

**VILLAGE OF ARDSLEY
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, FEBRUARY 26, 2014**

PRESENT: Patricia Hoffman, Chairman
Jacob Amir
Michael Wiskind
Mort David

ABSENT: Ellen Slipp

Call to Order

Ms. Hoffman called to order the regular meeting at 8:00 p.m.

Announcements - Next Meeting:

The March meeting is scheduled for 8:00 p.m. on Wednesday, March 26, 2014.

Approval of Minutes: October, November and December 2013

Minutes were tabled to March 26, 2014 meeting.

Respectfully submitted:

Barbara A. Berardi, Village Clerk/Recording Secretary

FEBRUARY 26, 2014

BOARD MEMBERS PRESENT: Patricia Hoffman
Jacob Amir
Michael Wiskind
Mort David

BOARD MEMBER ABSENT: Ellen Slipp

**TO BE ADJOURNED – CONTINUATION OF PUBLIC HEARING ON VARIANCE
APPLICATION**

**Ardsley Mall, Inc. (by Ardsley Restaurant Group, Inc.), 925 Saw Mill River Rd, Ardsley, N. Y.
Sec. 6.20, Bl. 3, Lot 4 (901-935 Saw Mill River Road), in B-3 Shopping Center Business District.
For use variance to permit live entertainment at Pumpernickel Restaurant (§200-80.1A).**

Mort David moved to adjourn this application to March 26, 2014, Zoning Board of Appeals meeting,
seconded by Jacob Amir passed unanimously.

Respectfully submitted:

Barbara A. Berardi, Village Clerk/Recording Secretary

VILLAGE OF ARDSLEY

**ZONING BOARD OF APPEALS
FEBRUARY 26, 2014**

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CONTINUATION OF PUBLIC HEARING ON VARIANCE APPLICATION

891 Saw Mill River Associates, Inc. (d/b/a County Auto & Commercial Towing North, Inc., a/k/a Mobil Ardsley Service & Chestnut (Petroleum Distributors) a/ka Cheesnut Mart, 891 Saw Mill Rover Rd, Ardsley, New York. Section 6.10, Block 1, Lot 3, in a B-3 Special Business District. For a proposed 20story addition with a rear yard setback of less than 25 ft (§200-77C).

Mr. Ciro Interrante, architect appeared for the applicant and stated he has submitted new plans. Mr. Interrante said the applicant has reduced the size of the building on the proposed addition. The plans show 13'6" wide addition instead of 16 feet. This encroachment tapers from 0 to 2' 10" and the area is 69 square feet, which has been reduced from 192 square feet to 69 square feet. The plans shows same concept with the rear wall pulled in 2 ½ feet. There is a 12 ft width clearance for a truck to do inspections

Mr. David asked about the letter from the Fire Chief if this will be submitted to the board tonight. Mr. Interrante stated he does not have it but will forward it to the Larry Tomasso, Building Inspector. Mr David stated no decision can be made until written documentation is received from the Fire Chief.

The Board request clarification on the material being used for the façade. Would like the drawings revised and submitted to the board. Mr. Interrante asked when do the revisions have to be submitted to the board. Ms. Hoffman answered 10 days prior to the meeting.

This application has been adjourned to March 26, 2014 Zoning Board of Appeals meeting.

Respectfully submitted by:

Barbara A. Berardi, Village Clerk/Recording Secretary

VILLAGE OF ARDSLEY

**ZONING BOARD OF APPEALS
FEBRUARY 26, 2014**

BOARD MEMBERS PRESENT: Patricia Hoffman
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Mort David

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**PUBLIC HEARING – APPLICATION FOR VARIANCE FROM VILLAGE CODE
REQUIREMENTS**

**Cyrus S. and Irene F Kheradi, 10 Grandview Avenue, Ardsley, New York.
Section 6.80, Block 62, Lot 8, in an R-3 One-Family Residential District.
For an in-ground swimming pool, with proposed building coverage exceeding 28% of lot area
(\$200-25).**

Ms. Hoffman read the notice into the record and opened the application up to the public. No one responded.

Ms. Kheradi submitted the green cards and the affidavit of mailing to Ms. Hoffman.

Ms. Kheradi appeared before the board and stated for the record she would like install a 14 x 28 ft oval shape swimming pool in their back yard. She has discussed this with Larry Tomasso, Building Inspector and has submitted plans.

Ms. Hoffman stated the reason for this variance application; the Village of Ardsley determines that a swimming pool is an accessory building, therefore included in your building coverage. Your building coverage is exceeding your 28% of lot area. She also stated if the Zoning Board of Appeals should decide to grant you this variance you will need to go to the Planning Board for a special permit for extending the amount of land coverage.

Mr. David asked if the pool would be emptied out at times.

Pete Panteliodis, Gus Pools, owner replied the pool is vinyl and would not have to be emptied. The pool will have a backwashing system.

Ms. Hoffman asked if the wood fence is on all sides of the property and if there is self-locking gates.

Ms. Kheradi, replied yes.

Ms. Hoffman asked when do you anticipate the start construction.

Mr. Panteliodis, replied May or June 2014.

RESOLUTION

WHEREAS, Cryus S. & Irene F. Kheradi, 10 Grandview Avenue, Ardsley, New York has applied to this Board for a variance from requirements of Section 200-25 of the Code of the Village of Ardsley, for permission to install an in-ground swimming pool measuring 14 x 28 ft which would cause them to exceed the permitted building coverage which is currently 27.76% limited to 28% the project is at 32.5%

WHEREAS, this application is made under the authority of Section 200-25 of the Zoning Ordinance of the Village of Ardsley, affecting the property known as 10 Grandview Avenue, Ardsley, New York, and designated as Section 6.80, Block 62, Lot 8 on the tax maps of the Village of Ardsley; and

WHEREAS, a public hearing on the application was held by the Ardsley Zoning Board of Appeals at the Municipal Building, 507 Ashford Avenue, Ardsley, New York, on February 26, 2014, after due notice publication and;

WHEREAS, at said hearing: Irene F. Kheradi appeared in support of the application; and no member of the public appeared in opposition and those who desired to be heard and testimony recorded and;

WHEREAS, after carefully considering all testimony and the application, this Board finds the in-ground swimming pool, although technically it exceeds the lot coverage would not pose any burden to the surrounding neighbors; vegetation and other material in place such as shrubbery and wooden fence is surrounding the in-ground swimming pool and that the alleged hardship was not self-created.

NOW, THEREFORE, BE IT RESOLVED, THAT THE APPLICATION OF CYRUS S. & IRENE F. KHERADI HEARD ON THIS DATE IS HEREBY GRANTED.

Motion by Michael Wiskind, and seconded by Jacob Amir, and passed by a vote of 4-0 with Mr. David, Mr. Wiskind, Mr. Amir and Chairperson Hoffman voting aye. The session ended.

Respectfully submitted,
Barbara A. Berardi
Village Clerk/Recording Secretary