

**VILLAGE OF ARDSLEY  
ZONING BOARD of APPEALS  
RESOLUTION of MARCH 27, 2024  
GRANTING VARIANCE of MAXIMUM HOUSE SIZE  
To: JOSEPH PISANTI and ASHLEY MARANINO**

WHEREAS, Joseph Pisanti and Ashley Maranino, 611 Ashford Avenue, Ardsley NY 10502, have applied to this Board for a variance from strict application of the maximum permitted floor area requirements of Section 200-83B of the Zoning Code of the Village of Ardsley entitled “Maximum House Size”, for the proposed conversion of the portion of the existing unfinished basement into an Accessory Dwelling Unit (Village Code Ch. 200, Art. XIIB) within the existing one-family dwelling where the proposed floor area of 4,532 square feet exceeds the maximum permitted floor area of 4,362 square feet for this 12,125.5 square feet dwelling lot;

WHEREAS, this application is made under the authority of Section 200-83B of the Zoning Ordinance of the Village of Ardsley, affecting the premises known as 611 Ashford Avenue, Ardsley, New York and designated on local tax maps as Section 6.90, Block 90, Lot 8, which is within an R-3 One-Family Residential 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 February 28, 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 proposed conversion will use an existing entrance located on the east side of the dwelling and not change the exterior of the existing home in any way that would negatively impact neighboring properties;
- (2) the benefit sought by the applicants cannot be achieved by some other method, feasible for the applicants to pursue in their reasonable use and possession of the premises, as the unfinished basement represents the only space suitable for the construction of an interior apartment for the purpose of creating a viable living space for the applicant's two elderly parents who will reside at the applicant's home;
- (3) the requested variance is not substantial, in that the proposed construction of the Accessory Dwelling Unit will increase the floor area to 4,532 square feet which is 170 square feet (about 4%) higher than the maximum permitted floor area of 4,362 square feet for this 12,125.5 square foot one-family dwelling lot;
- (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, and will not appear to meaningfully impact other property owners, if at all, and noting that two adjacent property owners submitted letters of support for the applicants providing a viable living area for their aging parents;
- (5) the proposed difficulty was not self-created in that the recent construction of the current dwelling prior to the applicant's purchase of the home had previously created the existing unfinished basement and the applicants are seeking to utilize the Accessory Dwelling Unit provision of the Village Code to make better use of the home.

- (6) the applicant's proposed floor plan as initially presented had the Accessory Dwelling Unit opening into a proposed playroom, which is not permitted under the Village Code because this configuration would make the Accessory Dwelling Unit larger than the maximum permitted 800 square feet. Therefore, the granting of this variance will be contingent upon the Applicants' ability to eliminate a connection between the Accessory Dwelling Unit and the finished basement; this contingency is not within the jurisdiction of this board but will require the approval of the Ardsley Building Inspector;

NOW THEREFORE, be it resolved that the application of Joseph Pisanti and Ashley Maranino is granted, subject to the approval of the Ardsley Building Inspector as stipulated in #6 above.

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