

ARDSLEY ZONING BOARD OF APPEALS
RESOLUTION OF FEBRUARY 28, 2024
GRANTING VARIANCE FOR TWO FRONT WALL SIGNS
TO: YC ARDSLEY DELI, LLC (LIEBMAN’S)

WHEREAS, YC Ardsley Deli, LLC, 506 Ashford Avenue, Ardsley NY 10502, has applied to this Board for a variance from Section 200-82 of the Zoning Ordinance of the Village of Ardsley, to permit two principal front wall signs, i.e., number per street façade, without also requiring a variance for height, width, or lettering height as had been noticed; and

WHEREAS, this application is made under the authority of Sections 115-6 and 200-97, Subdivision B of the Zoning Ordinance of the Village of Ardsley affecting the premises known as 468-472 Ashford Avenue, Ardsley, New York, designated on local tax map as Section 6.50, Block 18, Lot 2, in the B-1 General Business District; and

WHEREAS, a public hearing on this application was held by the Ardsley Zoning Board of Appeals at the Municipal Building, 507 Ashford Avenue, Ardsley, NY on November 29, 2023 and continued on January 24, 2024 after due notice by publication; and

WHEREAS, at the hearing, all those who desired to be heard were heard and their testimony recorded; and

WHEREAS, this Board, after carefully considering all testimony and the application, and in weighing both the potential benefit to the applicant and the potential detriment to the health, safety and welfare of the neighborhood if the variance is granted, has determined that:

- (1) there will not be an undesirable change in the character of the neighborhood or a detriment to nearby properties if the variance is granted, in that the premises were formerly occupied by two separate establishments (a deli and pizzeria), each apparently having its own signage, and the applicant intends to maintain a food establishment by combining both commercial spaces for one use, and there are several food establishments presently within Addyman Square;
- (2) the benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue in its reasonable use and possession of the premises, in that the

premises has two storefront doors, separated by the entranceway to the upstairs residential unit. One front door of the business is intended to be used for regular ingress/egress and the other is intended to be used for emergency purposes only, but nevertheless the unique existence of two front doors makes the existence of two signs, one above each door, an appropriate method of providing signage for the premises;

- (3) the requested variance is not substantial, as stated above, in that the proposed two principal wall signs are proportional and symmetrical to the façade of the premises, and appear to naturally comport to the main façade given the two entryways at the front of the applicant’s business;
- (4) the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood and therefore does not change the overall character of the premises relative to neighboring properties, in that the premises is situated at the corner of the row of businesses in Addyman Square, does not deflect or take away from signage as to other businesses, and the purpose of the signage promoting the applicant’s business is consistent with the purpose of neighboring businesses promoting eateries in Addyman Square; and
- (5) the circumstances requiring the variance were not self-created in that the proposed deli restaurant is occupying the same premises heretofore occupied by a deli and pizzeria, and therefore the essential nature and purpose of the business as a food establishment, with the unique situation of having two storefront entrances separated by an entrance to the upstairs residential unit.

NOW THEREFORE, it is resolved that the application of YC Ardsley Deli, LLC, affecting the premises known as 468-472 Ashford Avenue, Ardsley, New York, is granted.

PROPOSED BY: Mr. Jacob E. Amir

SECONDED BY: Mr. Serge Del Grosso

ROSTER:	Mr. Michael Wiskind, Chair –	AYE
	Mr. Jacob E. Amir –	AYE
	Dr. June Archer –	ABSENT
	Mr. Serge Del Grosso –	AYE
	Mr. Mort David –	ABSTAIN