARDSLEY, NEW YORK
SECTION 16, SHEET 1, BLOCK 0000/0, LOT P13K
(901-935 SAW MILL RIVER ROAD)
IN THE B-3 SHOPPING CENTER
BUSINESS DISTRICT
(CONTINUATION)**

For a use variance to permit live entertainment at Pumpernickel Restaurant (Subsection 200-80.1A).

Ms. Hoffman made a motion to adjourn this application to the November 23, 2011 meeting, seconded by Ms. Kaboolian and passed unanimously.

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Lorraine McSpedon