

Village of Ardsley

Mayor
NANCY KABOOLIAN

Trustees
ANDY DIJUSTO, Deputy Mayor
JOANN D'EMILIO
STEVEN EDELSTEIN
CRAIG WEITZ



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Ardsley, New York 10502
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Interim Village Manager
CHARLENE INDELICATO

Village Treasurer
LESLIE TILLOTSON

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, September 22, 2021, 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. Continuation of Public Hearing on 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, where proposed:

- (a) north side yard setback is less than 15 ft. minimum required (Code § 200-26B); and
- (b) gross land coverage exceeds maximum permitted amount (subject to Planning Board Special Permit approval) (Code § 200-83C).

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

All attendees are required to wear a face mask (<https://www.ardsleyvillage.com/home/events/21541>).

Tasha Macedo
Zoning Board Secretary

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



Scale: 1/8" = 1'-0"
 Date: 11/15/2017
 Project: Eljamal Residence
 Drawing: 6-101.00

2 EXISTING LAND COVERAGE TABLE

Symbol	Description	Area (sq. ft.)
[Hatched Pattern]	Existing Building Footprint	1,120.0
[Dotted Pattern]	Existing Paved Area	1,120.0
[White]	Existing Land Area	11,200.0
Total Existing Land Coverage: 2,240.0 sq. ft.		

4 PROPOSED LAND COVERAGE TABLE

Symbol	Description	Area (sq. ft.)
[Hatched Pattern]	Proposed Building Footprint	1,120.0
[Dotted Pattern]	Proposed Paved Area	1,120.0
[White]	Proposed Land Area	11,200.0
Total Proposed Land Coverage: 2,240.0 sq. ft.		

7 BUILDING COVERAGE CALCULATIONS

Building Coverage = Building Footprint / Total Land Area
 = 1,120.0 sq. ft. / 11,200.0 sq. ft.
 = 10.0%

6 LAND COVERAGE CALCULATIONS

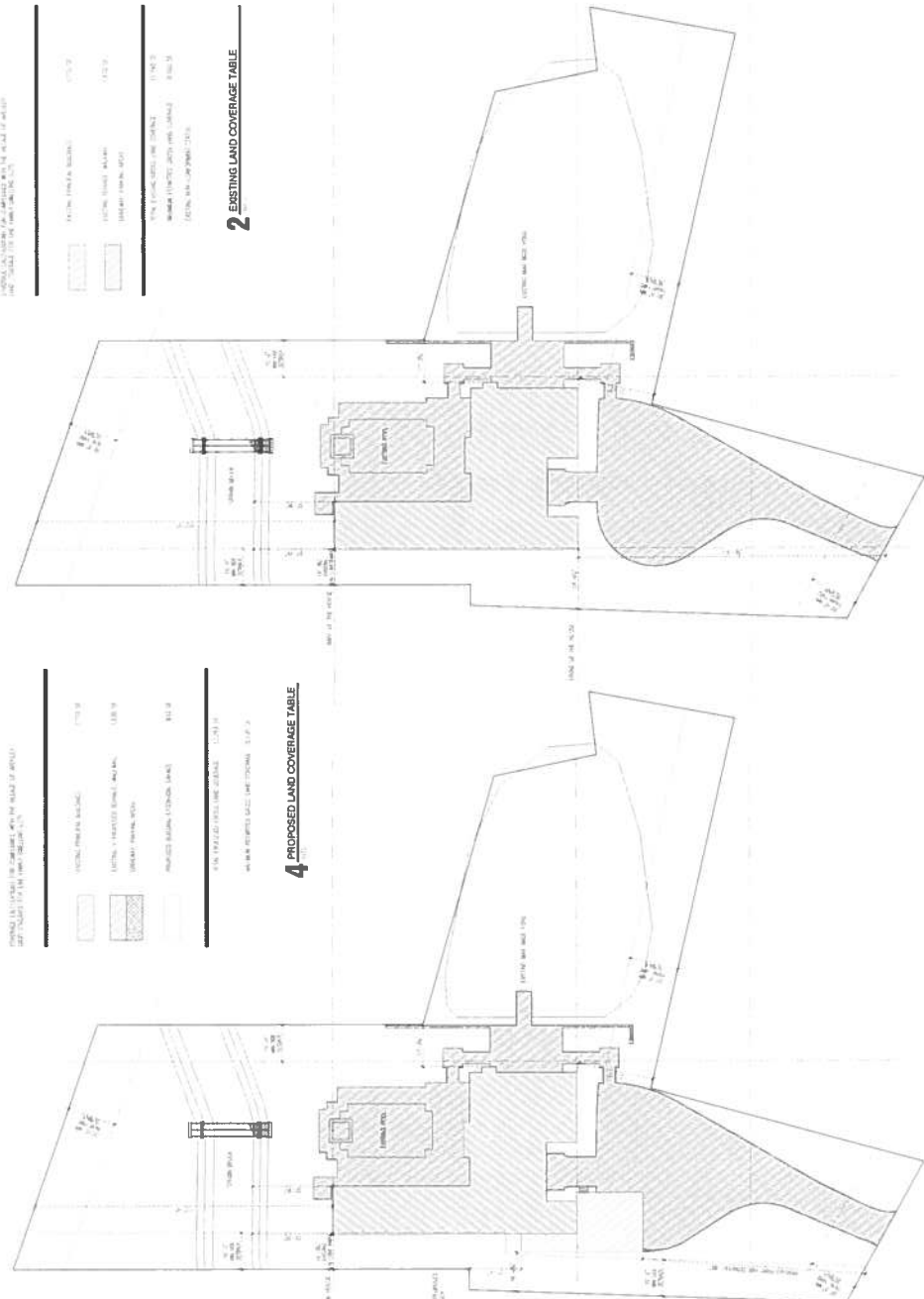
Land Coverage = (Building Footprint + Paved Area) / Total Land Area
 = (1,120.0 sq. ft. + 1,120.0 sq. ft.) / 11,200.0 sq. ft.
 = 20.0%

6 FLOOR AREA CALCULATIONS

Floor Area = Building Footprint
 = 1,120.0 sq. ft.

5 8.3 DISTRICT ONE-FAMILY RESIDENTIAL DISTRICT TABLE

Item	Value	Limit
Building Coverage	10.0%	10.0%
Land Coverage	20.0%	20.0%
Floor Area	1,120.0 sq. ft.	1,120.0 sq. ft.



1 EXISTING LAND COVERAGE

3 PROPOSED LAND COVERAGE

SITE PLAN ANALYSIS



6-101.00

ELJAMAL RESIDENCE

Item	Date
1. Initial Site Plan	11/15/2017
2. Revised Site Plan	11/15/2017
3. Final Site Plan	11/15/2017



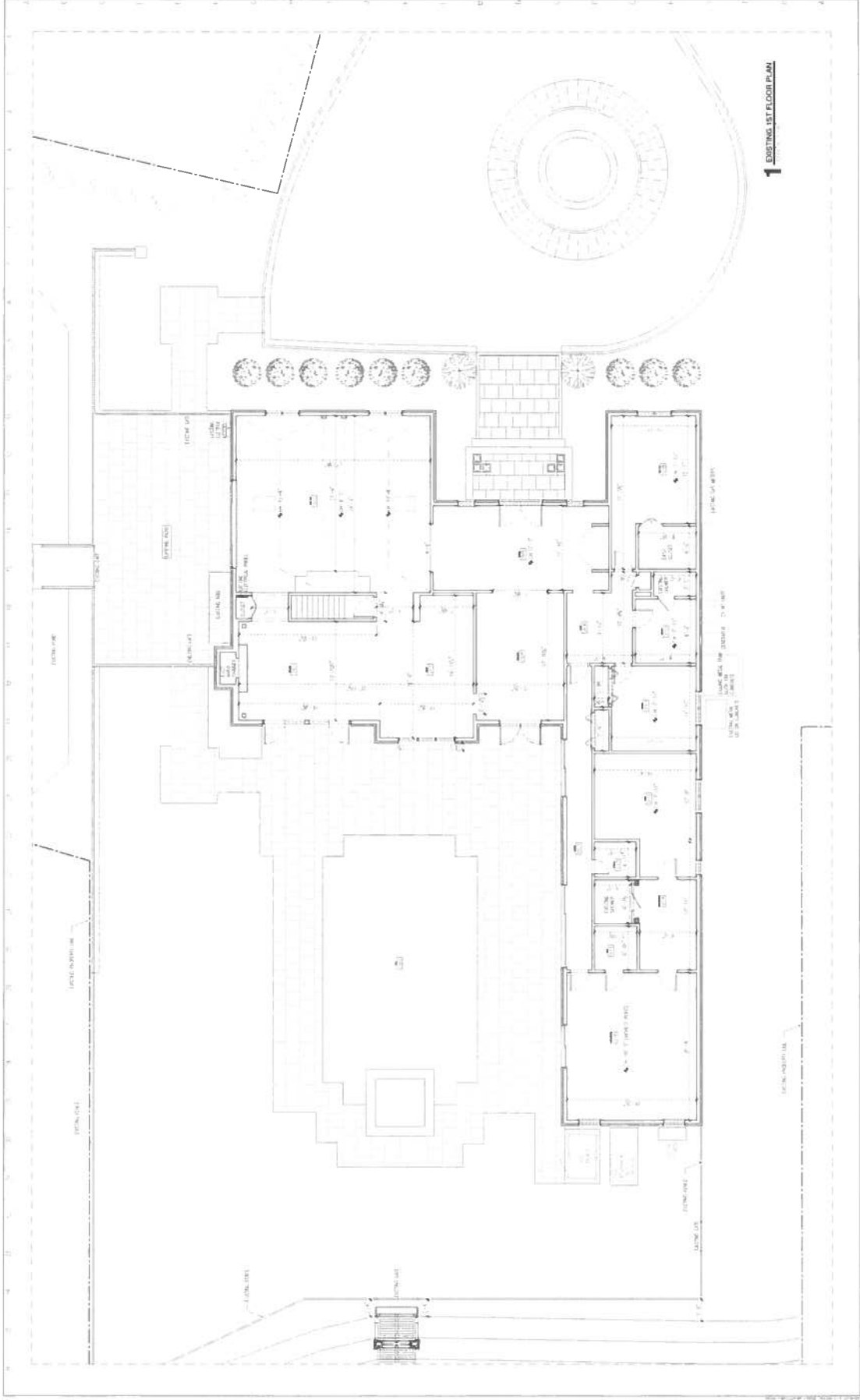
10000 WILSON AVENUE, SUITE 100, DALLAS, TX 75243
 TEL: 214.416.1111
 WWW.FZAD.COM

NO.	REVISION	DATE
1	Issued For Permit	08/15/2023
2	Issued For Permit	08/15/2023
3	Issued For Permit	08/15/2023
4	Issued For Permit	08/15/2023
5	Issued For Permit	08/15/2023
6	Issued For Permit	08/15/2023
7	Issued For Permit	08/15/2023

ELJAMAL RESIDENCE

EXISTING PLAN

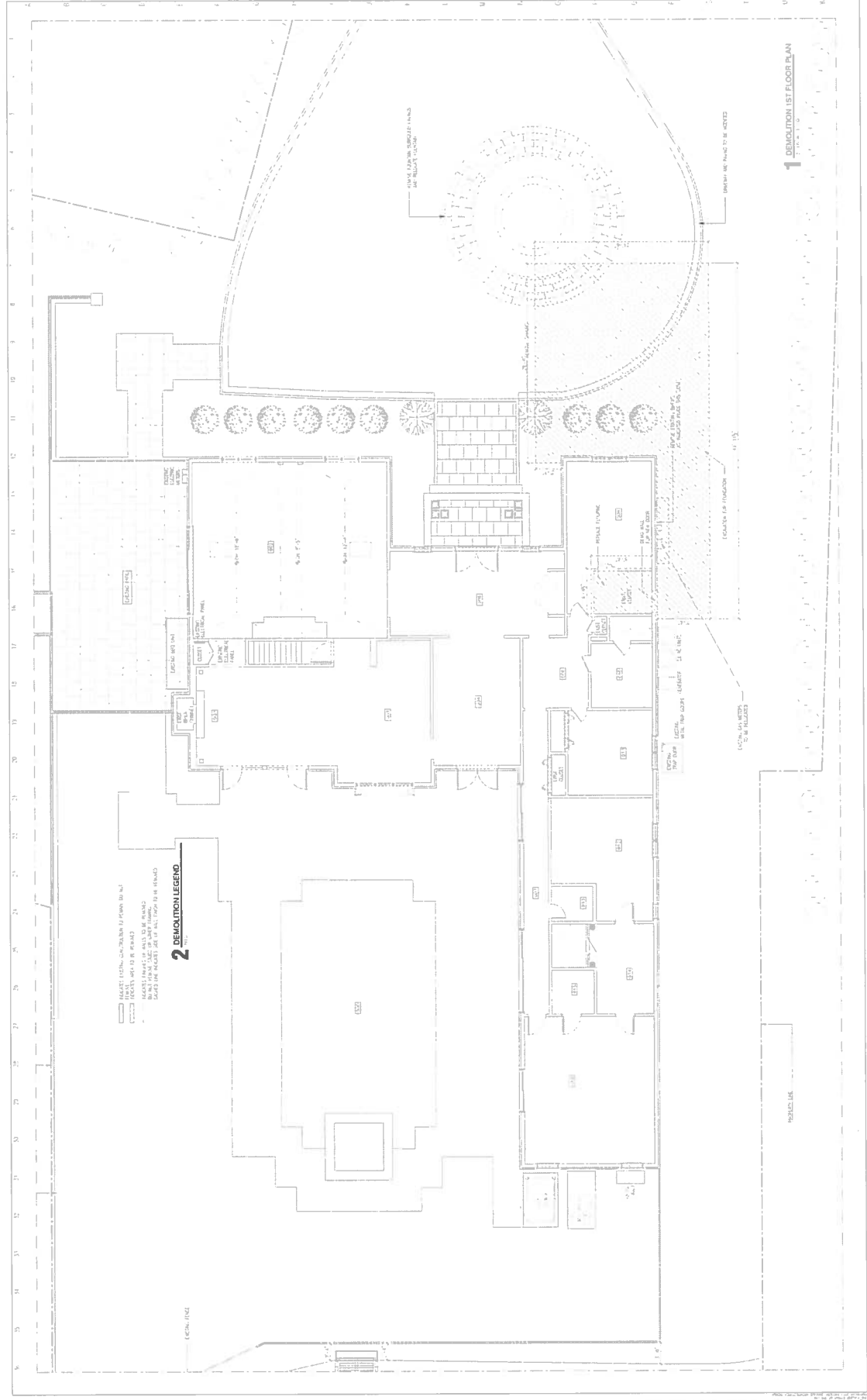
Scale: 1/8" = 1'-0"
 Date: 08/15/2023
 Project: ELJAMAL RESIDENCE
 Drawing: A-100.00



Client: Eljamal, Youssef
 Project: Eljamal Residence
 Date: 08/27/2019

NO.	DESCRIPTION	DATE
1	Initial Per Drawing	08/27/2019
2	Initial Per Drawing	08/27/2019
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99	Initial Per Drawing	08/27/2019
100	Initial Per Drawing	08/27/2019

ELJAMAL RESIDENCE
DEMOLITION AND EXCAVATION PLAN
 SHEET NO. DM-101.00
 PROJECT NO. 19-001
 DATE: 08/27/2019



2 DEMOLITION LEGEND

- 1. ROOF TO BE DEMOLISHED TO CONCRETE SLAB
- 2. ROOF TO BE DEMOLISHED TO FINISH FLOOR
- 3. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE
- 4. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE
- 5. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY
- 6. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK
- 7. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE
- 8. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO
- 9. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE
- 10. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE
- 11. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT
- 12. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT
- 13. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND
- 14. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND AND GRAVEL
- 15. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND AND GRAVEL AND ASPHALT
- 16. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND AND GRAVEL AND ASPHALT AND SOIL
- 17. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND AND GRAVEL AND ASPHALT AND SOIL AND ROCK
- 18. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND AND GRAVEL AND ASPHALT AND SOIL AND ROCK AND CLAY
- 19. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND AND GRAVEL AND ASPHALT AND SOIL AND ROCK AND CLAY AND SILT
- 20. ROOF TO BE DEMOLISHED TO FINISH FLOOR WITH EXPOSED STRUCTURE AND REINFORCED CONCRETE AND MASONRY AND BRICK AND STONE AND TERRAZZO AND MARBLE AND GRANITE AND CEMENT AND GROUT AND SAND AND GRAVEL AND ASPHALT AND SOIL AND ROCK AND CLAY AND SILT AND DUST

1 DEMOLITION 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT NO.

SHEET NO.

DATE

DM-101.00

08/27/2019

19-001

1

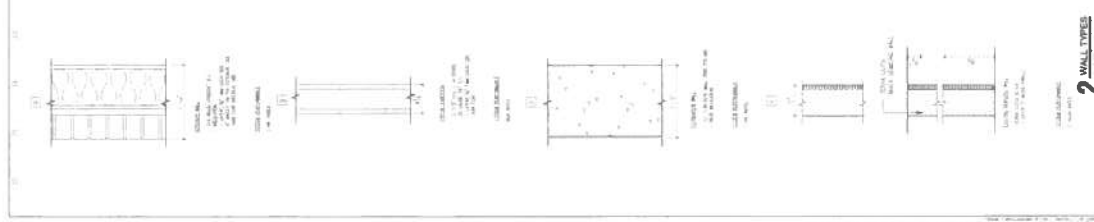
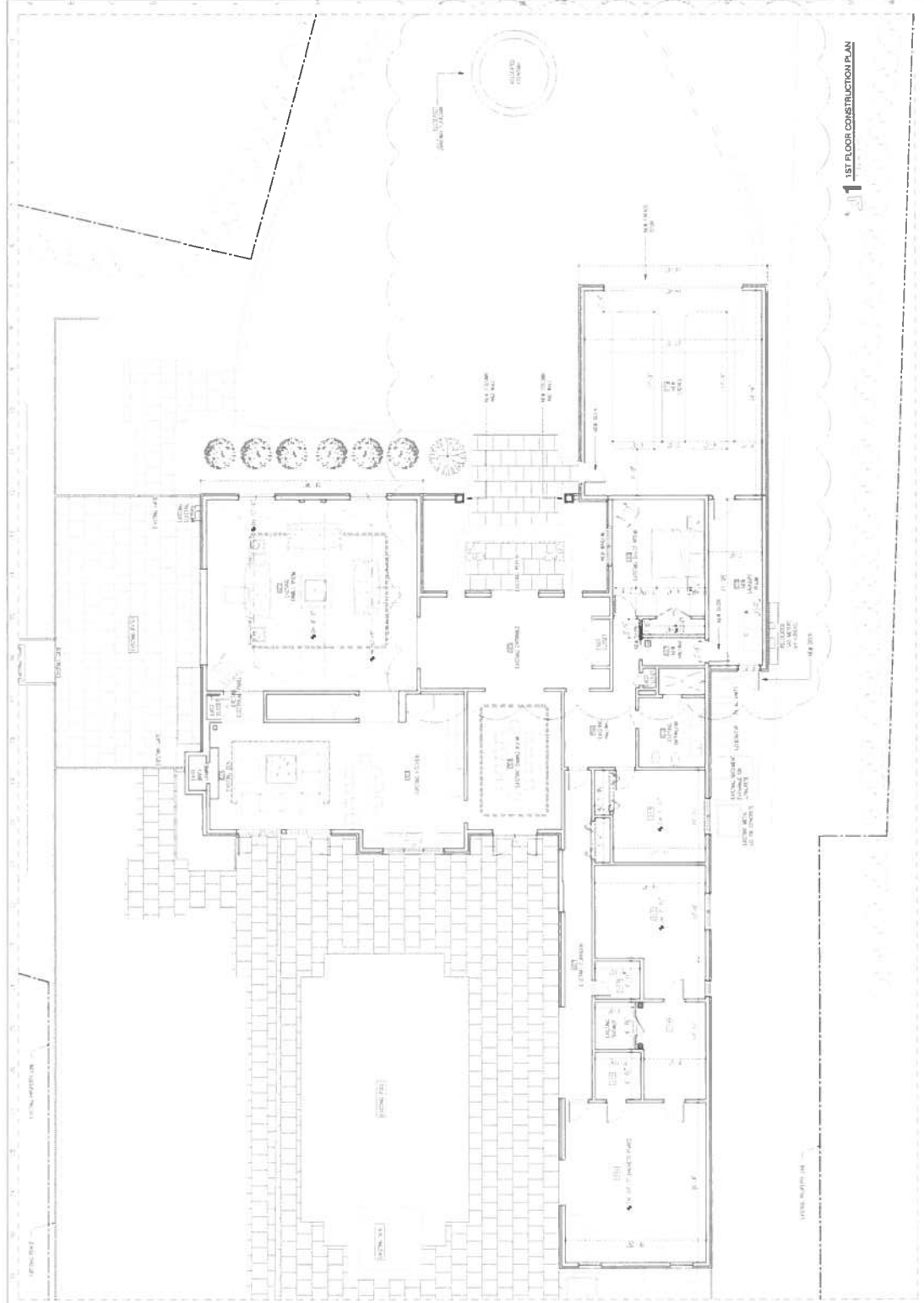
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10	Revised Per Drawing	09/09/2014
11	Revised Per Drawing	07/15/2014
12	Client Revision	07/15/2014
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ELJAMAL RESIDENCE
1ST FLOOR CONSTRUCTION PLAN
 PLAN
 SHEET 1 OF 1
 11/11/2014
 A-109.00



**ELJAMAL
RESIDENCE**

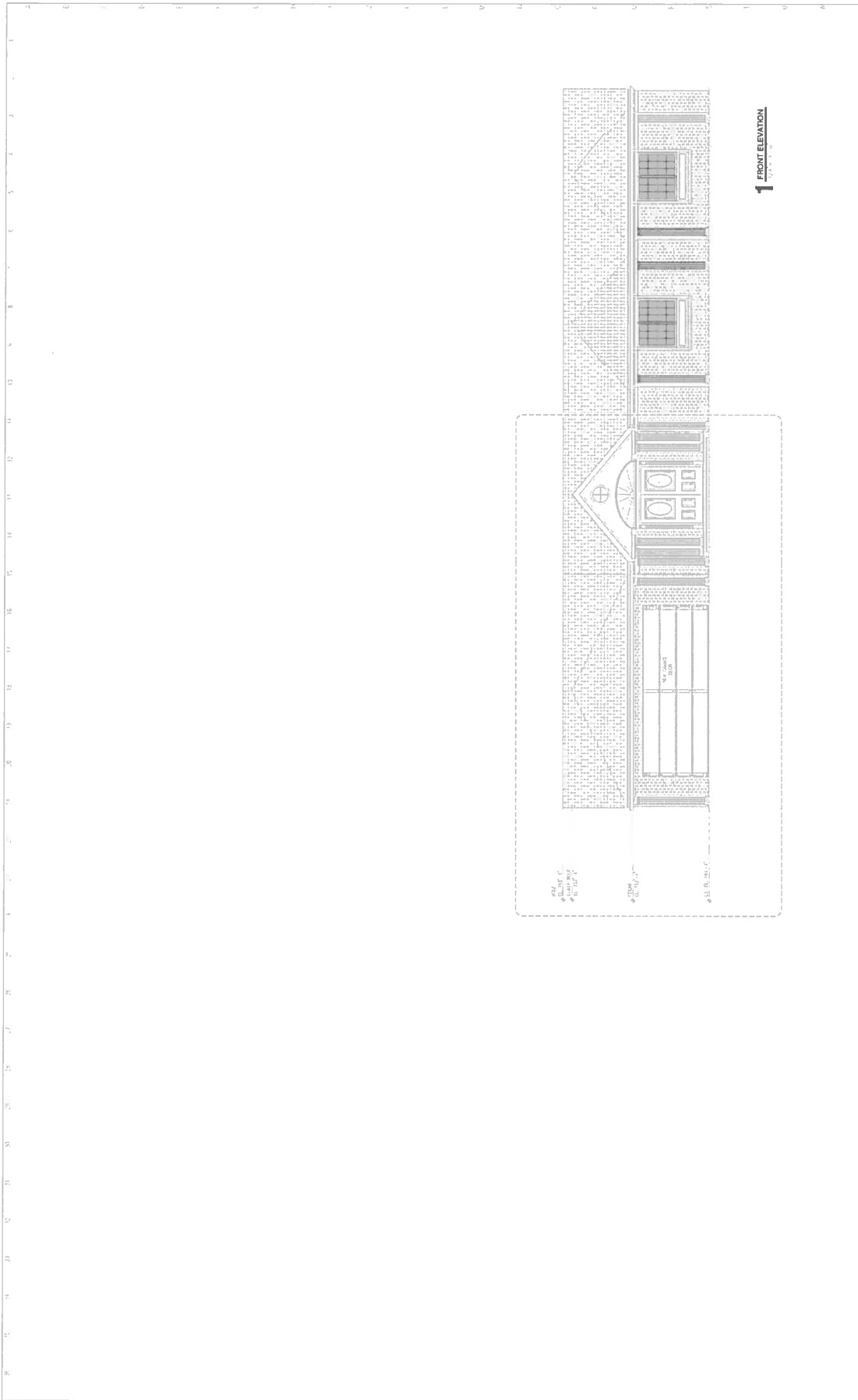
100 WEST 10TH STREET, NEW YORK, NY 10011
 212.250.1111 • 212.250.1111



F Z A D

ARCHITECTURE + DESIGN
 100 WEST 10TH STREET, NEW YORK, NY 10011
 212.250.1111 • 212.250.1111

Owner: Eljamal
 Project: Eljamal Residence
 Date: 01/11/2011



- 1/8" = 1'-0"
- 1/4" = 1'-0"
- 1/2" = 1'-0"
- 3/4" = 1'-0"
- 1" = 1'-0"

1 FRONT ELEVATION
 1/8" = 1'-0"

No.	Description	Date
1	Initial Design	01/11/2011
2	Revised Design	01/11/2011
3	Final Design	01/11/2011
4	Construction Documents	01/11/2011
5	Final Design	01/11/2011
6	Final Design	01/11/2011
7	Final Design	01/11/2011
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35	Final Design	01/11/2011
36	Final Design	01/11/2011

**ELJAMAL RESIDENCE
EXTERIOR ELEVATIONS**

Scale: 1/8" = 1'-0"
 Project: Eljamal Residence
 Date: 01/11/2011
A-400.00

BUILDING COVERAGE: MAXIMUM: 10,368.00 SQ FT
EXISTING: 3,770.00 SQ FT
PROPOSED: 4,603.00 SQ FT (COMPLIANT)

FLOOR AREA: BASIC PERMITTED: 6,000.00 SQ FT
MAXIMUM: 7,150.00 SQ FT
EXISTING: 3,770.00 SQ FT
PROPOSED: 4,603.00 SQ FT (COMPLIANT)

NOTE: Attach a breakdown of the existing & proposed floor area

LAND COVERAGE: BASIC PERMITTED: 6,900.00 SQ FT
MAXIMUM: 8,100.00 SQ FT
EXISTING: 11,740.00 SQ FT (EXISTING NON-CONFORMING)
PROPOSED: 12,283.00 SQ FT (NON-COMPLIANT)

NOTE: Attach a breakdown of the existing & proposed land coverage

PARKING: REQUIRED: TWO MINIMUM
PROPOSED: TWO

WETLANDS BUFFER: MINIMUM: 25'-0" MINIMUM
EXISTING: 32'-9"
ALLOWED: 32'-9" (NO CHANGE)

STEEP SLOPES: EXISTING: N/A
PROPOSED: N/A

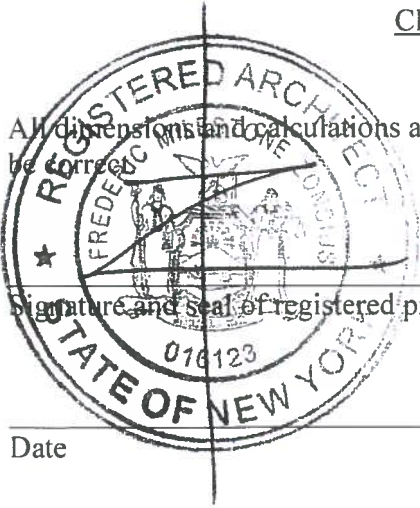
IS THE PROPERTY LOCATED IN A FLOODLAIN? YES

CERTIFICATION STATEMENT

All dimensions and calculations as set forth on these plans and in this application are certified to be correct.

Signature and seal of registered professional

Date



VILLAGE OF ARDSLEY

ZONING WORK SHEET

JOB LOCATION: 9 CROSS ROAD, ARDSLEY, NY 10502

SECTION: R3 SUB-SECTION: 18-08B BLOCK: 00 LOT: P76

OWNER: MUSA ELJAMAL

ARCHITECT: FREDERIC ZONSIUS

LOT AREA: REQUIRED: 7,500 SQ MINIMUM
EXISTING: 43,911 SQ FT (NET LOT AREA = 43,911 - 75% OF WETLANDS = 37,027 SQ FT)
PROPOSED: 43,911 SQ FT (NET LOT AREA = 43,911 - 75% OF WETLANDS = 37,027 SQ FT)
(NO CHANGE)

STREET FRONTAGE: REQUIRED: 60'-0" MINIMUM
EXISTING: 66'-1"
PROPOSED: 79'-11" (COMPLIANT)

FRONT SETBACK: REQUIRED: 20'-0" MINIMUM
EXISTING: 126'-3"
PROPOSED: 91'-8" (COMPLIANT)

SIDE SETBACK:
LEFT SIDE REQUIRED: 15'-0" MINIMUM
EXISTING: 14'-3 3/4" EXISTING NON-CONFORMING
PROPOSED: 16'-0" (COMPLIANT)

SIDE SETBACK:
RIGHT SIDE REQUIRED: 15'-0" MINIMUM
EXISTING: 17'-2 3/4"
PROPOSED: 17'-2 3/4" (NO CHANGE)

REAR SETBACK: REQUIRED: 20'-0" MINIMUM
EXISTING: 122'-0"
PROPOSED: 122'-0" (NO CHANGE)

BUILDING STORIES: PERMITTED: TWO STORY MAXIMUM
EXISTING: ONE STORY
PROPOSED: ONE STORY (NO CHANGE)

BUILDING HEIGHT: MAXIMUM: 30'-0" MAXIMUM
EXISTING: 15'-8"
PROPOSED: 15'-8" NO CHANGE
ROOF SLOPE: 39% GRADE SLOPE / 21.3 DEGREE SLOPE