

Village of Ardsley

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STEVEN EDELSTEIN
EVAN YAGER

Village Treasurer
LESLIE TILLOTSON

Village Clerk
ANN MARIE ROCCO

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VILLAGE OF ARDSLEY ZONING BOARD OF APPEALS

NOTICE OF MEETING CANCELLATION

Please be advised that the October 23, 2019 meeting of the Zoning Board of Appeals is cancelled, and the meeting agenda items below are adjourned to the next meeting, scheduled to take place in the Ardsley Village Hall Boardroom, 507 Ashford Avenue, Ardsley, New York, at 8:00 p.m., Wednesday, November 20, 2019:

I. Announcements and Approval of Minutes.

II. Continuation of Public Hearing – Application for Variances from Village Code Requirements.

XXII Five, LLC (by Altin Batska), 12 Center St, Ardsley, New York.

Section 6.50, Block 34, Lot 6, in the B-1 General Business District.

For proposed 3rd-story east side & 3-story west side additions, with:

- (1) 3-story building height, where 2 stories is maximum permitted (Code § 200-67);
- (2) .5 ft. east side yard width, where 0 or 6 ft. minimum is required (§§ 200-70B,-100B);
- (3) 7.4 ft. front yard depth, where 10 ft. minimum is required (§ 200-70A); and
- (4) 3 off-street parking spaces, where 18 is minimum required (§ 200-71).

*Tasha Macedo,
Zoning Board Secretary*

*To: Michael Wiskind, Chair
Jacob Amir
Mort David
Serge Del Grosso
Craig Weitz*

3) **Public Hearing**

Application for Renewal of Special Use Permit

Ni Nu Inc., d/b/a Bucci's Irvington Auto Body

646 Saw Mill River Road, Ardsley, New York

Section 6.70, Block 42, Lots 3 and 5, in the B-2 Special Business District

For renewal of Special Use Permit, to continue operation of autobody repair shop (Village Code Section 200-74B).

Present: Patricia Hoffman, Esq., Chair
Jacob Amir, Esq.
Mort David
Maureen Gorman-Phelan
Michael Wiskind

Also Present: Nunzio and Anna Bucci

The Chair read the Legal Notice.

Open Public Hearing

Mr. David advised that he has used Bucci's services, and that the relationship is purely business and not personal.

Mr. and Mrs. Bucci produced the eleven green cards received.

The Chair asked Mr. and Mrs. Bucci if they have received any violations in the past two years. Mr. and Mrs. Bucci replied that there have not been any. The Chair noted that applicant had submitted the current insurance certificate with the application materials. The Chair advised that upon expiration of the present (October 2017 to October 2018) insurance term in October 2018, applicant will be required to provide the Village with an additional insurance certificate.

The Chair asked if any member of the public wished to speak in support of or in opposition to the application. No one so wished.

Mr. David moved, and Mr. Wiskind seconded, that the Public Hearing be closed

Vote: Five in favor, none opposed, none abstaining, as follows:

Patricia Hoffman, Esq., Chair –	aye
Jacob Amir, Esq. –	aye
Mort David –	aye
Maureen Gorman-Phelan –	aye
Michael Wiskind –	aye

Close Public Hearing

Mr. Wiskind proposed, and Mr. David seconded, the following Resolution.

WHEREAS, Ni Nu Inc., d/b/a Bucci 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 B 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 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 22, 2017, after due notice by publication; and

WHEREAS, at the hearing, Anna Bucci and Nunzio Bucci 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 applicant provided a Certificate of Liability Insurance for the premises with an effective date of October 26, 2017 through October 26, 2018; and*
- (3) that there are no current violations, as represented by Anna and Nunzio Bucci;*

NOW THEREFORE, be it resolved that the Zoning Board of Appeals grants the application for renewal of the special use permit to operate an auto body repair shop for an additional twenty-four months until November 2019, 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: Mr. Michael Wiskind

Seconded By: Mr. Mort David

Vote: 5 in favor, none opposed, none abstaining, as follows:

Patricia Hoffman, Esq., Chair --	aye
Jacob Amir, Esq. --	aye
Mort David --	aye
Maureen Gorman-Phelan --	aye
Michael Wiskind --	aye