

# Village of Ardsley

Mayor  
NANCY KABOOLIAN



Village Manager  
JOSEPH CERRETANI

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Village Clerk  
ANN MARIE ROCCO

## VILLAGE OF ARDSLEY ZONING BOARD OF APPEALS

### MEETING AGENDA

The Zoning Board of Appeals will hold its next regular meeting:  
Wednesday, July 26, 2023, at 8:00 p.m.,  
in the Village Hall Court Room,  
507 Ashford Avenue, Ardsley, New York 10502.

#### I. Announcements and Approval of Meeting Minutes.

#### II. Proposed Resolutions on Applications for Variances from Village Code Requirements.

**Yuanming Chu & Federico Shephard, 48 Western Drive, Ardsley, New York.**  
Section 6.50, Block 31, Lot 10, in an R-1 One-Family Residential District.

For a proposed new deck, patio & pool, where: building coverage exceeds the maximum permitted (§ 200-9); and the side yard widths are less than the minimum required (§ 200-10B).

**Abhijit Sanyal, 36 Western Drive, Ardsley, New York.**

Section 6.50, Block 31; Lot 3, in an R-1 One-Family Residential District.

For proposed additions, where: building coverage exceeds the maximum permitted (§ 200-9); and the side & rear yards are less than the minimum required (§ 200-10B,-10C).

**Michael Camarra & Gabrielle Gugliocciello, 2 Prospect Avenue, Ardsley, New York.**

Section 6.80, Block 73, (Corner) Lot 9, in an R-3 One-Family Residential District.

For a proposed addition, where the side yard setback on Euclid Ave. is less than the 20 ft. minimum required (§ 200-26) on the side street of a corner lot (§ 200-89).

#### III. Public Hearing on Application for Variance from Village Code Requirements.

**1007-11 Yonkers Avenue, LLC, by Lessee, YC Ardsley Deli, LLC,  
d/b/a Liebman's Deli, 468-472 Ashford Avenue, Ardsley, New York.**  
Section 6.50, Block 18, Lot 2, in the B-1 General Business District.

For proposed conversion of two vacant storefronts at 472 Ashford Avenue, Addyman Square (previously, a deli and a pizzeria), into one deli restaurant with 39 indoor dining seats, requiring a minimum of 13 off-street parking spaces (§ 200-71C).

Note: Order may be revised at the discretion of the Zoning Board of Appeals.

Meeting information also posted at: [www.ardsleyvillage.com/home/events/30451](http://www.ardsleyvillage.com/home/events/30451).

Tasha Macedo  
Zoning Board Secretary

To: Michael Wiskind, Chair; Messrs. Jacob Amir, Mort David, Serge Del Grosso, June Archer.