

Village of Ardsley

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February 7, 2022

Ross & Amanda Firszenbaum
38 Western Drive
Ardsley, New York 10502

RE: Revised Denial Letter, 38 Western Drive, Property ID #6.50-31-7

Dear Mr. & Mrs. Firszenbaum

I am in receipt of your building permit application #2022-001 dated January 7, 2022 to construct decks, patios, an outdoor kitchen and related site work on the above referenced property. This letter has been revised to reflect the updated information provided by your Landscape Architect.

Section 200-9 of the Code of the Village of Ardsley states that the maximum building coverage in the R-1 Residential District shall not exceed 12% of the area of the lot. The existing building coverage is 11.4% (2,529.5sq/ft) and the proposed building coverage is 14% (3,065.5sq/ft).

Section 200-10A of the Code of the Village of Ardsley requires the depth of front yards in the R-1 Residential District to be a minimum of 40 feet. The existing front yard depth is 28.1 feet to the existing house and the proposed front yard depth is 21.5 feet to the proposed deck.

Section 200-10C of the Code of the Village of Ardsley requires the depth of rear yards in the R-1 Residential District to be a minimum of 40 feet. The existing rear yard depth is 36.8 feet to the existing house and the proposed rear yard depth is 29 feet to the proposed deck.

Section 200-83C of the Code of the Village of Ardsley entitled "Gross Land Coverage" states that the maximum permitted gross land coverage for this 22,216 square foot one-family dwelling lot is 5,610 square feet, subject to Planning Board special permit approval. The existing land coverage is 4,924 square feet, and the proposed land coverage is 6,053 square feet.

Therefore, I must deny you application for this project. You may contact the Zoning Board Secretary if you would like to appeal this decision before the Zoning Board of Appeals.

Yours truly,


Larry J. Tomasso
Building Inspector

Cc: Susan Jainchill, RLA, Zoning Board Secretary
Files: DENIAL LETTERS/western 38 02-07-22