Minutes of the ***VILLAGE BOARD REGULAR MEETING*** of the Board of Trustees of the Village/Town of Mount Kisco held on Monday, July 20, 2026 at 7:00 p.m. in the Frank J. DiMicco Board Room, Village Hall, 104 Main Street, Mount Kisco, New York and via video conference.

| | |
|---|---|
| Present: | Mayor J. Michael Cindrich<br>Deputy Mayor Karen B. Schleimer<br>Trustee Tammy L. Brown<br>Trustee Heather Bryant<br>Trustee Thomas G. Luzio |
| Also Present: | Edward Brancati, Village Manager<br>Kenneth Famulare, Assistant Village Manager<br>Jonathan B. Nelson, Village Attorney |
| Absent: | |

**Monday, July 20, 2026**
**7:00 p.m. Regular Meeting**

Call in#646-558-8656 or 888-788-0099
https://us02web.zoom.us/j/87043761605
Zoom ID: 870 4376 1605

**FiOS Channel 40/ Altice Channel 20**

**Para ver esta reunión en español**:
https://www.youtube.com/@mountkiscoenespanol/streams

Mayor Cindrich opened the meeting and asked everyone to join him in the Pledge of Allegiance. He asked that everyone remain standing so that we may reflect on why we are here and ask for guidance so that the decisions that we make here this evening benefit all the people of Mount Kisco. He continued to mention a few people that we lost over the last month as a community including Marcos Daniel Lemus Monroy, Jr., Thomas M. Comito, Sr., and Malachy "Butch" Vincent Fallon, Jr.

## Swearing in of Fire PD

Mayor Cindrich swore in Angel Ramirez to the Rescue Fire Police.

## PUBLIC HEARING – Zoning Map

Mayor Cindrich began by saying that this public hearing is to amend the zoning map and place our approval on the exchange of properties that has been in process for at least ten (10) years. The Mayor mentioned that the Board received a letter from the Mount Kisco Planning Board endorsing the project and the proposed zoning change. The exchange will result in an increase in the protection of the conservation area along the Kisco River and provide housing in accordance with the comprehensive master plan as well as increase the Mount Kisco tax base. Deputy Mayor Schleimer noted that the address had been transposed and the property in question is 461 Lexington Avenue. Mayor Cindrich then opened the hearing to public comment.

Lou Terlizzi of Drake Street: Good evening. Board. What's the purpose of changing the zoning in this area? I have a couple of questions, and I'm just trying to gather some information, but, I assume, obviously it's to allow for the land swap.

Mayor Cindrich: I'll answer the first question. It's been the opinion of the Planning Board, and I think I'll speak for the Village Board, and also speak, unless John Rhodes wants to speak for himself, the Conservation Advisory Council, that our charge, all three boards or councils, are concerned about protecting the Kisco River and the watershed area. This particular piece of property could be developed in the rear section that I pointed out before, in close proximity to the Kisco River, the watershed, and the conservation district, which, as you know, is protected by Chapter 54, which has some serious zoning protections. So, originally it was part of an application that was made, I'm going to say maybe 2016, when an office building was proposed on the property. When the owner of the property, who bought it from a long-time resident, discovered how much the office building was going to cost, they bailed. They're still in Mount Kisco. They purchased another piece of property, and they sold it to a housing developer who has a fairly good reputation. He started the approval process before Covid with the Planning Board, and he had a somewhat of a difficult time. Then, as you know, there were supply chain issues, inflation, manpower issues, and instead of building housing, he considered building a contractor's yard. I'm going to speak about that a little later on because Jon (referring to the Village Attorney), we're going to have to put something in this resolution when we approve this, that it's site and use specific, that the exchanged land will not revert back to a contractor's yard. Then I'll be asking the Board eventually to take that contractor's yard use out of the zoning ordinance, because I've done the research on it. The attorneys and other attorneys have done the research on it, and we don't know how it even got in the ordinance, but in the ordinance, there's no definition of what a contractor's yard is, so it's a major gray area. The developer who could have built the contractor's yard as a matter of right, which would have meant the storage of construction equipment, backhoes and material, that would have encroached on the conservation area, that could have happened. So this I think is a well-thought-out project by the Planning Board, who has already approved the project. I'm not sure if there were any variances.

Mr. Brancati: Yes, I believe there's some setback distances, but the use, the townhouses, are an as-of-right use. So it's just some of the setback requirements where I think were some variances, but it's all in the resolution that was approved by the Planning Board.

Trustee Luzio: I'd just add, Mr. Terlizzi, the swap part of it was approved and vetted here on multiple occasions as well and protects an area much closer to the river, that is what was exchanged. So that's now back with Mount Kisco, and the area is further away from the river. That was what was swapped for it. In addition, there are protections for drainage that they're responsible for in perpetuity.

Mr. Brancati: I think the rationale for the change in the zoning of the swapped parcels is so that the back parcel that the Village is acquiring has all the protections of the PD (Preservation District) zoning district, rather than all the permitted uses of the CL-1 (Mixed Use Residential and Commercial District) district and vice versa. So the piece we're giving up that is zoned PD, would change to the CL-1 zoning that would be consistent with the rest of 461 Lexington.

Deputy Mayor Schleimer: Folks should also know that this is an exact swap. There is no monetary consideration in connection with this transfer.

Mayor Cindrich: Okay, let me read the endorsement from the Planning Board. The letter is actually from the Planning Board attorney, but during the meeting, I watched the meeting, it was endorsed. On July 14th, 2026, the Planning Board voted unanimously to convey a favorable recommendation to the Village Board on the proposed zoning change. The Planning Board had previously examined the proposed land swap prior to issuing its determination of non-significance and making its Negative Declaration pursuant to the State Environmental Quality Review Act (SEQRA) on October 28th, 2025. The land swap would involve the proposed transfer of land, whereby the applicant will convey 4,071 ft.$^2$ of land to the Village, and the Village will convey 4,046 ft.$^2$ to the applicant. The proposed land conveyance, or the purpose of the land conveyance is to allow the applicant to develop a portion of the property currently owned by the Village, and allow the Village to obtain and protect an equal area of land that could then become part of the larger open space. It's an open space corridor, as described. The land conveyed to the Village is proposed to be utilized by the applicant for stormwater management purposes. The portion of the property proposed to be conveyed from the Village to the applicant is currently zoned in the PD district and is proposed to be rezoned to CL-1 which permits the use that the Planning Board approved. Moreover, the design of the project best utilizes the open space bordering the rear of the parcel, is protective of the wetlands, and gives thoughtful consideration to the anticipated preference of future residents, including having their residence located away from the noise of the road and adjacent to open space. With the property, when the property is conveyed, will be viewed as a whole. The Planning Board finds that despite the variance, the project will have no negative result or negative impact to the neighbors, the neighborhood, or the community. It will indeed be a good reuse, of this environmentally remediated site. As you know, I asked the manager if it had been remediated, because it was a difficult site when purchased by even the first owner. So, that's the endorsement from the Planning Board, and like I said, over ten years on and off before the Planning Board, a different Planning Board, different people talking about it. That's where we're at now, and it will satisfy some of the requirements that the Governor has put in place to make us, when I say us I mean the Village, eligible for more grant funding.

Mr. Brancati: I want to point out, and I confirm this with the Village Planner, that the Planning Board, when it performed SEQR on this project, they also included the zoning change. The subdivision of the piece off of the Village property, and the piece off of the 461 Lexington property, and then the merging of those two with their new respective parcels. So all of the lot line changes were considered, and undertaken as part of the Planning Board SEQRA review, which is why we don't need to perform that review since it's already been done.

Mr. Terlizzi: I saw that seventeen (17) trees will be removed after planning on adding 51 trees. I'm not sure what the size of the trees are. I know the ones that are on the property are pretty big, but it says if they don't comply with that, then they have to pay a fine as you know. Anyone know what the fine would be per tree.

Mayor Cindrich: I think the fine is stipulated in the zoning ordinance. It's similar to what happened at the Chase. When Toll Brothers came in, they took down more trees than the site plan allowed, and I think they paid a fine of over $200,000. Hopefully, it's a hefty fine, before me. Would have been $400,000 if I was here.

Mr. Terlizzi: Is there a… I'm just concerned if this… I mean, it sounds like a good deal for the Village, but I'm just concerned. I see the signs are spread out, quite an expansive area all the way up to Smith Avenue along Main Street, Lexington. Is there any kind of precedent we need to be concerned about with.

Mayor Cindrich: No. I believe the signs were placed in accordance with the law along the frontage of all the conservation area, right?

Mr. Brancati: The signs are in accordance with the sign notification as adopted by the board last year and that is in the Village Code. The Code requires that signage be posted on the affected properties, where they have street frontage. So for the 461 Lexington Avenue property, where it has street frontage, there's less than 200 feet of frontage. One sign is fine, but for the other parcel, the village parcel that is also impacted, that stretches from Main Street all the way down to Lexington Avenue. There is 1,200 feet of frontage along Main Street, and 300 feet of frontage along Lexington Avenue. The code requires that when frontage exceeds 200 feet, that we post one sign every 100 feet. That is why you have twelve (12) signs along Main Street and three (3) along Lexington. For the 12 signs, the parcel on the Main Street side starts just south of Byram Lake Road, south of the dry cleaners, and runs down, to the old bank property by Washington Rock. On the Lexington Avenue side, the parcel includes the wooded area just north of Randazzo's flower shop towards Kisco supply, that section where the Kisco River goes underneath Lexington Avenue, but that 300 feet is the other frontage of that property.

Trustee Luzio: I think the takeaway, Mr. Brancati, the project size hasn't changed at all except for the land swap. It's just that the law was passed last year where additional signage was required. You know, you could have probably even looked at this as they were grandfathered in, and they had done what they were supposed to do prior to that ordinance having been passed, but now you're seeing the others.

Mr. Brancati: It's just that both parcels are impacted, and so we had a post signage on both parcels.

Mr. Terlizzi: I'm not sure if the application is grandfathered in. But my concern macro, that any and all applications for development should require thorough water and traffic studies. We've got issues with the water. I know the annual report on water states that, and I hadn't seen it before, but it says that we have, our system has adequate water for now and in the future. But I know we started the year with a ban on outside water use, and we're still on long term water restrictions. So I find it hard to believe that statement is correct. What that being said, I think these applications were getting are a lot. It seems like a lot of applications. It's not any one huge application, but a lot of small ones, but they do add up. I would ask that the board take that into consideration and require thorough water and traffic studies. Okay. Thank you very much.

Mr. Rhodes: I'll be brief. My name is John Rhodes, Chair of the town's Conservation Advisory Council. I live at 25 Stewart Place, and I've been familiar with this situation, at that location for, what is it, like ten, twelve (12) years, something like that. There was another use that was actually not as good of a use for the property, the office use. This one is much better thought out in terms of not only what the land swap is going to be, but also with the drainage into a swamp area. As Tom said, the property owner would be responsible in perpetuity for maintaining the additional trees and foliage they're going to be putting in that area. So it's not like they're going to plant something there and then go away and it's going to die or just be a dead spot. Overall, it's just a very good idea. We've been refining it. Everybody involved in refining it over the past ten (10) or twelve (12) years, and this is the best deal for the town that we could have. One thing that people haven't mentioned is that the people who are going to be living in those townhouses are five (5) minutes away from the train station, and when they get home, they can sit down in their living rooms or in their kitchen and look out on a forest that hasn't been disturbed in 150 years, which is something that's very attractive. I think people want to move to Mount Kisco, and it's also, I hope, the beginning of a trend where developers are going to see that they can actually improve the environment of the town. In this case, we're adding some much needed space where the river is very close to the road, to protect the wetland in the forest there. Who knows, maybe that'll be a trend that we'll start to see developers actually allocating part of their developed land, as was done in the Chase and a couple of other places, to conservation, to improve the environment. So, the Conservation Advisory Council has supported this in the past and supports it now. And we're grateful that the board is moving on it. Thank you.

Mayor Cindrich: Thank you, John. Anyone else this evening? Any comments from the Board?

Trustee Luzio: Just asking Mr. Brancati, do we have to move this over to August 3rd? We can't close this hearing, correct?

Mr. Brancati: Correct. You're going to keep it open to the meeting on August 3rd. I will also point out, regarding one of the comments or questions that were raised. The comprehensive plan, when it was adopted and as it's written, did analysis and considered water and sewer infrastructure, and traffic with the amendments to the zoning code that were proposed and adopted as part of the comprehensive plan and envisioned what that maximum buildout would look like in the new CL-1 (Mixed Use Residential and Commercial), and CB-1 (Central Business 1) and CB-2 (Central Business 2) downtown, and then based on current code, the number of units that could be added and ran that analysis. Based on that analysis, yes, at maximum build out of the comprehensive plan, the infrastructure is there to support it.

Deputy Mayor Schleimer: I had one question not directly related to the local law. Do we know if there is transfer tax due on this transfer of property, and if so, who's paying it?

Mr. Nelson: I'd have to get back to you, I don't know.

Deputy Mayor Schleimer: Thank you. I obviously think that the applicant should be responsible, and not the Village.

A motion was made by Trustee Luzio and was seconded by Deputy Mayor Schleimer to adjourn this hearing until August 3, 2026 at 7:00 p.m. allowing for written comment until July 31, 2026; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

1) **Communications**:

a. Request – Italian American Club Festival – Friday, October 2 – Sunday, October 4, 2026

There was a large discussion about this event with consideration of the Hispanic Heritage Festival being scheduled and approved for the same weekend as well as the addition of the carnival aspect with inspections, timing, parking, and street closures. The Board requested the Village Manager to follow up and gather additional information prior to the vote.

A motion was made by Deputy Mayor Schleimer and was seconded by Trustee Brown to table this item at this time; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

b. Request – MK Chase – Block Party – Saturday, October 3, 2026

A motion was made by Mayor Cindrich and was seconded by Deputy Mayor Schleimer to approve the Mount Kisco Chase Homeowner Association's request to have a block party on Saturday, October 3, 2026; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

2) **Petitions:** None.

3) **Village Manager's Reports**:

a. Water Report

Mr. Brancati began by saying that the total water production for June was approximately 38.6 million gallons with a daily average of approximately 1.3 million gallons. The Leonard Park wells were used and produced approximately 4.3 million gallons of the monthly total. Byram Lake Reservoir began the month at 87% capacity and ended at 84% capacity.

During this report, Mr. Brancati also advised that the New York State Department of Transportation (NYSDOT) had agreed to lower the speed limit along Route 117 (Main Street) from its intersection with St. Mark's Place to its intersection with Route 133, and along Route 133 from its intersection with Route 117 to its intersection with Maple Avenue and Kisco Avenue to 25 m.p.h. We will be working with NYSDOT who will update the signs along these roads to reflect that change.

b. Preston Way Bridge update

The Village is currently waiting for the New York State Department of Transportation (NYSDOT) and the NY Division of the Federal Highway Administration (NY-FHWA) to complete their review of the Preston Way Bridge Replacement Project plans with the new abutment design that NYSDOT requested, and which the Village submitted last month. We have been informed by NYSDOT that we should expect to be able to issue the bid for this project by mid-August.

Trustee Bryant asked to make sure that information is ready to be shared with the Board and public when it comes in. Mayor Cindrich made comments about funding for this project and options that the Village had in the past about the build. Deputy Mayor Schleimer noted that there needs to be clear language moving forward on responsibility for this bridge as well as the others in the Village.

c. Teahouse Update

Mr. Brancati advised residents that he and the Village Attorney have gotten to a place where we are expecting work to recommence in the next week.

4) **New Business**:

a. Board Resolution – Court Grant Application

A motion was made by Deputy Mayor Schleimer and was seconded by Trustee Luzio to hereby authorize the Mount Kisco Town Court to apply for a Justice Court Assistance Program (JCAP) grant in the 2026-2027 grant cycle up to $30,000.00; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

b. Consolidated Funding Application (CFA) - Leonard Park Flood Mitigation

A motion was made by Trustee Luzio and was seconded by Trustee Bryant to approve the grant application for Leonard Park Flood Mitigation; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Nay |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

c. CFA – Sidewalk Improvements

A motion was made by Trustee Bryant and was seconded by Trustee Brown to approve the grant application for Sidewalk Improvements; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Nay |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

d. CFA – Bike Lane Study

A motion was made by Trustee Luzio and was seconded by Trustee Bryant to approve the grant application for a Bike Lanes Study; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Nay |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |

| | |
|---|---|
| Trustee Thomas G. Luzio | Aye |

e. Board Resolution – Pay Bills ahead of Board meetings

A motion was made by Deputy Mayor Schleimer and was seconded by Trustee Bryant to adopt the Board Resolution to pay bills ahead of Board meeting during the summer months; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

f. Authorize Village Manager to sign 11th Tolling agreement

A motion was made by Deputy Mayor Schleimer and was seconded by Trustee Luzio to authorize the Village Manager to sign the 11th tolling agreement; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

g. Authorize Village Manager to execute Stormwater Agreement - 2 Morgan Drive

There was a discussion amongst the Board with questions about the agreement and requests for additional information from the Planning Board prior to calling for a vote.

A motion was made by Trustee Luzio and was seconded by Deputy Mayor Schleimer to table this item; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

h. Wall of Honor – Applicant#1

A motion was made by Trustee Luzio and was seconded by Trustee Bryant to approve the application to Harry McCartney to be added to the Wall of Honor; all in favor:

Motion Adopted

| | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

i. Wall of Honor – Applicant#2

A motion was made by Mayor Cindrich and was seconded by Trustee Luzio to approve the application for Ralph Vigliotti to be added to the Wall of Honor; all in favor:

Motion Adopted

| | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

j. Schedule work session – Monday, July 27, 2026

This work session would be to discuss payment in lieu of parking. Members of the Board requested additional information prior to this work session being scheduled. The Board did not schedule a work session at this time.

k. Board Resolution – Request speed limit reduction on Lexington Avenue

There was a discussion amongst the Board regarding this request. Deputy Mayor Schleimer asked that it be delayed until the work on the bridge was completed. Trustee Bryant advocated for the students that walk to Mount Kisco Elementary. Trustee Brown noted that there is no construction needed to change the speed limit.

A motion was made by Trustee Bryant and was seconded by Trustee Brown to adopt the following:

MAYOR
J. Michael Cindrich

DEPUTY MAYOR
Karen B. Schleimer

VILLAGE TRUSTEES
Tammy L. Brown
Heather Bryant
Thomas G. Luzio

VILLAGE MANAGER
Edward W. Brancati

ASSISTANT
VILLAGE MANAGER
Kenneth L. Famulare

VILLAGE/TOWN OF MOUNT KISCO

WESTCHESTER COUNTY, NEW YORK
104 Main Street, Mount Kisco, NY 10549-0150
Tel (914) 241-0500 • Fax (914) 241-9018
www.mountkiscony.gov

**RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES**
**VILLAGE/TOWN OF MOUNT KISCO**
**July 20, 2026**

**Request Westchester County Department of Public Works**
**To Initiate a Traffic Study to Determine if a Reduction of the Speed Limit**
**on Lexington Avenue is Appropriate.**

Moved by:
Second by:

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Board of Trustees of the Village/Town of Mount Kisco, that the Westchester County Department of Public Works is hereby requested to initiate a traffic study to determine if a reduction of the speed limit to 25 m.p.h. on Lexington Avenue from its intersection with Route 128 to its intersection with Gatto Drive is appropriate; and

**FURTHER, BE IT RESOLVED** that a copy of this resolution shall be sent to County Executive Ken Jenkins, County Legislator Erika Pierce, and the Westchester County Department of Public Works.

The Board of Trustees of the Village/Town of Mount Kisco voted as follows:

| | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|
| J. Michael Cindrich, Mayor: | | | | |
| Karen B. Schleimer, Deputy Mayor: | | | | |
| Thomas G. Luzio, Trustee: | | | | |
| Heather Bryant, Trustee: | | | | |
| Tammy Brown, Trustee: | | | | |

The above resolution constitutes the determination of the Board of Trustees for the Village/Town of Mount Kisco. This document was duly adopted on the 18th day of May, 2026 and shall constitute the Resolution of the Board of Trustees.

_____
Edward Brancati, Village Manager

All in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Nay |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

5) **Concerns for the Village Attorney:** (This conversation can be heard in its entirety beginning at the 2:05 mark here: https://vimeo.com/1212056602?fl=pl&fe=sh )

Mayor Cindrich made note of the 18 B law, and requested that a letter be sent to the County regarding this law looking to get services for the indigent population that goes to our court and should

be able to get representation. He also wanted the Village Attorney to look into the trespass letters that were sent to his office as well as some questions on the court report that was sent this month. Trustee Luzio gave Mr. Nelson a wish list for court cases.

6) **Board Committee and Commission Reports**: None.

7) **Board Reports:** (Board reports can be heard in their entirety beginning at the 2:32 mark here: https://vimeo.com/1212056602?fl=pl&fe=sh)

Trustee Bryant began by saying that the Board adopted a new budget for the fiscal year that began on June 1, 2026, and that there was funding for park rangers. She was looking to see if they were in place, noting that the Board should have the option to make a decision if one is not available to find a different option. There was a large discussion on this topic as well as communication concerns with the Board on pressing issues within the Village. She also invited residents to go to the Summer Concert series.

Trustee Luzio began by talking about the Farmer's Market as well as some events at the Fox Senior Center and the Summer Concert Series through the Mount Kisco Arts Council. He also spoke about communication amongst the Board and with outside departments to stay on top of important things that might come before the Board as well as utilizing our volunteer Boards to assist with things like the park ranger in the Village. Trustee Luzio also spoke about the Preston Way Bridge closing and grants that had been applied to improve the Barker Street corridor.

Trustee Brown began that the Summer Concerts have been a lot of fun and thanked the local sponsors who have been adding to the events weekly as well as an event at Hotel MTK that she will be performing at. She continued on to recap the Fire Parade and some of the programming that has been happening at the Mount Kisco Public Library. Trustee Brown announced a new program in the Village, HELPSY, that will be picking up donated clothes to be reused or recycled. Information can be found on our website at https://www.mountkiscony.gov/departments/highway_department/helpsy.php.

Deputy Mayor Schleimer began by announcing a blood drive at the Library through the American Red Cross as well as announcing the Photo Exhibit encouraging all residents to participate. She also spoke about some litigation that has been resolved which is a win for the Village. Deputy Mayor Schleimer also spoke about some literature that she had seen while away and thought that the Village could find something similar to share within the Village about some of the newly adopted laws for e-bikes/scooters, etc. She also spoke about some resident concerns regarding public comments at the Village Board as well as the Planning and Zoning Board meetings.

Mayor Cindrich began speaking on the litigation that Deputy Mayor Schleimer alluded to citing the project, site, and reason for the litigation. He also raised some concerns brought to him by residents as well as recapping the Fire Parade, and discussing the Teahouse renovations and point of contacts for the continued work there. Mayor Cindrich mentioned the ConEd project and other projects currently happening in the Village along with some conversations he has had for traffic calming solutions within the Village as well as announcing National Night Out at Pinecrest. Mayor Cindrich commented on the sewer main project, some disturbance at Byram Lake Reservoir, and other issues within the Village.

8) **Old Business**: None.

9) **Bills:** General, Senior Nutrition, Water, Sewer, Library, & Capital Project Funds

A motion was made by Deputy Mayor Schleimer and was seconded by Trustee Luzio to approve the bills as submitted July 20, 2026 for the month of July 2026;

| | | |
|---|---|---|
| General Fund | | $ 4,313,300.43 |
| Water Fund | | $ 249,946.90 |
| Sewer Fund | | $ 157,243.30 |
| Capital Fund | | $ 321,394.40 |
| Library Fund | | $ 43,946.50 |
| Trust Fund | | $ 11,614.08 |
| Special Purpose Trust | | $ 00.00 |
| LOSAP | | $ 5,160.00 |
| | TOTAL | $ 5,102,605.61 |

All in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

10) **Minutes**:

a. Minutes Special Meeting 4.27.2026

A motion was made by Trustee Luzio and was seconded by Trustee Brown to accept the minutes for the April 27, 2026 Special Meeting as submitted; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

b. Minutes Regular Meeting 6.1.2026

A motion was made by Deputy Mayor Schleimer and was seconded by Trustee Luzio to accept the minutes for the June 1, 2026 Regular Meeting as submitted; all in favor:

| Motion Adopted | |
|---|---|
| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Aye |
| Trustee Thomas G. Luzio | Aye |

c. Minutes Regular Meeting 6.15.2026

A motion was made by Deputy Mayor Schleimer and was seconded by Trustee Luzio to accept the minutes for the June 15, 2026 Regular Meeting as submitted; all in favor:

| Motion Adopted | |
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| Mayor J. Michael Cindrich | Aye |
| Deputy Mayor Karen B. Schleimer | Aye |
| Trustee Tammy L. Brown | Aye |
| Trustee Heather Bryant | Abstain |
| Trustee Thomas G. Luzio | Aye |

11) **Non-Local Business**: None.

12) **Public Comment**: (Public comments can be heard in their entirety beginning at the 4:15 mark here: https://vimeo.com/1212056602?fl=pl&fe=sh)

Peter Finkelstein, I am the owner of Mount Kisco Truck and Auto Parts on Kisco Avenue, along with my brother Steve, and my nephew Chris. I'm here tonight to discuss the closure of the Preston Way Bridge and the impact that it's having on our business. I've heard a lot tonight, but I wrote this earlier than that. Our family business has been in Mount Kisco since 1934. We started where our deli was, in the 50s. We moved to where Sherwin Williams is on Rt. 117, and in the 80s we moved to Lexington Avenue where Davidson Interiors was. In 1994, we moved to our current location on Kisco Avenue. The reason I bring up the history is because I don't believe in all our years we've ever been in front of the Board or felt the need to come in before the Board. I know in my 40 years it was never a need, but now I'm feeling a need to just come and express how we feel about how this is affecting us. While we are established in the community, we do have plenty of competition. We have competition that is just a mile up the road, and on the other side of the bridge. With Napa and Advanced Auto Parts being there in our industry, service is everything. Delivery is a service. We can have the best prices. We can have the best counter guys and crew, but when a customer has a car up on a lift, his expectation of quick delivery is number one. Since the closure of the bridge in January, it was great. We had amazing customers that stuck with us for 2 or 3 months, but we realized this is a long term thing. Over the last few months, we have noticed that some of the customers are buying more from the competition than what they were doing before. I can't blame them. They're getting delivery from them right away, and we're going up the Saw Mill and coming down or going through the town. So it's not easy for us. So there are several other businesses in town, ones that I consider friends, ones that, we do business with, that I've known for a long time. I know that they're suffering as well. Whether it is their sales or their ability to stay productive because of their vehicles having to go through the towns. So I'm concluding by asking this. I'm asking, what can I do to help? If there's anything that I could do to help? Is there any letters you would like for us to write as business owners? People from the village? I know you guys are trying, I do, but what can we as a team do together? If there's anything we could do, you know where to contact me? This situation has become very serious to the people and the businesses in town, and I just want to make sure that we are all doing what we can. That's it, thank you.

Roger Nadel of the Chase, I was here earlier for my community. I appreciate you guys approving that permit. I also wanted to give a shout out to Mr. Brancati, I appreciate you keeping me in the loop regarding the water tank, and to Lou for pointing that out to me and my community because I didn't know about the water tank issue. So I do appreciate you keeping me in the loop, and I appreciate the town letting me have a say in that whole process, but I wanted to shift gears here. I know the Preston Way Bridge is huge, but there's something else that has impacted me and my community. As a United

States Marine Corps veteran, I know I've had conversations with the Mayor about our common history. There is a state law that was passed recently, and it was signed into law by Governor Hochul. It's, state law, State Senate Bill 1183, and Assembly Bill 74. I think if I'm correctly saying that it has to do with the veteran's exemption on property taxes, and I spoke to Assemblyman Burdick's office, and he said that the community has to opt into it, that the Board has to opt into it. So I want to speak for the disabled veterans out there, the 100% disabled veterans that are living in their homes. It's a fixed asset, it might be their only asset, right? Their largest asset, and if they can get a property tax exemption because they're 100% disabled and can't work, it could be a huge benefit to them. So when I spoke to the Assemblymember's office, he said that the community has to opt in. I'm hoping that come October, when this law takes effect, you guys, as a Board of Trustees, opt in to this state law that's been signed into existence by Governor Hochul.

Sean Moran of Beverly Road, I just I want to just touch on a few things that a few of the Trustees, talked about earlier. Deputy Mayor Schleimer, you mentioned that somebody mentioned that they were frustrated about getting the opportunity to talk. First of all, I want to say thank you so much, everybody here for your service. I know it can be a thankless job sometimes. I mean that I'm not just saying that, it's not lip service, but whoever that person was, they don't just speak for themselves. They speak for many, many, many people. I think as an outfit, you're doing yourselves a disservice. I hear many people, they talk to me. They're very, very, very frustrated. I think any governmental agency would be proud to say people first, but here we are at a quarter to midnight and the people are dead last. This is, you know, the people don't feel heard. I know certain Trustees, they have their fans. That's fine, and they're going to have those fans no matter what. I get that, that's fine, but I'm telling you, I'm talking to so many people. So many people are talking to me, they're frustrated that they're not being heard. Then on the other side of the equation, as Trustee Bryant mentioned, if people feel like they're not being heard then they feel like they're not hearing from the Board the issues that they want to hear about. They're very frustrated and I've been over here behind the stores and I say, look, Village Hall's right there. We're a little village with the bureaucracy of a giant city, and I don't get it. I said, look, you can walk right into the village hall, but people are frustrated. They're not feeling heard, and they're not hearing from people they want to hear from. Again, the incident that was mentioned, it's not the first incident and won't be the last incident, but to hear everyone else knew about it and everyone else had information about it and everyone else is putting out information about it. I respect the, you know, ongoing investigations and names and all this. I completely respect that, but there was all the information that was gotten from other sources. People are frustrated. Then, when I saw on the agenda tonight, I'm switching gears now, the bike lane thing, I said, do we have a surplus of money we're trying to get rid of or something, because we might as well just store the third application. While we're at it, we did one already. The roads have been changed to the same roads. We're throwing another 100 grand out at 50 and 50. Let's just keep it going. Like, you know, I don't know whose project this is, but, I got to get into the traffic survey business. Anyway, I'm starving. That's all I'm going to say.

John Rhodes of Stewart Place, a number of things that I wanted to comment on tonight, but obviously, you know, since I'm going to limit myself to two minutes here, I realize that most of those had to do, as the previous speaker said, with communications. I agree with Trustee Bryant that we need to do better in that specific area because I think this five-hour meeting could have been a 2.5-hour meeting if we had made a real effort to communicate with each other and with the public beforehand. One of my favorite statements of all time is attributed to George Bernard Shaw, and it was simply that the biggest problem with communications is the illusion that it has been achieved. So if we just make a little more effort not only to communicate on specific issues, but to try and set up some systems in the town, and procedures that make it easier to communicate and to verify those communications, I think we'll have a lot shorter board meetings and get a lot more done. So thank you.

Lou Terlizzi of Drake Street, I'll try to make it quick. Byram Lake was reported at 84.5 in January, when the lake was around 83% capacity. The Village instituted a total ban on outside water usage. We remain on strict long term water restrictions. Add in the acknowledgment that our main supplemental water source, the Leonard Park Wells, after years of continual use are not a viable long-term solution. Yet again, this year's Annual Drinking Water Quality report contains new language. Our system has, quote, our system has an adequate amount of water to meet present and future demands. If that statement is true, then why are we on perpetual water restrictions and why are we looking for alternative sources of water? Tonight is the first time I've ever heard of a fundraiser or fundraisers being canceled because of the water shortage. Again, any and all applications for development should require new, thorough water and traffic studies and not rely on an outdated eight-year-old comprehensive plan. Hoping for rain isn't a good strategy. It's not going to get us out of this, responsible management will. Credit rating. Was the village's credit rating recently downgraded?

Mr. Brancati: Yes.

Why weren't the taxpayers and residents notified of that?

Mr. Brancati, we have to share it. We're going to share it with the Finance Committee, but we are at the same place we were when I started here eleven (11) years ago. We went up in 2020 and are now back to where we started.

Mr. Terlizzi, we weren’t notified, that's not truth, that's not transparency. Bike lanes. I was a volunteer on the Complete Streets Committee. I recall the only place in the village that AKRF recommended a bike lane was on Kisco Avenue. A bike lane to nowhere seems like a low priority. The focus should be on fixing the Preston Way Bridge and ensuring the State and MTA pay their fair share. We hear the bridge is closed, but it's not closed to the MTA. The trains are running right under there every day, undisturbed. We can't even walk over the bridge. Reducing the speed on Lexington is a great move, but we need more enforcement. On a related note, I'm hoping that some of the quality-of-life issues that I previously wrote to the board can be addressed at the upcoming quarterly meeting with the County Police regarding the two dozen or so problem individuals in town. Mandated treatment is the key, along with finding the next Mel Berger. Well, good luck with that, but we need somebody, somebody like Mel. The Tea House. The restoration project was supposed to have been completed a year ago. Stormwater mitigation. You discussed that Wallace Pond, as well as New York City watershed, are being adversely impacted by the unmitigated stormwater runoff, which also contains salt and pesticides from 90-110 South Bedford Road. I would recommend the Village work on a stormwater management plan for Wallace Pond to help protect the Jewel of Mount Kisco, and both are in New York City's water supply. In closing, when residents complained about deteriorating quality of life issues, those concerns should be at least acknowledged and hopefully addressed, not minimized or ignored. Thank you.

There being no further business, the regular meeting closed at 11:40 p.m.

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Edward W. Brancati
Village Manager

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