

# Village of Ardsley

Mayor  
NANCY KABOOLIAN



Village Manager  
MEREDITH S. ROBSON

Trustees  
ANDY DIJUSTO, Deputy Mayor  
JOANN D'EMILIO  
STEVEN EDELSTEIN  
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Village Clerk  
ANN MARIE ROCCO

## VILLAGE OF ARDSLEY ZONING BOARD OF APPEALS

### AGENDA

**The Zoning Board of Appeals will hold its next meeting:  
Wednesday, May 26, 2021, at 8:00 p.m., via Zoom\***

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

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

**A. Robert & Karen Capicchioni, 2 Riverview Avenue, Ardsley, New York.  
Section 6.80, Block 78, Lot 16, in an R-3 One-Family Residential District.**

For a proposed second-story addition, where: the east side yard (existing & proposed) ranges from 7.66 feet (rear) to 7.76 feet (front); and a minimum of 15 feet is required (Code § 200-26B).

**B. Benito & Joanna Verrino, 37 Captain Honeywells Road, Ardsley, New York.  
Section 6.50, Block 29, Lot 10, in an R-3 One-Family Residential District.**

For proposed second-story & front porch additions, where:

- (1) the proposed building coverage is 2,698 sf (32.62% of the lot area); and the maximum permitted building coverage is 2,316 sf (28% of the lot area) (Code § 200-25); and
- (2) side yards are 11.7 ft. (west) & 6.1 ft. (east); & 15 ft. is minimum required on each side (§ 200-26B).

#### **III. Continuation of Public Hearing - Application for Variances from Village Code Requirements.**

**Musa & Asma Eljamal, 9 Cross Road, Ardsley, New York.**

**Section 6.120, Block 103, Lot 10, in an R-3 One-Family Residential District.**

For proposed additions to existing driveway and one-story building, with:

- (1) 6'5.5" north side yard setback, where 15 ft. minimum is required (Code § 200-26B); and
- (2) 12,829 sf gross land coverage, where 9,688 sf is the maximum permitted (subject to Planning Board Special Permit approval) (§ 200-83C).

#### **IV. Adjournment of Meeting.**

*Tasha Macedo  
Zoning Board Secretary*

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

*\*Due to the ongoing COVID-19 public health emergency, the meeting will be held remotely, via:*

*- Web, at <https://us02web.zoom.us/j/83512750123?pwd=aUFjMlFKVlpoTmpENHpmTXZ5dWp3dz09>  
(Meeting ID: 835 1275 0123; Passcode: 976738); and*

*- Phone, at: [19292056099](tel:19292056099), 83512750123#) (outside NY, see: <https://us02web.zoom.us/j/83512750123>)  
(also posted on Village Meeting Calendar, at: [www.ardsleyvillage.com/home/events/21516](http://www.ardsleyvillage.com/home/events/21516)).*