

**MINUTES  
VILLAGE of ARDSLEY  
ZONING BOARD of APPEALS  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 24, 2021**

**PRESENT:** Michael Wiskind, Chair  
Jacob Amir  
Dr. June Archer  
Serge Del Grosso

1) **Call to Order**

The Chair called the regular meeting to order at 8:02 pm.

2) **Announcements**

The Chair announced that the next meeting of the Zoning Board of Appeals is scheduled for Wednesday, December 22, 2021 at 8:00 pm.

3) **Approval of Minutes**

Dr. Archer moved, and Mr. Del Grosso seconded, the approval of the Minutes of the Zoning Board of Appeals meeting of October 27, 2021.

**Vote:** 4 in favor, none opposed, none abstaining, as follows:

|                          |     |
|--------------------------|-----|
| Michael Wiskind, Chair – | Aye |
| Jacob Amir –             | Aye |
| Dr. June Archer –        | Aye |
| Serge Del Grosso –       | Aye |

4) **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 & 5, in the B-2 Special Business District**

**For renewal of special use permit, to continue operation of autobody repair shop (Village Code § 200-74B).**

**Present:** Michael Wiskind, Chair  
Jacob Amir  
Dr. June Archer  
Serge Del Grosso

**Also Present:** Nino and Anna Bucci, applicants

The Chair read the Legal Notice.

**Open Public Hearing**

Ms. Bucci produced the twelve green cards that had been received in response to the seventeen notices that had been mailed, and noted that one had been returned as undeliverable.

The Chair asked if any violations had been received since the most recent variance approval, and Ms. Bucci replied that there have been none.

The Chair noted that the current Certificate of Insurance, dated October 26, 2021, had been included with the application materials. The Chair reminded applicant to provide to the Village the new Certificate of Insurance when it renews on October 26, 2022.

The Chair asked if there had been any changes in the nature of the business since the most recent approval, and Mrs. Bucci said that there have been none.

The Chair stated that he has been a customer of Bucci Irvington Autobody, and that he believes that there is no conflict of interest warranting recusal.

The Chair noted that no member of the public was present to speak in support of or in opposition to the application.

No member of the Board had any further questions of applicants.

Mr. Amir moved, and Dr. Archer seconded, to close the Public Hearing.

**Vote:** 4 in favor, none opposed, none abstaining, as follows:

Michael Wiskind, Chair - Aye  
Jacob Amir – Aye  
Dr. June Archer - Aye  
Serge Del Grosso - Aye

**Close Public Hearing**

Mr. Del Grosso proposed, and Dr. Archer 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 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 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 24, 2021, after due notice by publication; and

WHEREAS, at the hearing, Anna Bucci and Nino 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, 2021 through October 26, 2022;
- (3) that there are no current violations, as represented by Anna and Nino Bucci; and
- (4) that there has been no change in use of the premises.

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 2023, 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. Serge Del Grosso

SECONDED BY: Dr. June Archer

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

|                     |        |
|---------------------|--------|
| Michael Wiskind –   | AYE    |
| Jacob Amir, Esq. –  | AYE    |
| Dr. June Archer –   | AYE    |
| Mort David –        | Absent |
| Serge Del Grosso. – | AYE    |

5) **Adjournment**

The Chair moved, and Mr. Amir seconded, to adjourn the November 24, 2021 meeting of the Ardsley Zoning Board of Appeals at 8:14 PM.

**Vote:** 4 in favor, none opposed, none abstaining, as follows:

|                          |     |
|--------------------------|-----|
| Michael Wiskind, Chair - | Aye |
| Jacob Amir –             | Aye |
| Dr. June Archer -        | Aye |
| Serge Del Grosso -       | Aye |

Respectfully submitted,  
Judith Calder, Recording Secretary