## EED 1.0

FEB 18 2022

Zoning Board of Appeals Village/Town of Mount Kisco

Jason Justiniano 14 Washburn Road Mount Kisco, NY 10549

February 18, 2022

### **VIA EMAIL AND HAND DELIVERY**

Chairman Boxer and Members of the Zoning Board of Appeals Village of Mount Kisco 104 Main Street Mount Kisco, NY 10549

Re: Justiniano- - request for variance, zoning code 110-8 for side yard setback for the property at 14 Washburn Road, Mount Kisco, NY.

Dear Chairman Boxer and Members of the Zoning Board of Appeals:

In connection with the above referenced application, enclosed is the following:

- 1. Ten (10) copies of a completed, executed, and notarized application;
- 2. Ten (10) copies of the deed to the premises;
- 3. Ten (10) copies of the Notice of Appeal with a copy of the denial memorandum attached;
- 4. Ten (10) copies of the full statement of the principal points upon which the application is based;
- 5. Ten (10) copies of the block diagram provided by the Village for notice purposes;
- 6. Ten (10) copies of the full list of the names and addresses of owners of all property shown on the block diagram located within 300 feet of our property;
- 7. Ten (10) copies of the Public Notice;
- 8. A copy of our check in the amount of \$130 representing the application fee; and
- 9. Eight photos demonstrating our home's elevation, the tree line on the south side of our property (note: photos taken on February 17, 2022 during winter), and the distance between our property line and our north-side neighbors.

We will provide an affidavit of mailing of the public notice and an affidavit of publication in advance of the hearing.

Thank you,

Jason Justimano

FEB 18 2022

Zoning Board of Appeals Village/Town of Mount Kisco

**Jason Justiniano** 14 Washburn Road Mount Kisco, NY 10549

February 18, 2022

### **VIA HAND DELIVERY**

Chairman Harold Boxer and Members of the Zoning Board of Appeals Village of Mount Kisco 104 Main Street Mount Kisco, NY 10549

> Re: Appeal of Determination of Building Inspector dated February 18, 2022 relating to 14 Washburn Road, Mount Kisco, NY 10549

### Dear Chairman Boxer:

In accordance with the procedures specified for appeals to the Zoning Board of Appeals of the Village of Mount Kisco, we hereby provide you with notice of our intent to appeal the above referenced Denial letter/Notice of Denial issued by the Building Inspector (copy attached) to your Board.

We will submit the application and all other required materials within the time period specified by the Code and request a public hearing on the matter. We look forward to appearing before your Board.

Thank you,

Jason Justiniano



### Village/Town of Mount Kisco Building Department 104 Main Street Mount Kisco, New York 10549 Ph. (914) 864-0019-fax (914) 864-1085

### **MEMORANDUM**

February 18, 2022

Jason Justiniano 14 Washburn Road Mount Kisco, NY 10549

Re:

Notice of Denial 14 Washburn Road Mount Kisco, NY 10549 (SBL) 69.64-2-7

Dear Mr. Justiniano,

Your recent Building Permit application for the proposed vertical enlargement and alteration has been denied for the following reasons:

- 1. The property is located within the RS-12 (Low-Density One-Family Residence) Zoning District where the required side yard setback is 15 feet and the existing building is located 10.5 feet from the south side property line. Therefore; the existing structure does not comply with the current RS-9 Zoning district. According to Chapter 110-35 (D) Noncomplying buildings and structures may not be enlarged without a variance being obtained from the Zoning Board of Appeals pursuant to this chapter. No building or structure which is noncomplying with respect to applicable developmental regulations (by illustration, but not by limitation, height, setbacks, building and development coverage, lot area or lot width) shall be enlarged or altered in such a manner as to increase any such noncompliance or so as to enlarge or increase the area of such building or structure, including but not limited to the alteration of roof or floor levels or the addition of area above, below or adjacent to such noncomplying building or structure. Therefore; a variance is required in accordance with §110-35 (D) of the Village/Town of Mount Kisco Code.
- 2. The minimum required side yard setback is 15 feet and the existing side yard setback is 10.5 feet. Therefore; a side yard setback variance of 4.5 feet is required in accordance with  $$110-8\ C\ (1)\ (f)\ [3]$$  of the Village/Town of Mount Kisco Code.

You have the right to appeal this decision within 60 days.

Sincerely,

Peter J. Miley, Building Inspector

### RECEIVED

	KLCLI VLD	
Date:	FEB 1 8 2022	Case No.: ZBA32.1
Fee: 130.00  pdd # 358  pec # 28454	Zoning Board of Appeals Village/Town of Mount Kisco	Date Filed:
pace of the same of	Village/Town of Mount Kise Municipal Building 104 Main Street, Mt. Kisco, NY	
	Zoning Board of Appeals <u>Application</u>	3
	Nount Kisco, NY 10549 Derty (if different):	
	to subject property: _x_ Owner	
	erent):	
TO THE CHAIRMAN, from the decision of the	ZONING BOARD OF APPEALS Building Inspector, Peter J. Miley	
dated February 18, 2022	Application is hereby made for	or the following:
	Interpretation of Sec ge/Town of Mount Kisco,	tion <u>§110-8(C)(1)(f)(3</u>
to permit the: Ere of _of second story on 14 V	ection; X Alteration; Con	nversion; Maintenance
in	accordance with plans filed on (da	ta) Fohruary 9 2022
	64-2-7 located in the	RS-12 Zoning District. of (street) Washburn Rd
	in the Village/Town of Mount Kise	co, County of Westchester, NY
1 1 2	wo different public streets? Yes/N	ONo
(If on two streets, give	both street names)	

Type of Variance sought: \_\_\_\_\_ Use \_\_ x \_\_ Area

Is the appellant before the Planning Board of the Village of Mount Kisco with regard to this property?No					
Is there an approved site plan for this property? No in connection with a N/A Proposed or N/A Existing building; erected (yr.) N/A					
Size of Lot: 86'-8" feet wide 178'-9" feet deep Area 14,897 sq. ft.					
Size of Building: at street level 41' feet wide 30' feet deep					
Height of building: 25'-1" Present use of building: Single-Family Dwelling					
Does this building contain a nonconforming use? No Please identify and explain:					
Is this building classified as a non-complying use? No Please identify and explain:					
Has any previous application or appeal been filed with this Board for these premises? Yes/No? No					
Was a variance ever granted for this property? No If so, please identify and explain:					
Are there any violations pending against this property? No If so, please identify and explain: N/A					
Has a Work Stop Order or Appearance Ticket been served relative to this matter?  Yes or _x_ No Date of Issue:N/A					
Have you inquired of the Village Clerk whether there is a petition pending to change the subject zoning district or regulations? Yes					

I submit the following attached documents, drawings, photographs and any other items listed as evidence and support and to be part of this application:

The following items MUST be submitted:

- a) Attached hereto is a copy of the order or decision (Notice of Denial) issued by the Building Inspector or duly authorized administrative official issued on <u>February 18, 2022</u> upon which this application is based.
- b) Copy of notice to the administrative official that I have appealed, setting forth the grounds of appeal and have requested the application to be scheduled for a public hearing.
- c) A typewritten statement of the principal points (facts and circumstances) on which I base my application with a description of the proposed work.
- d) Ten (10) sets of site plans, plat or as-built survey drawings professionally signed and sealed (as may be required).
- e) A block diagram with street names, block and lot numbers, and street frontage showing all property affected within 300' of the subject property, with a North point of the compass indicated.
- f) A full list of names and addresses of the owners of all property shown on the above noted block diagram that lie within or tangent to the 300' radius from the subject property.
- g) A copy of the Public Notice for the public hearing of this application.
- h) A sworn Affidavit of Mailing, duly notarized, that a true copy of said Public Notice has been sent by mail to all property owners within 300 feet of this premises at least 10 days prior to the public hearing.

NOTE: APPLICANT MUST CAUSE A TRUE COPY OF THE PUBLIC NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE VILLAGE <u>AT LEAST 15 DAYS</u> PRIOR TO THE PUBLIC HEARING.

- i) A true copy of the filed deed and/or signed lease or contract for the use of the subject property.
- \*j) At least two sets of unmounted photographs, 4" by 6" in size, showing actual conditions on both sides of street, between intersecting streets. Print street names and mark premises in question.
- \*k) A floor plan of the subject building with all the necessary measurements.
- \*l) A longitudinal section of the subject building and heights marked thereon as well as front elevations.

<sup>\*</sup> Optional - As Needed

I hereby depose & say that all the above statements a papers submitted herewith are true.	(Appellant to sign here)
Sworn to before me this day of: 18 h february Public, Patura a repa	PATRICIA A TIPA  NOTARY PUBLIC-STATE OF NEW YORK  NOTARY PUBLIC-STATE OF NEW YORK  NO. 01TI6170206  Qualified in Westchester County  My Commission Expires 07-02-2023
[TO BE COMPLETED IF APPELLANT IS NOT TI State of New York } County of Westchester } ss	HE PROPERTY OWNER IN FEE]
Being duly sworn, deposes and say that he resides at County of Westchester, in the State of New York, the certain lot, piece or parcel of land situated, lying and Kisco, County of Westchester aforesaid and known and that he hereby authorize	at he is the owner in fee of all that being in the Village of Mount and designated as number to make
the annexed application in his behalf and that the star are true.	tements contained in said application
	(sign here)

### **PUBLIC NOTICE**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of					
Mount Kisco, New York will hold a Public Hearing on the day of					
March 2022 at the Municipal Building, Mount Kisco, New York,					
beginning at7:00_ PM pursuant to the Zoning Ordinance on the Appeal of					
Jason and Amy Justiniano					
(Name of Applicant)					
14 Washburn Rd, Mount Kisco, NY 10549					
(Address of Applicant)					
from the decision of Peter J. Miley, Building Inspector, dated February 18, 2022  (Date of Denial Letter)					
denying the application dated to permit theAddition and Renovation					
(Proposed Work)					
The property involved is known as 14 Washburn Rd, Mount Kisco, NY10549  (Address of Property)					
and described on the Village Tax Map as Section 69.64 Block 2 Lot 7					
and is located on the West side of Washburn Rd in a					
east/west/n/s (Street Name)					
Zoning District. Said Appeal is being made to obtain a					
variance from Section(s) 110-8 C (1) (f) [3] of the					
(Identify specific zoning code section number(s))					
Code of the Village/Town of Mount Kisco, which requires a 15' for side yard setback from the Property line.					

Harold Boxer, Chair Zoning Board of Appeals Village/Town of Mount Kisco

### REVISION TO STATE ZONING LAWS ENACTED

The rules governing the issuance of area variances have not been as clearly established by the Court as those for use variances. New Town Law, Section 267-b(3)- and Village Law, Section 7-712 (b) (3) establish a new, statutory process for the granting of area variances. There is no "test" as such for granting of area variances. The requirement that the applicant show "practical difficulty" or "significant economic injury" is gone. Instead, when an applicant requests an area variance, the new law requires the Board of Appeals to balance two elements: the benefit to the applicant from the variance, and the detriment to the health, safety, and welfare of the community or neighborhood that would occur if the variance was to be granted.

The provision set forth five factors for the Board to consider in balancing these interests.

- (1) Whether an undesirable change will be produced in the character of the neighborhood or whether a detriment to nearby properties will be created by the granting of the variance.
- (2) Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.
- (3) Whether the requested variance is substantial.
- (4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- (5) Whether the alleged difficulty was self-created (this will not necessarily preclude the granting of the <u>area</u> variance).

RECEIVED

FEB 1 8 2022

Jason Justiniano 14 Washburn Road Mount Kisco, NY 10549

Zoning Board of Appeals Village/Town of Mount Kisco

February 18, 2022

### **VIA EMAIL AND HAND DELIVERY**

Chairman Boxer and Members of the Zoning Board of Appeals Village of Mount Kisco 104 Main Street Mount Kisco, NY 10549

Re: Justiniano- - Request for Variance, Zoning Code 110-8 for side yard setback for the property at 14 Washburn Road, Mount Kisco, NY.

Dear Chairman Boxer and Members of the Zoning Board of Appeals:

We are the owners of a single-family home located at 14 Washburn Road, Mount Kisco, NY. We have resided at this location since November 2006. As directed by Peter Miley, Building Inspector, we are making this submission to the Zoning Board of Appeals (ZBA) requesting an area variance of the Village/Town of Mount Kisco to permit a renovated second story addition to our existing home as indicated on architectural drawings page 1, dated February 9, 2022, as prepared by Chris LaVigna, of La Vigna Associates Inc.. The existing structure was constructed in 1957 prior to the creation of the existing side setback regulation and is nonconforming with regard to the side setback.

### **ZONING:**

According to the Memorandum on file, dated February 18, 2022, from the Building Inspector, pursuant to Village/Town of Mount Kisco Code §110-8(C)(1)(f)(3), each one family residence must be subject to a minimum side setback of 15 feet. Our current existing structure, which was built in 1957, is less than 15 feet from the property line on the south side of the house. It is important to note that the property line is diagonal and not a straight line. Our current existing home sits approximately 13 feet from the property line at the front- the area that is most visible from the street- and at 10.5 feet from the property line in the rear of the house. Notably, the south side of the home, the area in question, is flanked with dense tree coverage and is not easily visible from the street or by neighbors (photos attached- taken on February 17, 2022, during winter, demonstrating the tree coverage on the south side of our property).

Our proposed renovation of the second floor will similarly sit 13 feet from the property line at the front of the house and 10.5 feet from the property line in the rear of the house. Therefore, a 4.5 foot side yard setback variance is required.

In making its determination, the ZBA shall consider the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following factors listed below:

# WHETHER AN UNDESIRABLE CHANGE WILL BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHBOOD OR WHETHER A DETRIMENT TO NEARBY PROPERTIES WILL BE CREATED BY THE GRANTING OF THE VARIANCE

Granting the requested variance will not create an undesirable change in the character of the neighborhood, nor will it be a detriment to nearby properties. The proposed renovation to the second story will not increase the home's footprint¹ as what we are proposing will simply allow us to maximize the existing structure by straightening out our second-floor walls and associated roof line, changing our Cape home into a "Colonial-type" home. The existing home is dated and one of the smaller homes on Washburn Road, and is less in keeping with the existing character of the neighborhood. The proposed renovation to the second story, along with the other improvements contained with the architectural drawings, would bring the home in keeping with the scale and character of the existing neighborhood, which contains mostly larger and renovated homes. The proposed renovation would be a significant improvement to the neighborhood, as well as help increase property values for the neighborhood.

Moreover, as detailed on the architectural drawings submitted, a 12-foot by 10-foot greenhouse was previously permitted (in 1989) and existed on the structure when we purchased the home in 2006. This greenhouse sat 10.5 feet from the property line. At our own expense, we removed this greenhouse in 2020, minimizing the amount of the encumbrance.

Additionally, as demonstrated by the survey and Google Earth photo included in the architectural drawings, this will not be detrimental to nearby properties as our next-door neighbors to the North (20 Washburn Road) are 9.5 feet from our property line, which is closer than we would be to our South side property line neighbors at 2 Washburn Road, the side which is the subject of this variance request (photos attached demonstrating the distance between our home and our north-side neighbors).

Lastly, to further demonstrate that this will not be detrimental to nearby properties, it is expected that numerous neighbors within 300 feet will submit letters in support of this application, including our next-door neighbor to the south for which this variance would be most relevant.

## WHETHER THE BENEFIT SOUGHT BY THE APPLICANT CAN BE ACHIEVED BY SOME FEASIBLE METHOD OTHER THAN A VARIANCE

The benefit sought cannot be achieved by any other feasible method. To no fault of our own, the existing structure is a pre-existing non-conformity as it currently does not have sufficient side yard setbacks. It was this way when we purchased the property in 2006, as the structure was built in 1957 prior to the side setback regulation being enacted. In order to increase our square footage as needed, it makes the most sense to square off our second floor (essentially from a cape to a square "Colonial-like" structure"). We believe that other approaches have the potential to create a design less in keeping with the architectural style of the neighborhood. The proposed renovation on the south side of the house (the side in which the variance is being requested) is to simply take the current slanted second floor walls and square them up. Most importantly, the proposed renovation on the south side will sit directly on top of our existing structure and not increase the existing footprint on that side.

<sup>&</sup>lt;sup>1</sup> There is a proposed 12 foot by 24 foot extension to the back of our home as part of our permit application as well, but this renovation is not subject to any variance approvals.

### WHETHER THE REQUESTED VARIANCE IS SUBSTANTIAL

Based upon existing site conditions and constraints, we feel the requested variance is not substantial as the proposed second story addition and new roof line do not increase nor change the pre-existing non-conforming side yard setback. There is no increase in building footprint on the south side nor is there an increase in encroachment. Furthermore, the existing structure in its current state has a second floor and roof that are currently non-confirming to the current Code. The proposed renovation to the second floor and roof line will add approximately 10% volume to the area in question, an insignificant percentage when weighed against the existing second floor and roof structure.

No views are expected to be hindered by this renovation. As noted above, this area is flanked with dense tree coverage as well and is not easily visible from the street or by neighbors. Moreover, we decreased the overall encroachment by removing the greenhouse that was would also be nonconforming to the current Code in 2020.

## WHETHER THE PROPOSED VARIANCE WILL HAVE AN ADVERSE EFFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT

The proposed variance will not have any adverse effect on the physical or environmental conditions of the neighborhood. As demonstrated above and within the architectural drawings, the existing building footprint does not change and the site is being improved. Moreover, the property in question is one of the smaller homes on Washburn Road. The proposed construction will bring the property in line with many of the larger homes on Washburn Road, thereby keeping in line with the neighborhood and helping to increase property value in the neighborhood.

### WHETHER THE ALLEGED DIFFICULY WAS SELF-CREATED

Notably, this is a pre-existing non conformity created at the time the side set back regulation was enacted, as the home was built in 1957 when no such regulation was in place. Therefore, this non-conforming condition existed when we purchased the home in 2006 and was not self-created.

Alternatively, if it is determined that it is self-created, the existing building, which was constructed in 1957, will be significantly improved, benefiting the entire neighborhood by improving the overall character and property values of the neighborhood. Nonetheless, a self-created hardship does not preclude the granting of an area variance.

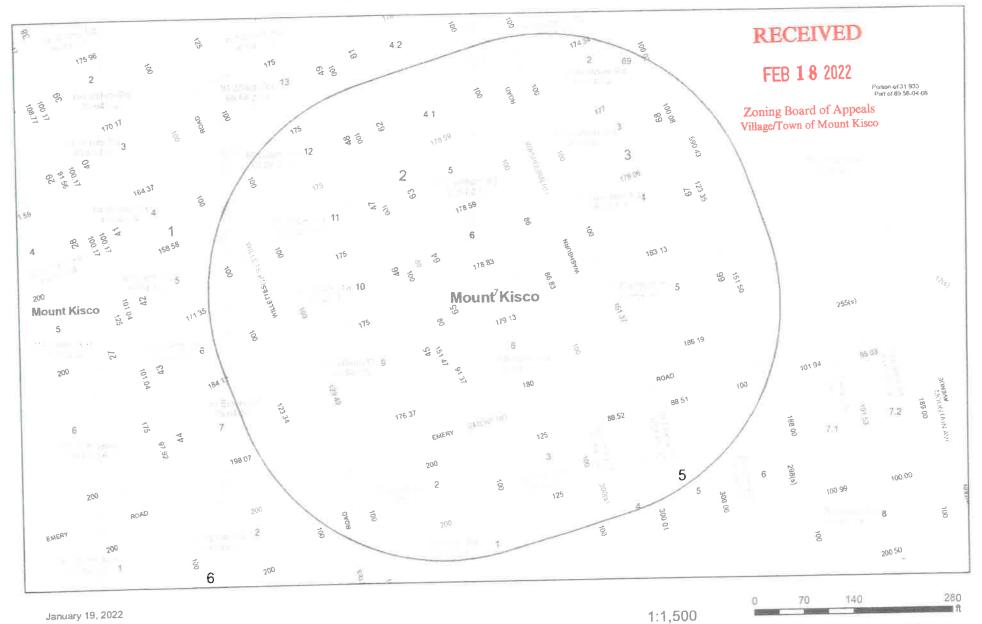
It is our understanding that this will be scheduled to appear before the ZBA on Tuesday, March 15, 2022 at 7:00pm. We look forward to presenting this application in order to obtain the required variances to allow for the proposed second story renovation on our existing home.

If you need any additional information from us in advance of March 15<sup>th</sup>, please do not hesitate to contact us.

Thank you,

Jason Justiniano

## 14 Washburn Rd. ID: 69.64-2-7 (Mount Kisco)



Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a side informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

N A

Westchester County GIS

http://giswww.westchestergov.com Michaelian Office Building 148 Martine Avenue Rm 214 Write Plains, New York 10601

Baker Robert C- Danielle M Baker         2 Washburn Rd         MOUNT KISCO         10549         69,64-2-8         Sey 1-14	OWNERNAME	PROPADDRESS	PROPCITY	PROPZIP	PROPPRINTKEY	c/o	mailing address	City	State	Zip
Kornreich Douglas L - Heather A Kornreich         36 Washburn Rd         MOUNT KISCO         10549         69.64-2-4.1         69.64-7-2         69.64-7-2         69.64-7-2         79.7         79.7         70.0         09.64-7-2         69.64-7-2         30 Pinewood Drive         Topsham         ME         04086         04086         69.64-7-3         Jan Crosson         30 Pinewood Drive         Topsham         ME         04086         69.64-7-3         Jan Crosson         30 Pinewood Drive         Topsham         ME         04086         69.64-7-3         Jan Crosson         30 Pinewood Drive         Topsham         ME         04086         69.64-7-3         Jan Crosson         30 Pinewood Drive         Topsham         ME         04086         69.64-2-1         69.64-2-5         69.64-2-1         <	Baker Robert C - Danielle M Baker	2 Washburn Rd	MOUNT KISCO	10549	69.64-2-8		-	•		•
Edelman Judith West - Lynn Edelman         45 Willetts Rd         MOUNT KISCO         10549         69,64-5-2         30 Pinewood Drive         70psham         MD         04086           Zipp, Jeanne A - Tracey Propper         44 Emery St         MOUNT KISCO         10549         69,64-5-6         Jan Crosson         30 Pinewood Drive         70psham         MD         04086           Farrell, Mary C         30 Emery St         MOUNT KISCO         10549         69,64-5-6         49,64-5-7         49,64-5-7	Castellitto, Richard - Barbara Castellitto	84 Willetts Rd	MOUNT KISCO	10549	69.64-1-4					
Zipp, Jeanne A - Tracey Propper         44 Emery St         MOUNT KISCO         10549         69.64-5-3         Jan Crosson         30 Pinewood Drive         Topsham         ME         04086           Farrell, Mary C         30 Emery St         MOUNT KISCO         10549         69.64-5-6         10549         69.64-5-6         10549         69.64-5-6         10549         69.64-1-7         10549         69.64-1-7         10549         69.64-1-7         10549         69.64-1-7         10549         69.64-1-7         10549         69.64-1-7         10549         69.64-1-7         10549         69.64-1-7         10549         69.64-2-9         10549         69.64-2-9         10549         69.64-2-9         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13         10549         69.64-2-13<	Kornreich Douglas L - Heather A Kornreich	36 Washburn Rd	MOUNT KISCO	10549	69.64-2-4.1					
Farrell, Mary C         30 Emery St         MOUNT KISCO         10549         69.64-5-5         Coleman Thomas - Sarah Fashena         20 Emery St         MOUNT KISCO         10549         69.64-5-6         Coleman Thomas - Sarah Fashena         20 Emery St         MOUNT KISCO         10549         69.64-1-7         Coleman Thomas - Sarah Fashena         20 Emery St         MOUNT KISCO         10549         69.64-1-7         Coleman Thomas - Sarah Fashena         47 Willetts Rd         MOUNT KISCO         10549         69.64-2-9         Coleman Thomas - Sarah Fashena         47 Willetts Rd         MOUNT KISCO         10549         69.64-2-9         Coleman Thomas - Sarah Fashena         47 Willetts Rd         MOUNT KISCO         10549         69.64-2-13         Coleman Thomas - Sarah Fashena         47 Willetts Rd         MOUNT KISCO         10549         69.64-2-13         Coleman Thomas - Sarah Fashena         47 Willetts Rd         MOUNT KISCO         10549         69.64-2-11         Coleman Thomas - Sarah Fashena         Mount Kisco         10549         69.64-2-11         Coleman Thomas - Sarah Fashena         Mount Kisco         10549         69.64-2-11         Coleman Thomas - Sarah Fashena         Mount Kisco         10549         69.64-2-11         Coleman Thomas - Sarah Fashena         Miletts Rd         Mount Kisco         10549         69.64-2-11         Coleman Thomas - Sarah Fashena         Miletts Rd	Edelman Judith West - Lynn Edelman	45 Willetts Rd	MOUNT KISCO	10549	69.64-5-2					
Coleman Thomas - Sarah Fashena         20 Emery St         MOUNT KISCO         10549         69.64-5-6         4         4         81 Emery St         MOUNT KISCO         10549         69.64-1-7         8         69.64-1-7         8         8         1         8         1         2         1         1         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2 </td <td>Zipp, Jeanne A - Tracey Propper</td> <td>44 Emery St</td> <td>MOUNT KISCO</td> <td>10549</td> <td>69.64-5-3</td> <td>Jan Crosson</td> <td>30 Pinewood Drive</td> <td>Topsham</td> <td>ME</td> <td>04086</td>	Zipp, Jeanne A - Tracey Propper	44 Emery St	MOUNT KISCO	10549	69.64-5-3	Jan Crosson	30 Pinewood Drive	Topsham	ME	04086
Johnston, Christine A   81 Emery St   MOUNT KISCO   10549   69.64-1-7	Farrell, Mary C	30 Emery St	MOUNT KISCO	10549	69.64-5-5					
Brunelli Richard - Jennifer Brunelli         78 Emery St         MOUNT KISCO         10549         69.64-6-2         69.64-2-9         78 Emery St         MOUNT KISCO         10549         69.64-2-9         69.64-2-9         69.64-2-9         78 Emery St         MOUNT KISCO         10549         69.64-2-13         69.64-2-13         69.64-2-13         69.64-2-13         69.64-2-13         69.64-2-11	Coleman Thomas - Sarah Fashena	20 Emery St	MOUNT KISCO	10549	69.64-5-6					
Sargisson William W - Sandra L Sargisson       47 Willetts Rd       MOUNT KISCO       10549       69.64-2-9         Du Terrroil, Jason M - Sara C Du Terroil       91 Willetts Rd       MOUNT KISCO       10549       69.64-2-13         May, Scott M - Mary M May       77 Willetts Rd       MOUNT KISCO       10549       69.64-2-11         Kensing Howard G Jr - Eileen Kensing       45 Washburn Rd       MOUNT KISCO       10549       69.64-3-1         Sluder Cohen, Ellen - Stephen Cohen       39 Willetts Rd       MOUNT KISCO       10549       69.64-1-6         Johannessen Jan K - Melissa A Johannessen       70 Willetts Rd       MOUNT KISCO       10549       69.64-1-6         O'Reilly William - Corrinne Beveridge       67 Willetts Rd       MOUNT KISCO       10549       69.64-2-10         Rosenkilde, Carl E - Diane Rosenkilde       5 Washburn Rd       MOUNT KISCO       10549       69.64-2-12         Ley David - Erica Beck       83 Willetts Rd       MOUNT KISCO       10549       69.64-2-12         Devoto, John - Denise Devoto       26 Washburn Rd       MOUNT KISCO       10549       69.64-2-5         Watson Bret - Nicole Watson       13 Washburn Rd       MOUNT KISCO       10549       69.64-3-4         Village of Mount Kisco       Mount Kisco       10549       69.64-2-4       104 Mains Stre	Johnston, Christine A	81 Emery St	MOUNT KISCO	10549	69.64-1-7					
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Watson Bret - Nicole Watson  13 Washburn Rd  MOUNT KISCO  10549  69.64-3-4  Village of Mount Kisco  Mountain Ave  MOUNT KISCO  10549  69.56-4-6  104 Mains Street  Mt. Kisco  NY  10549  Farrell, Mark F - James M Farrell  36 Emery St  MOUNT KISCO  10549  69.64-5-4  Deramo Vincent  40 Washburn Rd  MOUNT KISCO  10549  69.64-2-4.2  Justiniano, Jason - Amy Justiniano  14 Washburn Rd  MOUNT KISCO  10549  69.64-2-7  NA  Greenberg David P - Linda E Greenberg  76 Willetts Rd  MOUNT KISCO  10549  69.64-1-5	Ley David - Erica Beck	83 Willetts Rd	MOUNT KISCO	10549	69.64-2-12					
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Justiniano, Jason - Amy Justiniano14 Washburn RdMOUNT KISCO1054969.64-2-7NAGreenberg David P - Linda E Greenberg76 Willetts RdMOUNT KISCO1054969.64-1-5	Farrell, Mark F - James M Farrell	36 Emery St	MOUNT KISCO	10549	69.64-5-4					
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Saucci Janet M - Janet M Saucci Trust 20 Washburn Rd MOUNT KISCO 10549 69.64-2-6 Kollarus, Christopher I - Christa M Kollarus Nerenburg, Michael - Lisa Forgione 23 Washburn Rd MOUNT KISCO 10549 69.64-3-2 Nerenburg, Michael - Lisa Forgione 69.64-3-3  FEB 1 8 2022 FEB 1 8 2022	Greenberg David P - Linda E Greenberg	76 Willetts Rd	MOUNT KISCO	10549	69.64-1-5					
Kollarus, Christopher I - Christa M Kollarus  33 Washburn Rd  MOUNT KISCO  10549  69.64-3-2  Nerenburg, Michael - Lisa Forgione  23 Washburn Rd  MOUNT KISCO  10549  69.64-3-3  FEB 18 2022  RECEIVED	Saucci Janet M - Janet M Saucci Trust	20 Washburn Rd	MOUNT KISCO	10549	69.64-2-6		5	N		
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B 1 8 2022  Board of Appeals own of Mount Kisco	Nerenburg, Michael - Lisa Forgione	23 Washburn Rd	MOUNT KISCO	10549	69.64-3-3		(O)	ng H	1	
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### **RECEIVED**

## FEB 1 8 2022

### **PUBLIC NOTICE**

Zoning Board of Appeals Village/Town of Mount Kisco

PLEASE TAKE NO	TICE that the Zoning Board of Appeals of the Village/Town of
Mount Kisco, New Y	York will hold a Public Hearing on the day of
March	2022 at the Municipal Building, Mount Kisco, New York,
peginning at7:00	PM pursuant to the Zoning Ordinance on the Appeal of
	Jason and Amy Justiniano
	(Name of Applicant)
	14 Washburn Rd, Mount Kisco, NY 10549
	(Address of Applicant)
	Peter J. Miley, Building Inspector, dated February 18, 2022 (Date of Denial Letter) ion dated to permit the Addition and Renovation (Proposed Work)
The property involve	ed is known as 14 Washburn Rd, Mount Kisco, NY10549  (Address of Property)
and described on the	Village Tax Map as Section 69.64 Block 2 Lot 7
and is located on the	West side of Washburn Rd in a
	east/west/n/s (Street Name)
RS-12	Zoning District. Said Appeal is being made to obtain a
variance from Section	on(s) of the
	(Identify specific zoning code section number(s))
Code of the Village/	Town of Mount Kisco, which requires a 15' for side yard setback from the

Harold Boxer, Chair Zoning Board of Appeals Village/Town of Mount Kisco

### AFFIDAVIT OF MAILING

STATE OF NEW YORK } }SS.:
COUNTY OF WESTCHESTER }
Jason Justiniano being duly sworn, deposes and says:
I reside at14 Washburn Rd, Mount Kisco, NY 10549
On February 27. 20 22 I served a notice of hearing, a copy of which is
attached hereto and labeled Exhibit A, upon persons whose names are listed in a schedule
of property owners within 300 feet of the subject property identified in this notice. A
copy of this schedule of property owners' names is attached hereto and labeled Exhibit B.
I placed a true copy of such notice in a postage paid property addressed wrapper
addressed to the addresses set forth in Exhibit B, in a post office or official depository
under the exclusive care and custody of the United States Post Office, within the County
of Westchester.
Josep Juri
Sworn to before me on this
day of march 2028
(Notary Public)  PATRICIA A TIPA  NOTARY PUBLIC-STATE OF NEW YORK  NOTARY PUBLIC-STATE OF NEW YORK
NOTART NO 01716170206

No. 01TI6170206

Qualified in Westchester County

My Commission Expires 07-02-2023

# RECEIVED

### **PUBLIC NOTICE**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of Mount Kisco
Mount Kisco, New York will hold a Public Hearing on the 15th day of
March 2022 at the Municipal Building, Mount Kisco, New York,
beginning at7:00 PM pursuant to the Zoning Ordinance on the Appeal of
Jason and Amy Justiniano
(Name of Applicant)
14 Washburn Rd, Mount Kisco, NY 10549
(Address of Applicant)
from the decision of Peter J. Miley, Building Inspector, datedFebruary 18, 2022 (Date of Denial Letter)  denying the application dated to permit theAddition and Renovation (Proposed Work)
The property involved is known as 14 Washburn Rd, Mount Kisco, NY10549  (Address of Property)
and described on the Village Tax Map as Section 69.64 Block 2 Lot 7
and is located on thewestside ofwashburn Rdin a east/west/n/s (Street Name)
Zoning District. Said Appeal is being made to obtain a
variance from Section(s) 110-8 C (1) (f) [3] of the
(Identify specific zoning code section number(s))
Code of the Village/Town of Mount Kisco, which requires 15' for side yard setback from the

Harold Boxer, Chair Zoning Board of Appeals Village/Town of Mount Kisco



# AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin County of Brown, ss.:

On the 23 day of February in the year 2022, before me, the the individual(s) whose name(s) is (are) subscribed to the same in his/her/their capacity(ies), and that by his/her/their sof which the individual(s) acted, executed, the instrument.	ally known to me or proved to me within instrument and acknowled	e on the basis of satisfactory evidence to lged to me that he/she/they executed the
	orn says that he/she is the principa	al clerk of THE JOURNAL NEWS, a
newspaper published in the County of Westchester and the S	State of New York, and the notice	of which the annexed is a printed copy, on
the editions dated:		
Zone: Westchester	<b>Run Dates:</b> 02/23/2022	
lunda tutt		
Signature		
Sworn to before me, this 23/day of February, 2022  Notary Public. State of Wisconsin. County of Brown	S	AMY KOKOTT Notary Public State of Wisconsin
My commission expires		A season of the season of the

### Legend:

WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

### **ROCKLAND:**

Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005143802

Ad Number: 0005143802

Run Dates: 02/23/2022

PUBLIC NOTICE
PLEASE TAKE NOTICE that the Zoning Board of
Appeals of the Village/Town of Mount Kisco,
New York will hold a Public Hearing on the 15
day of March 2022 at the Municipal Building,
Mount Kisco, New York, beginning at 7:00 PM
pursuant to the Zoning Ordinance on the Ap-

Jason and Amy Justiniano (Name of Applicant) 14 Washburn Rd, Mount Kisco, NY 10549 (Address of Applicant)

from the decision of Peter J. Miley, Building Inspector, dated February 18, 2022 denying the application dated to permit the Addition and Renovation. The property involved is known as 14 Washburn Rd, Mount Kisco, NY 10549 and described on the Village Tax Map as Section 69,64 Block 2 Lot 7 and is located on the West side of Washburn Rd in a RS-12 Zoning District. Said Appeal is being made to obtain a variance from Section(s) 110-B C(1) (f) [3] of the Code of the Village/Town of Mount Kisco, which requires 15' for side yard setback and form should be from the property line. Harold Boxer, Chair Zoning Board of Appeals Village/Town of Mount Kisco

State of New York ) ) ss:	AFFIDAVIT OF POSTING
County of Westchester)	
Gilmar Palacios Chin, being duly sworn, says the conspicuously fastened up and posted in seven product Kisco, County of Westchester, a printed recopy, to Wit:	ublic places, in the Village/Town of
Municipal Building – 104 Main Street	X
Public Library 100 Main Street	X
Fox Center	<u>X</u>
Justice Court – Green Street 40 Green Street	<u>X</u>
Mt. Kisco Ambulance Corp 310 Lexington Ave	X
Carpenter Avenue Community House 200 Carpenter Avenue	X
Leonard Park Multi Purpose Bldg	X
	Gilmar Palacios Chin
Sworn to before me this 8 day of Naud Notary Public	PATRICIA A TIPA

PATRICIA A TIPA

NOTARY PUBLIC-STATE OF NEW YORK

No. 01TI6170206

Qualified in Westchester County

My Commission Expires 07-02-2023



\*463540435DED1\*

Control Number 463540435

### RECEIVED

FEB 18 2022

Zoning Board of Appeals Village/Town of Mount Kisco

Instrument Type

DED



### WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE (THIS PAGE FORMS PART OF THE INSTRUMENT) \*\*\* DO NOT REMOVE \*\*\*

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5

TOTAL PAGES: 5

RE	co	RD	IN	G	$\mathbf{F}\mathbf{F}$	ES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

### TRANSFER TAXES

CONSIDERATION	\$701,000.00
TAX PAID	\$2,804.00
TRANSFER TAX #	8896

RECORDING DATE: 2/13/2007

TIME: 13:13:00

### MORTGAGE TAXES

MORTGAGE DATE MORTGAGE AMOUNT EXEMPT	\$0.00
COUNTY TAX YONKERS TAX BASIC ADDITIONAL MTA SPECIAL	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
TOTAL PAID	\$0.00

**SERIAL NUMBER: DWELLING:** 

THE PROPERTY IS SITUATED IN WESTCHESTER COUNTY, NEW YORK IN THE: TOWN OF MT. KISCO

WITNESS MY HAND AND OFFICIAL SEAL

TIMOTHY C. IDONI WESTCHESTER COUNTY CLERK Record & Return to:

DAVIDOFF, MALITO & HUTCHER LLP **605 THIRD AVE** 

**NEW YORK, NY 10158** 

SKY 1004- W-06

5 69.64

MT. KISCO

Bargain and Sale Deed with Covenants against Grantor's Acts- Individual

-L -

## MAN

## CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT THIS INSTRUMENT SHOULD BE USED BY USED BY LAWYERS ONLY.

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

### SEE ATTACHED SCHEDULE A

Subject to and together with easements, restrictions, covenants and conveyances of record, if any.

Being the same premises as conveyed to grantor herein by deed dated 3/1/06 recorded in Liber page Simultaneously berewith.

The premises hereby intended to be conveyed being known and designated as 14 Washburn Road, Mount Kisco, NY 10549;

The premises are not in an agricultural district.

The parcel is entirely owned by the transferors.

This conveyance does not constitute all or substantially all of the grantors assets and is made in the regular course of business.

### PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE.

TOGETHER will all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Prudential Relocation Inc.

Brug Hofsteller 1000

Closing agent

## NEW YORK STATE NOTARY MUST EXECUTE THIS ACKNOWLEDGMENT

On theday of in the year before me, the undersigned, a notary public in and for said state, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the Instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.  NOTARY PUBLIC  NOTARY NOT IN NEW YORK STATE MUST EXECUTE THIS ACKNOWLEDGMENT  STATE OF	COUNTY OF DUTCHESS		
STATE OF	On the day of state, personally appeared	in the year	before me, the undersigned, a notary public in and for said
NOTARY NOT IN NEW YORK STATE MUST EXECUTE THIS ACKNOWLEDGMENT  STATE OF	(are) subscribed to the within instr	ument and acknowleir signature(s) on t	rledged to me that he/she/they executed the same in his/ner/their the instrument, the individual(s) or the person upon behalf of
STATE OF			NOTARY PUBLIC
On the 10TH day of NOV. in the year 2006 before me, the undersigned, personally appeared brunch helphal  Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/thei spanetry(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersign in the 10 coltable (Insert the city or other political subdivision and the state or country or other place the acknowledgement was taken.)  Signature and office of individual taking acknowledgement)  Gregory A. Holdridge Notary Public, District of Columbia Notary Public, District o	NOTARY NOT IN NEW Y	ORK STATE	MUST EXECUTE THIS ACKNOWLEDGMENT
Personally, known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/thei capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which capacity(ies), that by his/her/their signature(s) on the individual made such appearance before the undersign in the Draw Collustry (insert the city or other political subdivision and the state or country or other place the acknowledgement was taken.)  Signature.and office of individual taking acknowledgement)  Gregory A. Holdridge Notary Public, District of Columbia Notary Public, District of Co	STATE OF	55;	
Personally, known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersign in the Did Collected (Insert the city or other political subdivision and the State or country or other place the acknowledgement was taken.)    Signature and office of individual taking acknowledgement)    Gregory A. Holdridge Notary Public, District of Columbia My Commission Expires 3-14-2009	On the 10TH day of N	OV. in the year	before me, the undersigned, personally appeared
Bargain and Sale Deed With Full Covenants TITLE NO. Syn-1004-W-06  TO  Distributed by Levine, Hafstetter & Frangk 316 Main Street Poughkeepsie, NY 12601 845-473-2040 fax 845-473-3975  Record And Return By Mail To:  Grand Guidsleid, Esq Daviouff, My 10158	Personally known to me or prove is(are) subscribed to the within in capacity(ies), that by his/her/their the individual(s) acted, executed in the Don't College (In	d to me on the basis strument and acknown signature(s) on the	owledged to me that he/she/they executed the same in his/her/their e instrument, the individual(s), or the person upon behalf of which they such individual made such appearance before the undersigner
Bargain and Sale Deed With Full Covenants  TITLE NO. Sky-1004-W-06  TO  RECORD AND RETURN BY MAIL TO:  Distributed by Levine, Hofstetler & Frangk 316 Main Street Poughkeepsie, NY 12601 845-473-2040 fax 845-473-3975  Notally Poughs Selection 1.0.  SECTION 69.64 BLOCK 2 LOT 7 COUNTY OR TOWN Westchester  RECORD AND RETURN BY MAIL TO:  GERALD Guldstein, Esq. DAVIDOFF, MALITO & Noticher, 119 605 Third Avenue New York, NY 10158			Signature and office of individual taking acknowledgement)
With Full Covenants  TITLE NO. Sky-1604-W-06  Prudential Relocation Inc.  TO  RECORD AND RETURN BY MAIL TO:  Distributed by Levine, Hofstetter & Frangk 316 Main Street Poughkeepsie, NY 12601 845-473-2040 fax 845-473-3975  RECORD AND RETURN BY MAIL TO:  GERALD Guldsleid, 659 DAVIDOFF, MALITO & NOTCHER, 11P 605 Third Award New York, NY 10158	is a second of the second of t		Gregory A. Holdridge Notary Public, District of Columbia My Commission Expires 3-14-2009
With Full Covenants  TITLE NO. SKN-1004-W-06  Prudential Relocation Inc.  TO  RECORD AND RETURN BY MAIL TO:  Distributed by Levine, Hofstetter & Frangk 316 Main Street Poughkeepsie, NY 12601 845-473-2040 fax 845-473-3975  RECORD AND RETURN BY MAIL TO:  GERALD Guldstein, Esq DAVIDOFF, MALITO & NOTCHEN, 11P 605 THIRD Award New York, NY 10158			8
Distributed by Levine, Hofstetter & Frangk 316 Main Street Poughkeepsie, NY 12601 845-473-2040 fax 845-473-3975  RECORD AND RETURN BY MAIL TO:  GERALD Gulyslein, Esq DAVIDOFF, MALITO & NUTCHIP, IIP 605 THIRD Avenue New York   NY 10158	With Full Covena	ants	BLOCK 2 LOT 7
Distributed by Levine, Hofstetter & Frangk 316 Main Street Poughkeepsie, NY 12601 845-473-2040 fax 845-473-3975  RECORD AND RETURN BY MAIL TO:  GERALD Gulyslein, Esq DAVIDOFF, MALITO & NUTCHIP, IIP 605 THIRD Avenue New York   NY 10158			
Distributed by Levine, Hofstetter & Frangk 316 Main Street Poughkeepsie, NY 12601 845-473-2040 fax 845-473-3975  DERALD Guldslein, ES9 DAVIDURG, MALITU & NUTCHIN, 11P 605 TNIKO AMERIK NEW YORK, NY 10158	ТО		RECORD AND RETURN BY MAIL TO:
	Levine, Hofste 316 Mai Poughkeepsi 845-47	tter & Frangk in Street e, NY 12601 3-2040	GERALD GUIDSTEIN, ESP DAVIDUST, MALITU & NUTCHER, 11P 605 THIRD AVENUE
	RESERVE THIS SPACE FOR	USE OF RECORD	DING OFFICE

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village and Town of Mount Kisco, County of Westchester and State of New York, shown and designated as being the southerly portion of Lot No. 64 and the northerly portion of Lot No. 65 as shown upon a certain map entitled, "Map No. 3 and a portion on Map No. 1 of property belonging to Mount Kisco Heights Company, Towns of New Castle and Bedford, Westchester County, New York" which said map was filed in the Office of the Register of the County of Westchester (now Westchester County Clerk's Office, Division of Land Records) on November 13, 1917 in Volume 47 of Maps at page 75, and which said premises are more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Washburn Road at a point distant 100.00 feet as measured northerly from the corner formed by the intersection of the northerly side of Emery Street with the westerly side of Washburn Road as shown on the aforesaid map; running thence through Lot No. 65 as shown on said map, South 84-51-00 West, 179.13 feet to a point and the easterly side of Lot No. 45 as shown on said map; thence along the easterly side of Lot No. 45 and partly along the easterly side Lot No. 46 as shown on said map, North 09-34-40 West, 80.00 feet to a point and the division line between the herein described premises and premises now or formerly of Alice L. Ruths and Mildred H. Grierson; thence along the division line between the herein described property and property now or formerly of Ruths and Grierson, North 82-40-00 East, 178.73 feet to the westerly side of Washburn Road; thence southerly along the westerly side of Washburn Road South 09-34-40 East, 86.83 feet to the point or place of beginning.

## WESTCHESTER COUNTY CLERK RECORDING SHEET 110 Dr. Martin Luther King, Jr. Boulevard ... -White Plains, NY 10601

## THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH DOCUMENT ---

This page is part of the instrument, the County Clerk will rely on the information provided on this page for purposes of indexing this document.

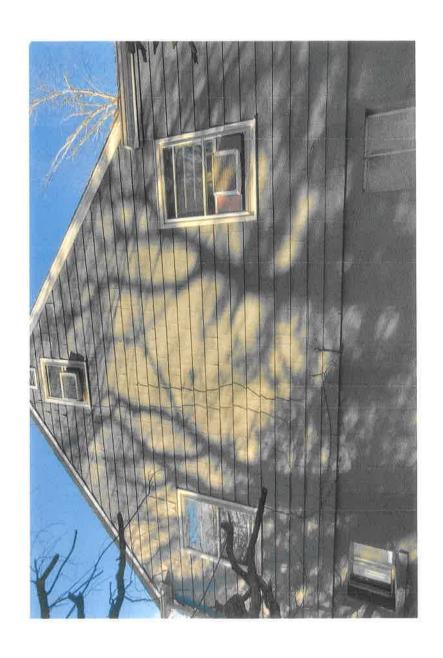
To the best of the submitter's knowledge the information contained on this Recording Sheef is consistent with the information contained in the attached document.

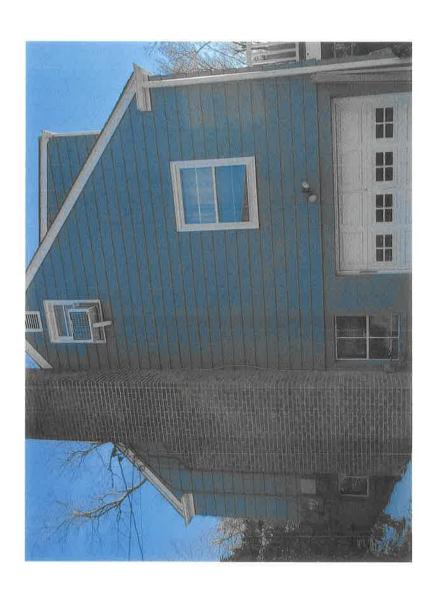
INCORMATION:	Title Number: SKy - 1004 - W - 06
SUBMITTER INFORMATION:	
	04 []
Address: 600 THEO AVENUE  City New York. State: N.Y.	Zip: 10016 Telephone: 212 - 324-4100
Attention: Recording Dept	8
Attention:	
Document type: # of pages -	Mortgage Amount On page of document On page for Mortgage Only
DEED	On page of document
1st party name(s) (i.e. grantor/mortgagor)  On page 1 of document  Business  Entity	OR 1 to 2 family
Prodential Relocation inc	Consideration/Conveyance Amt: 1 to 6 family.
	\$ 701,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	Check If submitted:
a ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	☐ RP-5217 - ☐ \$75 ☐ \$165 ☐ TP-584 - Type of property conveyed [1 through 8]
	□ TP-584.1 □ 11-2663
Business	TAXES PAID: Amount Or Check #
2nd party name(s) (i.e. grantee/mortgagee) On page	Mortgage Tax \$
AMY JUSTIMIANO.	Transfer Tax \$
JASON JUSTINIANU	Mansion Tax \$
	RECORDING Reference #
	FEES PAID: Amount or Check #
	s_/A0
	MORTGAGE TAX AFFIDAVITS SUBMITTED:
Tax designation (Section, Block & Lot) On page 1 of document	□ 252 □ 255 □ 280 Other:
5.69.64 B2 L7	253 260 339-ee
Charles) or Town(e) for Property Description	Cross Reference(s): On page of document
City(ies) or Town(s) for Property Description On page	
MT. KISCO	No.
1 2	
Property Description If required, check the one contained within the document.	0 11 00
within the document.  On page 3 of do	DAVIDOFF, MALITO & Hutcher, 11P
10-30-00	
Lot number on map filed in the Office of the County	GOS THIKD FIVENUE
Refer to deed recorded in the Office of the County Cl	ierk NEW YORK, NY 10158
25	1 2 2

## RECEIVED

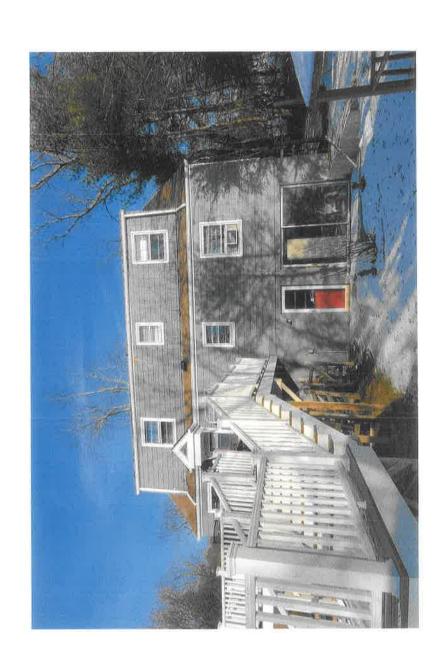
FEB 18 2022

Zoning Board of Appeals Village/Town of Mount Kisco





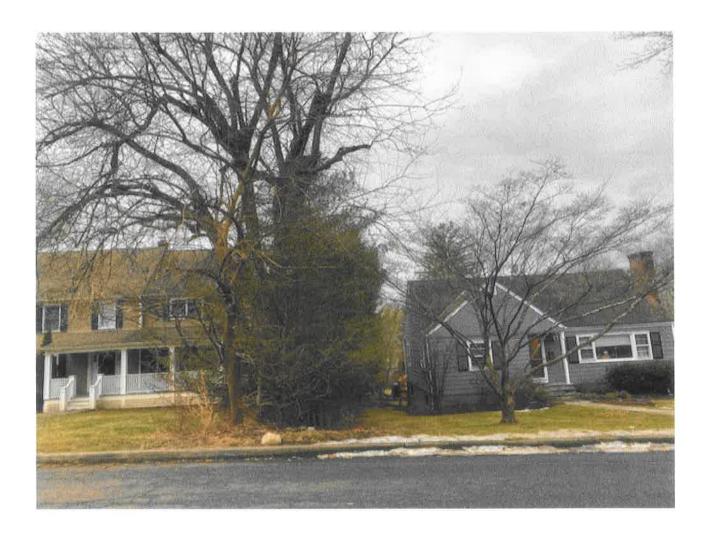


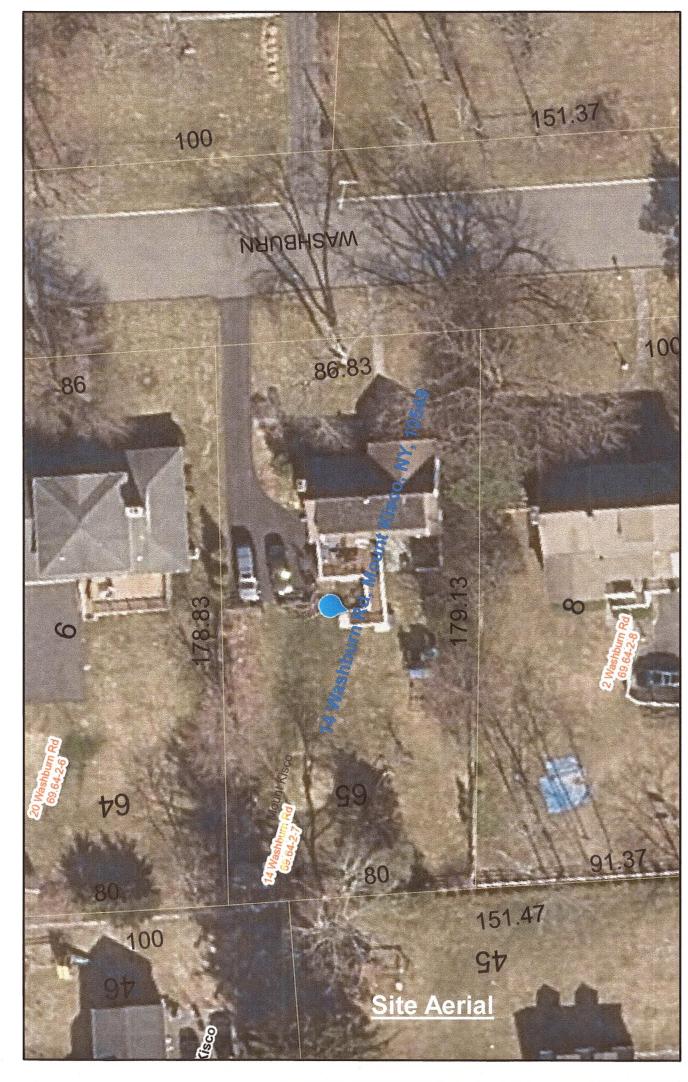












No. 12357

BUILDING AND PLUMBING INSPECTOR DATE \$/15/89

SHETCH OF 12' WIDE GREENHOUSE

SURVEY OF PROPERTY

PREPARED FOR

MAP ENTITLED "MAP Nº 3 AND A PORTION OF MAP Nº 1 OF

PROPERTY BELONGING TO MT. KISCO HEIGHTS COMPANY, ETC "

SITUATE IN THE VILLAGE AND TOWN OF MOUNT KISCO

WESTCHESTER COUNTY, NEW YORK

New York State Licensed Surveyor No.38804

AUG 2 1999 O. BOX 93

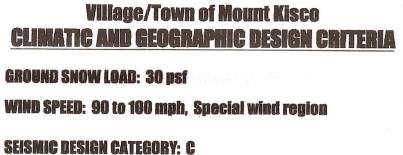
BUILDING DEPT. SMITH AVE.

Guaranteed to: COMMONWEALTH LAND TITLE INSURANCE COMPANY AND APPLE BANK

as Map No. VOLUME 47 PAGE 75 (MAP A)

ARE NOT CERTIFIED OR SHOWN

DR. JUDITH SHAPIRO



**WEATHERING: Severe** 

FROST LINE DEPTH: 42 inches

**TERMITE: Moderate to heavy** 

DECAY: Slight to moderate **WINTER DESIGN TEMPERATURE: 7** 

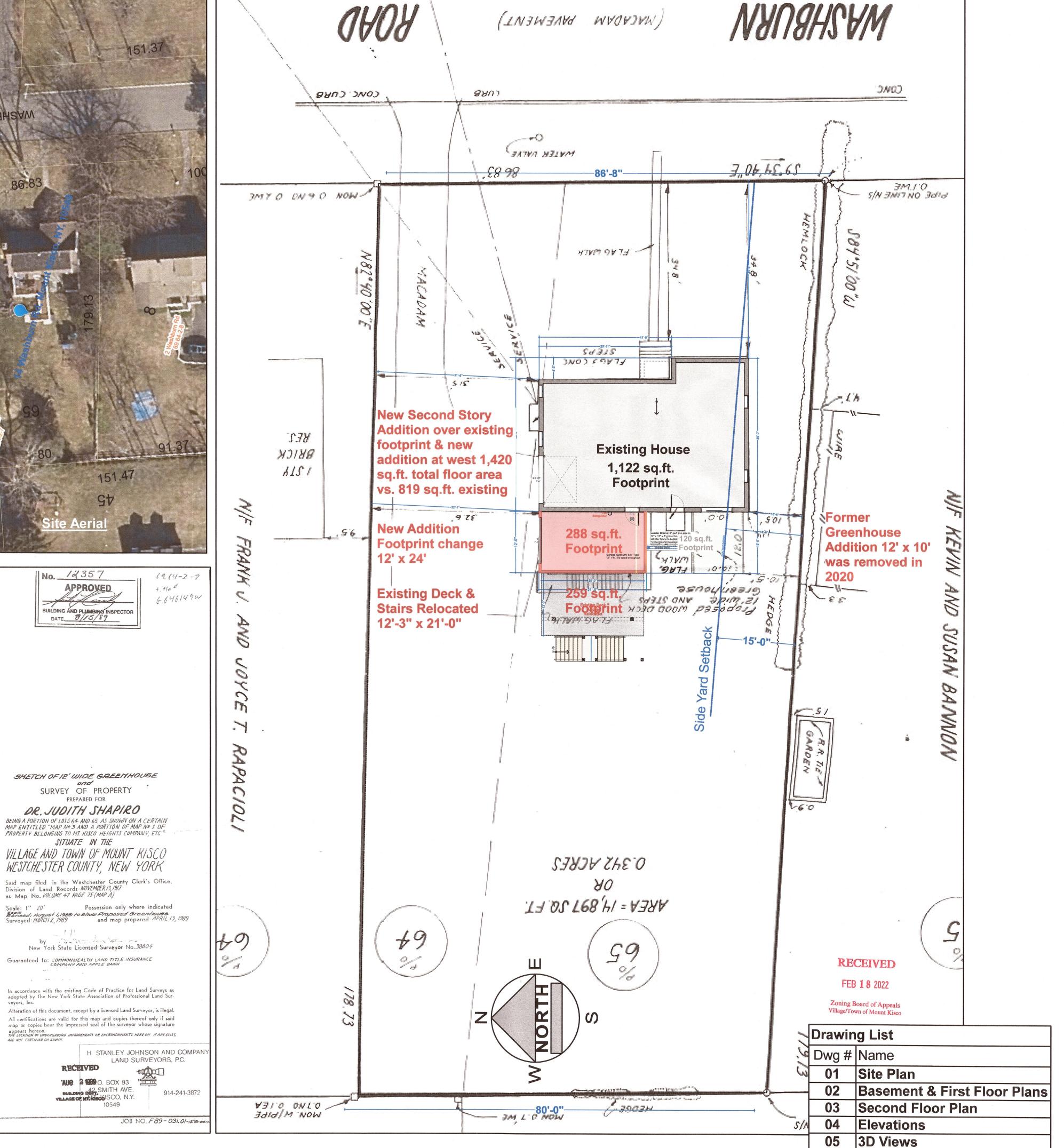
ICE SHIELD UNDERLAYMENT: Required

FLOOD HAZARDS: 09/28/07

### Development regulations. (1) Each site in the RS-12 District shall be subject to the following development regulations: (a) Minimum net lot area: 12,500 square feet. (b) Maximum building coverage: [Amended 11-18-2008 by L.L. No. 3-2008] **Maximum Permitted Building Coverage** Net Lot Area (square feet) 25% of net lot area Less than 5,000 1,250 square feet, plus 24% of net lot area in excess of 5,000 square feet 5,000 to 6,000 6,000 to 7,000 1,490 square feet, plus 23% of net lot area in excess of 6,000 square feet 1,720 square feet, plus 22% of net lot area in excess of 7,000 square feet 7,000 to 8,000 1,940 square feet, plus 21% of net lot area in excess of 8,000 square feet 8,000 to 9,000 2,150 square feet, plus 20% of net lot area in excess of 9,000 square feet 9,000 or more (c) Maximum development coverage: 40%. (d) Minimum lot width: 100 feet. (e) Minimum lot depth: 100 feet. **(f)** Minimum building setback: [a] Thirty feet for lots with a depth of 150 feet or greater. [b] Twenty-five feet for lots with a depth of less than 150 feet. [2] Rear: 30 feet.

Lot Area= 14,897 sq.ft. 14,897-9,000 sq.ft. = 5,897 sq.ft. x .20 = 1,179 sq.ft. Thus 2,150 sq.ft. + 1,179 sq.ft.= 3,329 sq.ft. Allowable Building coverage

(g) Maximum height of principal structure: 2 1/2 stories or 35 feet, whichever is less.



ditio

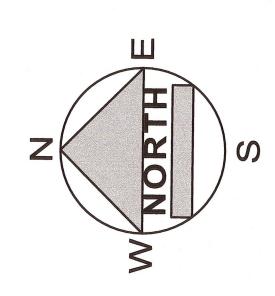
Plan

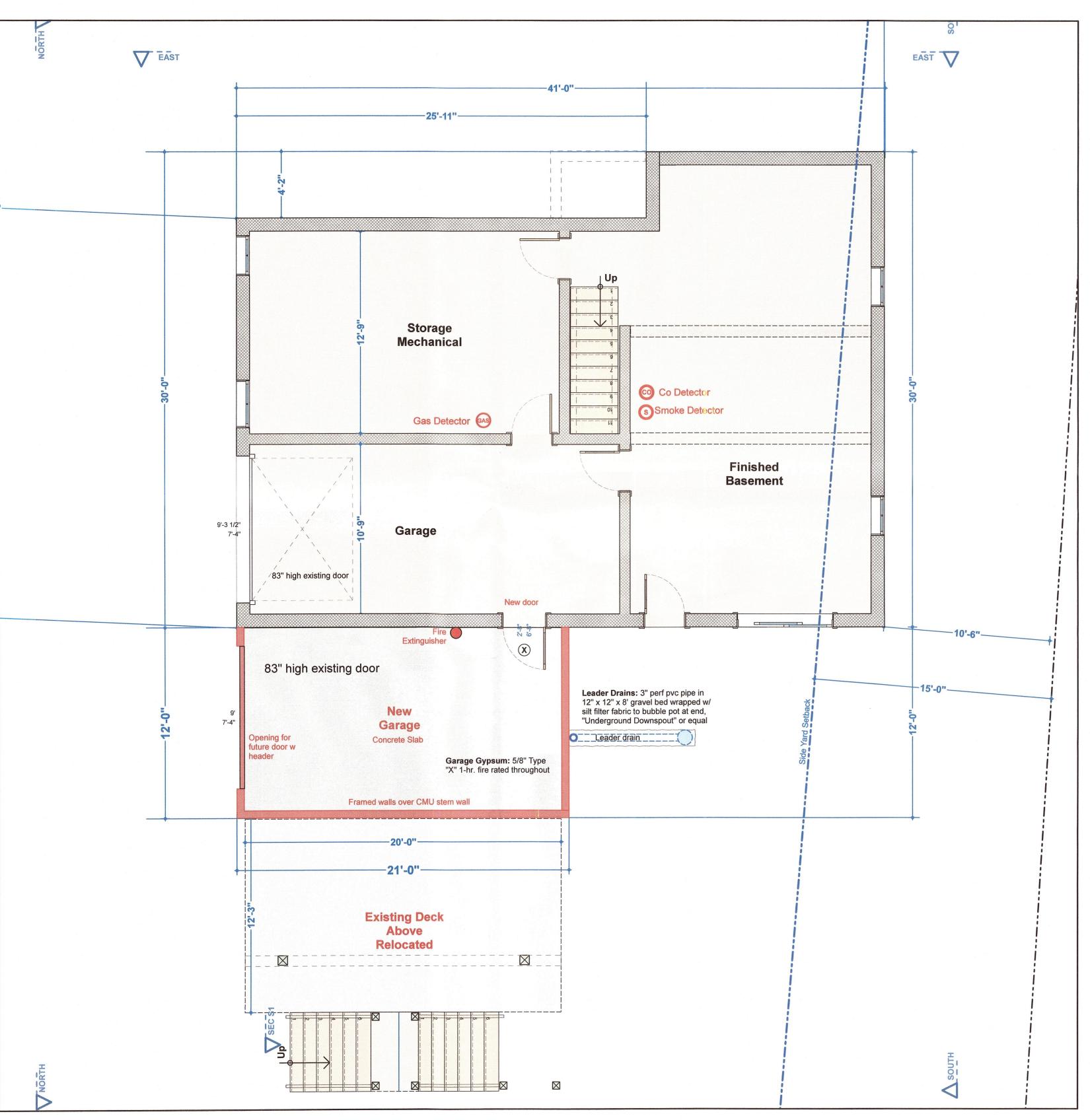
Drawi Date:

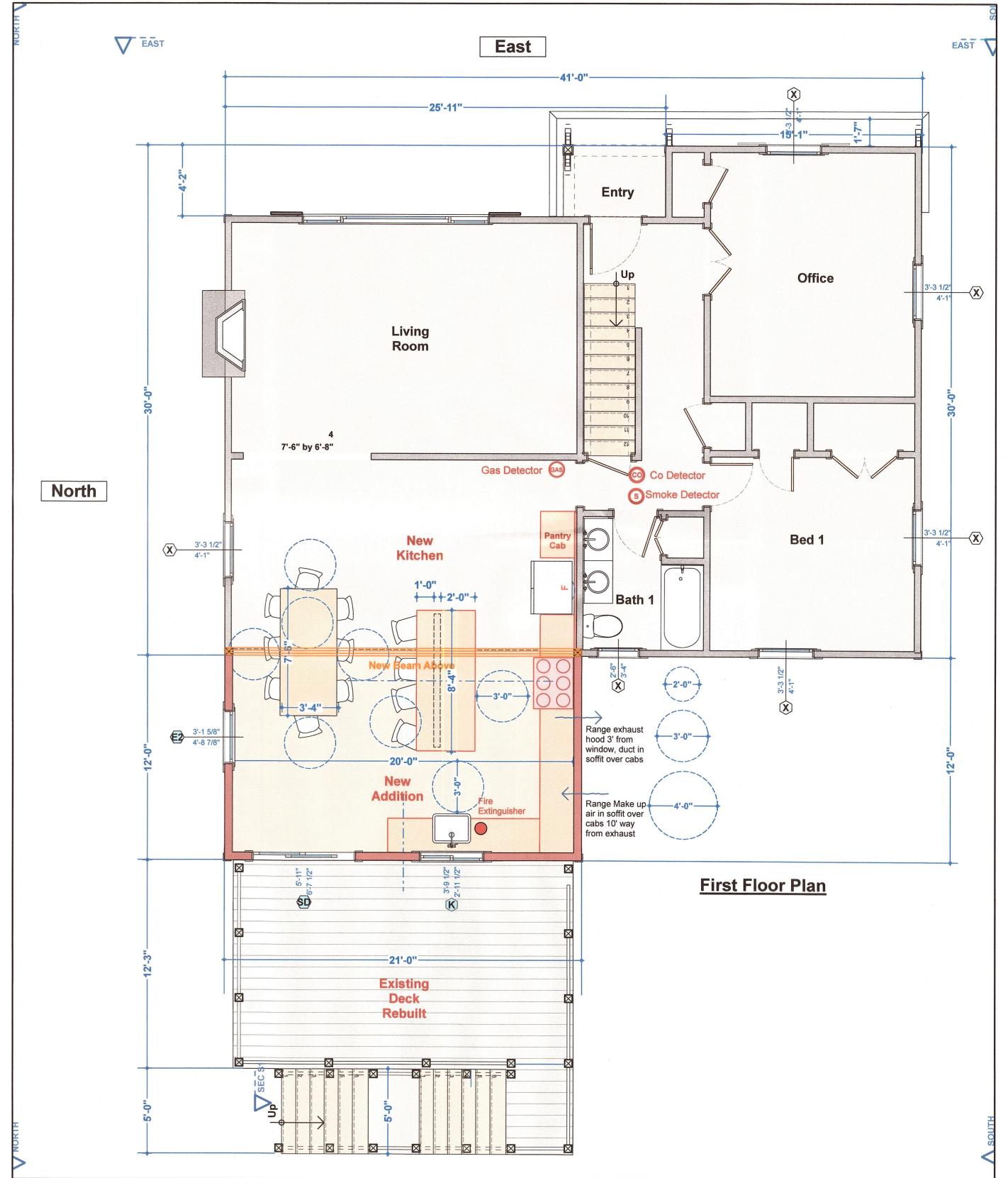
Drawing #:

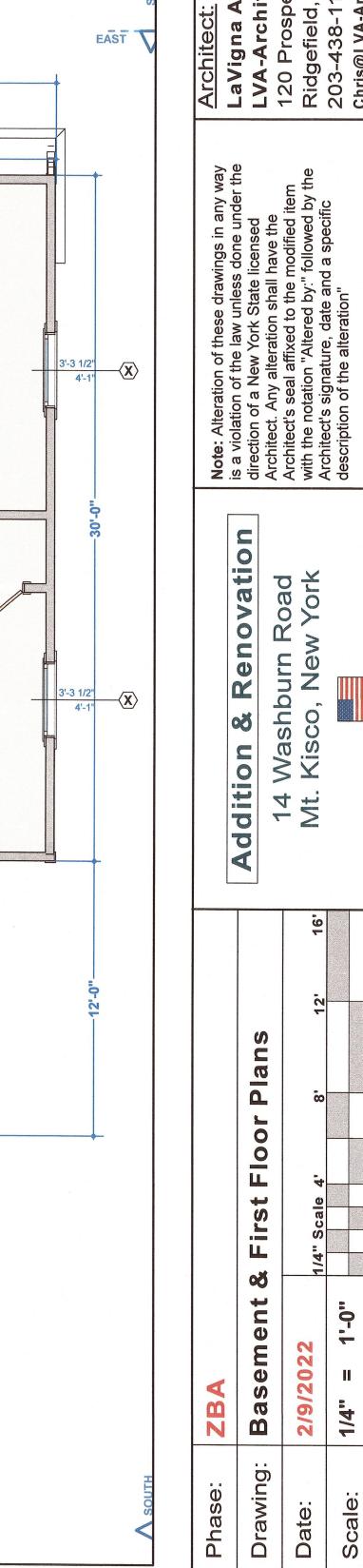
ZBA Site

0 2





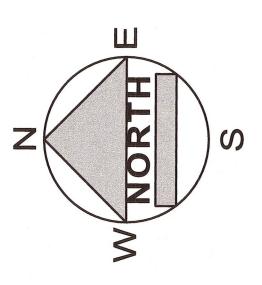


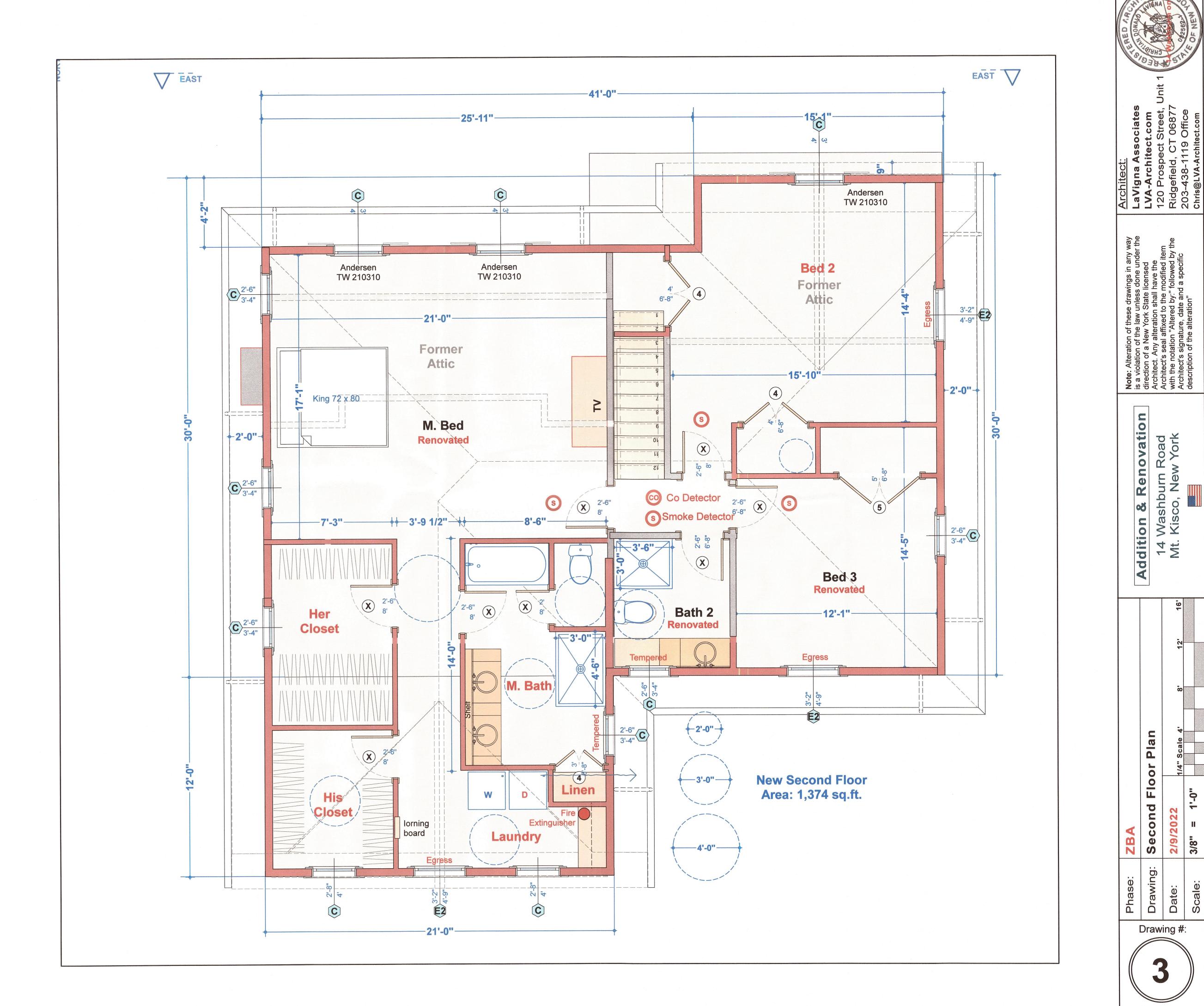


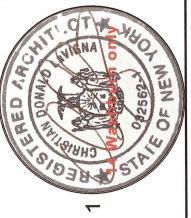
Drawing #:

**BASEMENT** 

FIRST FLOOR



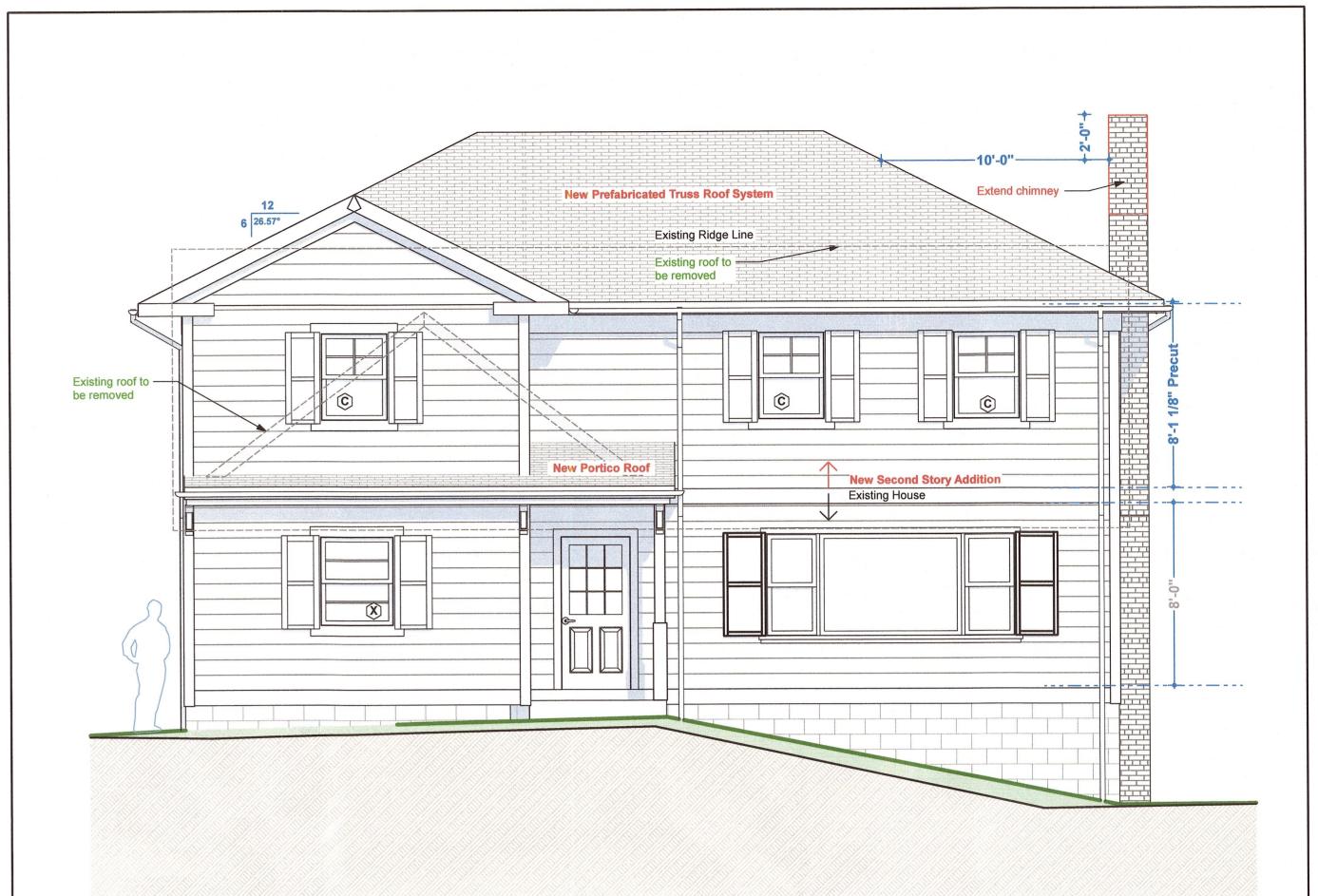




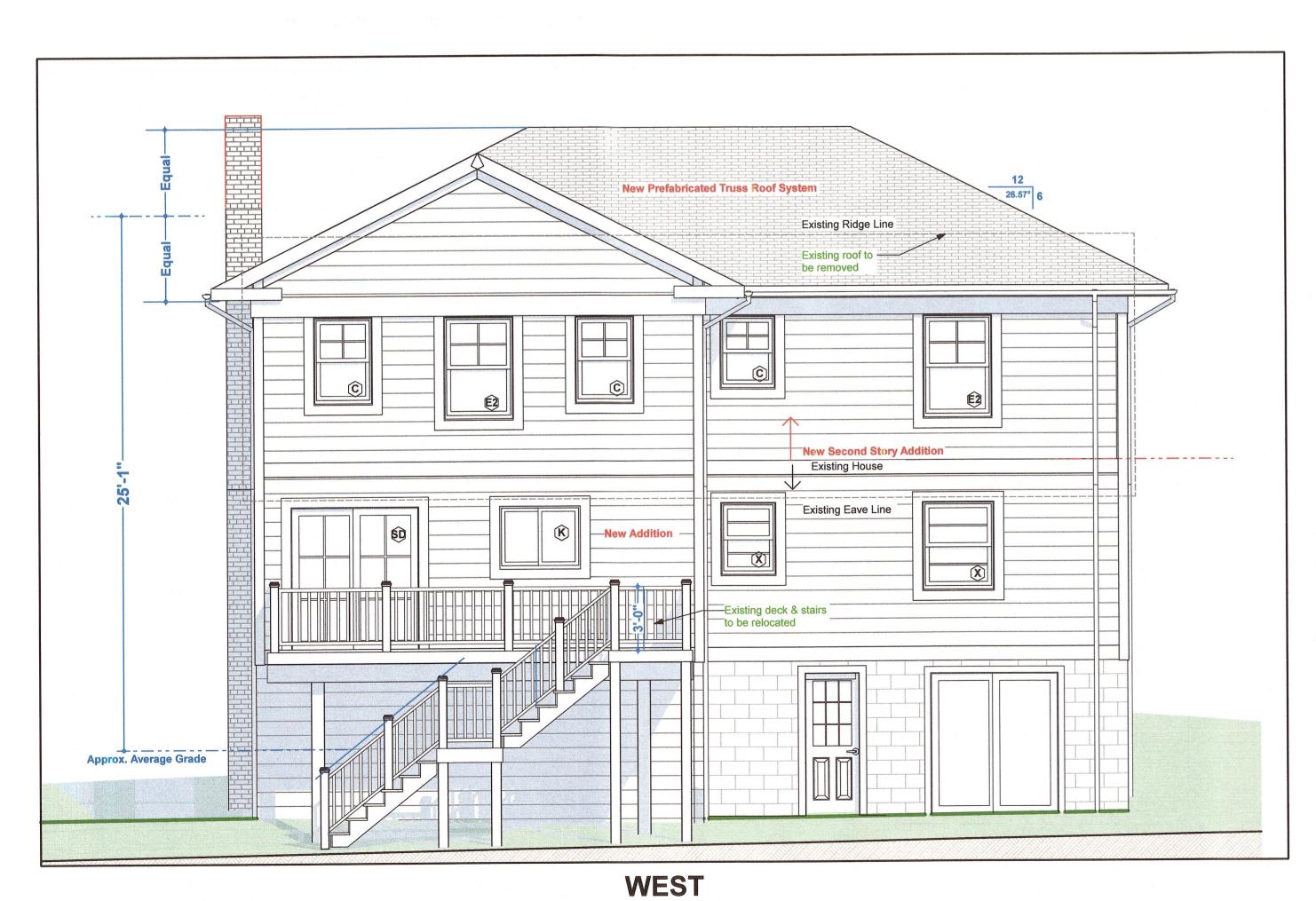
Addition 14 Was Mt. Kisc

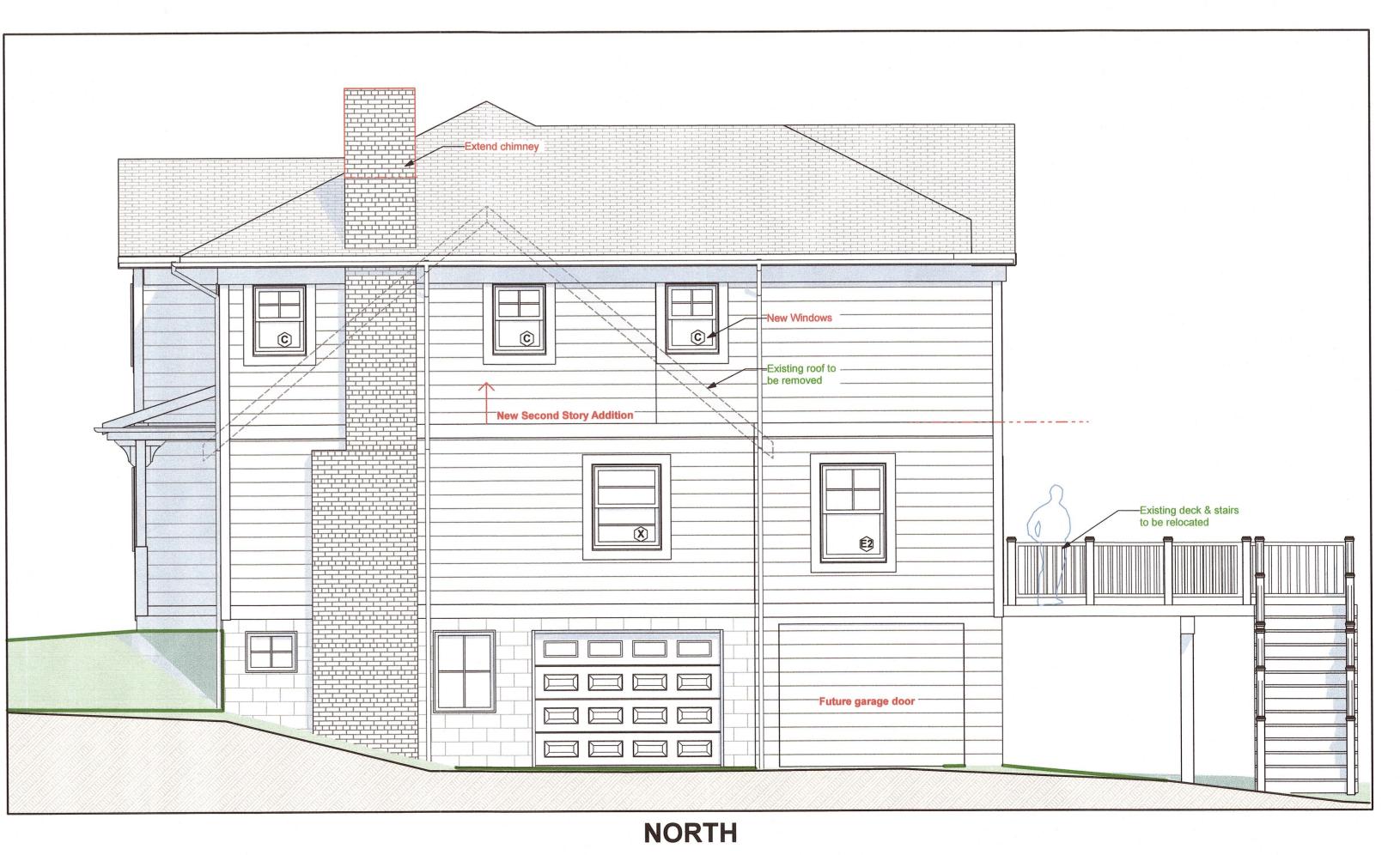
Phase:
Drawing:
Date:
Scale: Drawing #:





**EAST** 





Unit 1 CHARLETTER ED A POLITICA DONA DO LA POLITICA DE NEW LOS SEGOS LOS SEGOS DOS SEG

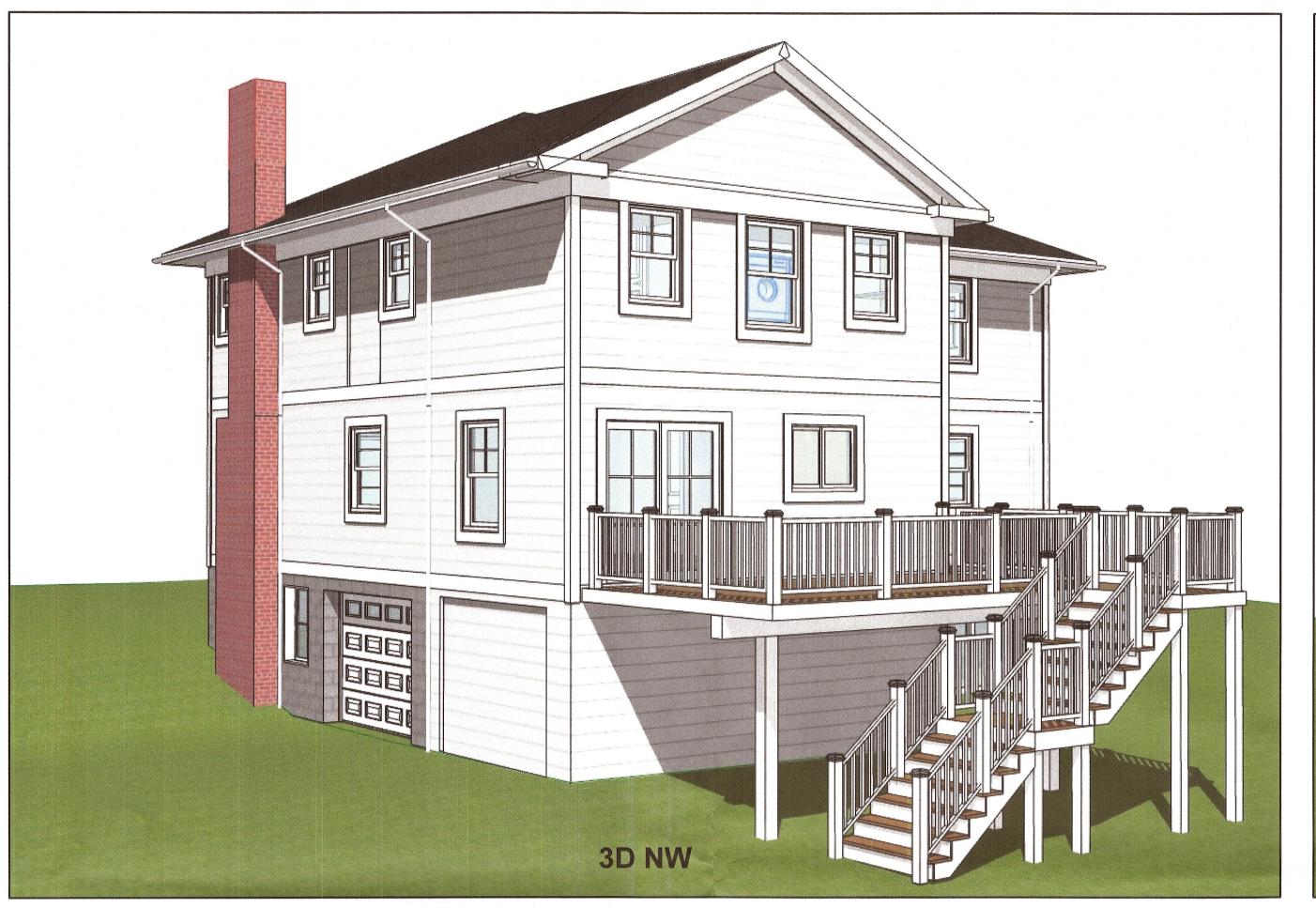
LaVigna Associates
LVA-Architect.com
120 Prospect Street, Unit
Ridgefield, CT 06877

Note: Alteration of these drawings in any way is a violation of the law unless done under the direction of a New York State licensed Architect. Any alteration shall have the Architect's seal affixed to the modified item with the notation "Altered by:" followed by the Architect's signature, date and a specific

Addition & Renovation
14 Washburn Road
Mt. Kisco, New York

ZBA
Elevations
2/9/2022
1/4" Scale 4' 8' 12' 16'

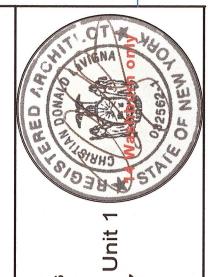
Phase:
# Drawing:











Addition & Renovation
14 Washburn Road
Mt. Kisco, New York

**ZBA**3D Views
2/9/2022

Drawing #:



#### Village/Town of Mount Kisco Building Department 104 Main Street Mount Kisco, New York 10549 Ph. (914) 864-0019-fax (914) 864-1085

#### **MEMORANDUM**

RECEIVED

FEB 2 2 2022

Zoning Board of Appeals Village/Town of Mount Kisco

February 18, 2022

Matthew Cox 37 Grove Street Mount Kisco, NY 10549

Re

Notice of Denial

37 Grove Street

Mount Kisco, NY 10549

(SBL) 69.82-4-5

Dear Mr. Cox,

Your recent Building permit application for the proposed construction of a detached, one-car garage has been denied for the following reasons:

1. No accessory structure, shall be located or project nearer to any street line or side lot line than does the principal structure on the lot. The principal structure is located 18 feet from the side lot line and the proposed detached garage is located 5 feet from the side lot line and therefor a 13 foot variance is required in accordance with §110-31 G (1) of the Village/Town of Mount Kisco Code.

You have the right to appeal this decision within 60 days.

Sincerely,

Peter J. Miley, Building Inspector



Matthew Cox <xocttam@gmail.com>

#### application for 37 Grove Street

RECEIVED

Matthew Cox <xocttam@gmail.com>
To: Patti Tipa <ptipa@mountkiscony.gov>
Cc: Peter Miley <pmiley@mountkiscony.gov>

Fri, Feb 18, 2022 at 1:59 PM

FEB 2 2 2022

Zoning Board of Appeals Village/Town of Mount Kisco

Thank you for the letter. I will submit the ZBA on Monday so that it meets the deadline which looks like Tues 2/22 from the website.

Thank You Matthew [Quoted text hidden]

Hi Patti and Peter,

Case No.:

Fee:

Date Filed: 2/22/22
RECEIVED

Village/Town of Mount Kisco Municipal Building 104 Main Street, Mt. Kisco, NY 10549 FEB 2 2 2022

Zoning Board of Appeals Village/Town of Mount Kisco

#### **Zoning Board of Appeals Application**

Appellant: Matthew Cox
Address: 37 Grove St Mt. Kisco, NY 10549
Address of subject property (if different):
Appellant's relationship to subject property: Owner Lessee Other
Property owner (if different):Address:
Addiess.
TO THE CHAIRMAN, ZONING BOARD OF APPEALS: An appeal is hereby taken from the decision of the Building Inspector, Peter J Miley
from the decision of the Building Inspector, Peter Miley dated Z/18/2Z Application is hereby made for the following:
13 foot Variation or Interpretation of Section
of the Code of the Village/Town of Mount Kisco,
to permit the: Erection; Alteration; Conversion; Maintenance of garage
in accordance with plans filed on (date) Z/9/ZZ
for Property ID # 69.82-4-5 located in the RT-6 Zoning District.  The subject premises is situated on the SE side of (street) Symplesty.
in the Village/Town of Mount Kisco, County of Westchester, NY
Does property face on two different public streets? Yes/No
Гуре of Variance sought: Use Area

Is the appellant before the Planning Board of the Village of Mount Kisco with regard to this property?					
Is there an approved site plan for this property? in connection with a Proposed or Existing building; erected (yr.)					
Size of Lot: 50 feet wide 160 feet deep Area 3000 sq ft					
Size of Building: at street level 12 feet wide 24 feet deep					
Height of building: Present use of building:					
Does this building contain a nonconforming use? _N_ Please identify and explain:					
Is this building classified as a non-complying use?  N Please identify and explain:					
Has any previous application or appeal been filed with this Board for these premises? Yes/No?					
Was a variance ever granted for this property? If so, please identify and explain:					
Are there any violations pending against this property? No. If so, please identify and explain.					
Has a Work Stop Order or Appearance Ticket been served relative to this matter?  Yes or No Date of Issue;					
Have you inquired of the Village Clerk whether there is a petition pending to change the subject zoning district or regulations?					

I submit the following attached documents, drawings, photographs and any other items listed as evidence and support and to be part of this application:

The following items MUST be submitted:

- Copy of notice to the administrative official that I have appealed, setting forth the grounds of appeal and have requested the application to be scheduled for a public hearing.
- A typewritten statement of the principal points (facts and circumstances) on which I base my application with a description of the proposed work.
- Ten (10) sets of site plans, plat or as-built survey drawings professionally signed and sealed (as may be required).
- A block diagram with street names, block and lot numbers, and street frontage showing all property affected within 300' of the subject property, with a North point of the compass indicated.
- A full list of names and addresses of the owners of all property shown on the above noted block diagram that lie within or tangent to the 300' radius from the subject property.
- A copy of the Public Notice for the public hearing of this application.
- A sworn Affidavit of Mailing, duly notarized, that a true copy of said Public Notice has been sent by mail to all property owners within 300 feet of this premises at least 10 days prior to the public hearing.

NOTE: APPLICANT MUST CAUSE A TRUE COPY OF THE PUBLIC NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE VILLAGE <u>AT LEAST 15 DAYS</u> PRIOR TO THE PUBLIC HEARING.

- A true copy of the filed deed and/or signed lease or contract for the use of the subject property.
  - \*j) At least two sets of unmounted photographs, 4" by 6" in size, showing actual conditions on both sides of street, between intersecting streets. Print street names and mark premises in question.
  - \*k) A floor plan of the subject building with all the necessary measurements.
  - \*I) A longitudinal section of the subject building and heights marked thereon as well as front elevations.
  - \* Optional As Needed

I hereby depose & say that all the above statements are papers submitted herewith are true.	nd the statements contained in the
papers submitted notewith are true.	Appellant to sign here)
Sworn to before me this day of:  Notary Public, Mulang May prof	1.2022 Westchyter County, NY
	MIRJANA MARDJONOVIC Notary Public - State of New York
	NO. 01MA6209608  Qualified in Westchester County
	My Cominission Expires O+27
[TO BE COMPLETED IF APPELLANT IS NOT THE State of New York } County of Westchester } ss	HE PROPERTY OWNER IN FEE]
Being duly sworn, deposes and say that he resides at County of Westchester, in the State of New York, that certain lot, piece or parcel of land situated, lying and	being in the Village of Mount
Kisco, County of Westchester aforesaid and known a and that he hereby authorized	and designated as number to make
the annexed application in his behalf and that the state	ements contained in said application
are true.	
,	(sign here)

RECEIVED

FEB 2 2 2022

ZBA - Principal Points

Zoning Board of Appeals Village/Town of Mount Kisco

The current detached garage at 37 Grove Street is a two car garage with an added carport. Essentially a three car garage in the center of the backyard.

It does not have doors because of the settling of the structure because of the lack of a foundation and wood damage.

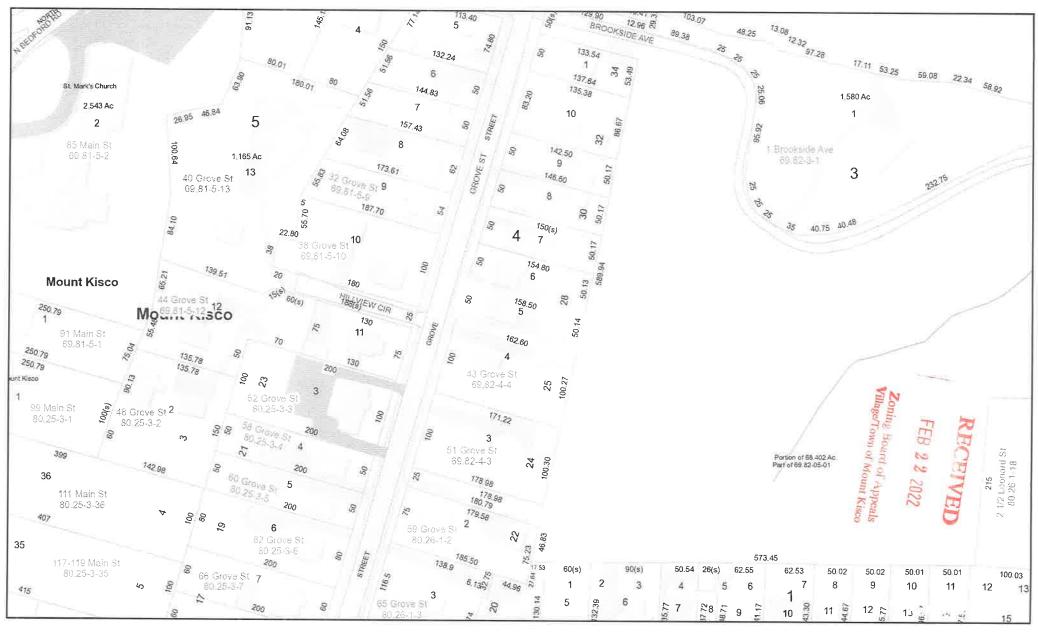
Repairs would be more costly and time consuming than to rebuild a more appropriate smaller structure.

If the structure is rebuilt the garage would be in line with the driveway to be the most practical for the site.

All garages on Grove Street are built in this way as seen in the tax map.

Yard would be opened up for landscaping and grass instead of asphalt as it is currently and if the garage needed to stay behind the house.

### 37 Grove St. ID: 69.82-4-5 (Mount Kisco)



February 19, 2022

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:1,500

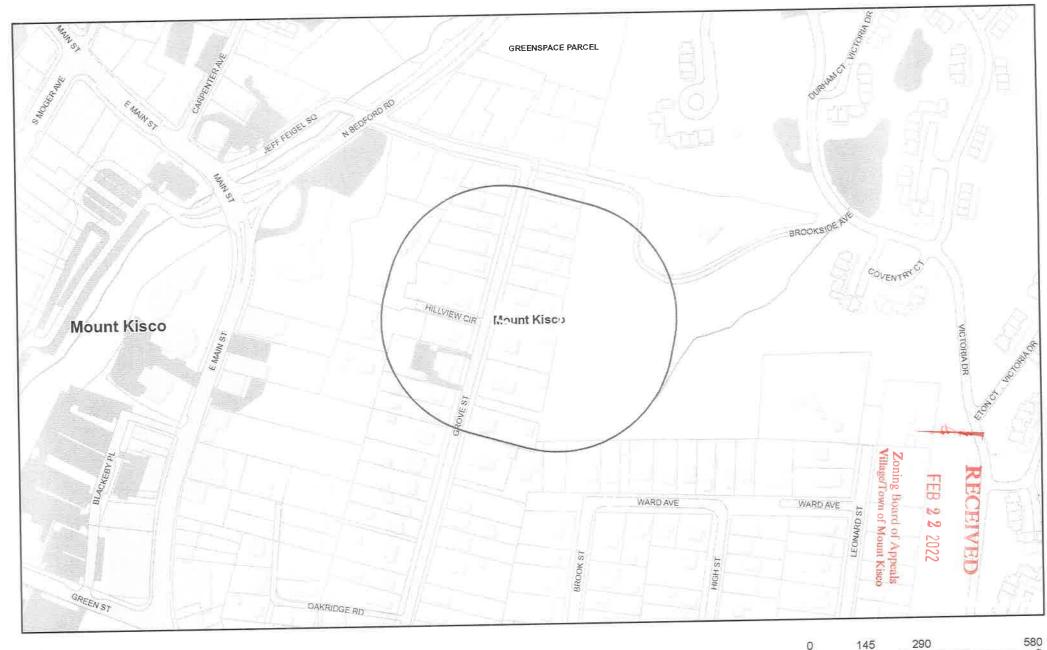


#### Westchester County GIS



http://giswww.westchestergov.com Michaelian Office Building 148 Martine Avenue Rm 214 White Plains, New York 10601

## 37 Grove St. ID: 69.82-4-5 (Mount Kisco)



February 19, 2022

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:3,000



Westchester County GIS



OWNERNAME	PROPADDRESS	PROPCITY	PROPZIP	PROPPRINTKEY	PROPSBL
Biem Alan Ernest - Sakurako Biem Ouchi	60 Grove St	MOUNT KISCO	10549	80,25-3-5	8.0025E+18
Dieni Alan Emest Sakarako Bieni e asin		MOUNT KISCO	10549	1	
Morgan Charles J - Lisa M Morgan	21-27 Ward Ave	MOUNT KISCO	10549	80.26-1-5	8.0026E+18
Weitz Douglas - Shasta Weitz	37 Grove St	MOUNT KISCO	10549	69.82-4-5	6.9082E+18
Lopez Heber	23 Grove St	MOUNT KISCO	10549	69.82-4-9	6.9082E+18
Luppino, Anthony - Anna Maria Luppino	3 Grove St	MOUNT KISCO	10549	69.82-4-1	6.9082E+18
Tapia, Hernan - Laura Tapia	71 Grove St	MOUNT KISCO	10549	80.26-1-4	8.0026E+18
Amuso, Joseph - Carmen Amuso	56 Brookside Ave	MOUNT KISCO	10549	69.81-5-4	6.9081E+18
PSJS14 Inc	14 Grove St	MOUNT KISCO	10549	69.81-5-7	6.9081E+18
Mannion, Francis W Jr	48 Grove St	MOUNT KISCO	10549	80.25-3-2	8.0025E+18
Herbert Daley Revocable Trust - Elizabeth Daley	44 Grove St	MOUNT KISCO	10549	9 69.81-5-12	6.9081E+18
PSJS73, Inc	52 Grove St	MOUNT KISCO	10549	80.25-3-3	8.0025E+18
Five D's Realty Ent. L.P.	40 Grove St	MOUNT KISCO	1054	9 69,81-5-13	6.9081E+18
Arriaga Juan Francisco	29 Grove St	MOUNT KISCO	1054	9 69.82-4-7	6.9082E+18
Five D's Realty Ent. L.P.	28 Grove St	MOUNT KISCO	1054	9 69.81-5-8	6.9081E+18
Thunder Lake Property LLC - Domenico Gramuglia	37 Ward Ave	MOUNT KISCO	1054	9 80,26-1-7	8.0026E+18
Oliveri, Concetta	59 Grove St	MOUNT KISCO	1054	9 80.26-1-2	8,0026E+18
Terlizzi Family Trust - Michael Terlizzi	51 Grove St	MOUNT KISCO	1054	9 69.82-4-3	6.9082E+18
Antonaccio Michael C - Jennifer A Antonaccio	33 Grove St	MOUNT KISCO	1054	9 69.82-4-6	6,9082E+18
Affrunti Vincent - Rosemarie Affrunti	12 Grove St	MOUNT KISCO	1054	9 69,81-5-6	6,9081E+18
AA-MK LLC	4 Grove St	MOUNT KISCO	1054	9 69.81-5-5	6,9081E+18
Hashim Fadi - Anna Daversa	33 Ward Ave	MOUNT KISCO	1054	9 80.26-1-6	8.0026E+18
Sultana, Vincent M - Carolyn L Sultana	1 Brookside Ave	MOUNT KISCO	1054	9 69.82-3-1	6.9082E+18
Rendon, Francisco J	19 Grove St	MOUNT KISCO	1054	9 69.82-4-10	6,9082E+18
Coppola, Antonio	58 Grove St	MOUNT KISCO	1054	9 80,25-3-4	8.0025E+18
Five D's Realty Ent. L.P.	38 Grove St	MOUNT KISCO	1054	9 69,81-5-10	6,9081E+18
Carbajal, Edwin - Estela Martinez Carbajal	25 Grove St	MOUNT KISCO	1054	9 69.82-4-8	6.9082E+18
Bono, John B - Sina Bono	42 Grove St	MOUNT KISCO	1054	9 69.81-5-11	6.9081E+18
Five D's Realty Ent. L.P.	32 Grove St	MOUNT KISCO	1054	9 69.81-5-9	6.9081E+18
The Joann Cerretani Rev Trust	43 Grove St	MOUNT KISCO	1054	9 69.82-4-4	6.9082E+18
THE JOHN CERT COMMING TO THE JOHN					

# RECEIVED

FEB 2 2 2022

Zoning Board of Appeals Village/Town of Mount Kisco

#### FEB 2 2 2022

#### **PUBLIC NOTICE**

Zoning Board of Appeals PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of Mount Kisco Mount Kisco, New York will hold a Public Hearing on the /5 day of March 20 22 at the Municipal Building, Mount Kisco, New York, beginning at \_\_\_7:00 PM pursuant to the Zoning Ordinance on the Appeal of Matthew Cox

(Name of Applicant)

37 Grove Street

(Address of Applicant) from the decision of Peter J. Miley, Building Inspector, dated 2/18/22
(Date of Denial Letter)
denying the application dated to permit the construction of a detached one can garage.

(Proposed Work) The property involved is known as 37 Grove Street

(Address of Property) and described on the Village Tax Map as Section 69.82 Block 9 Lot 5 and is located on the \_\_\_\_\_\_ side of \_\_\_\_\_ Street \_\_\_\_\_ in a east/west/n/s (Street Name) Zoning District. Said Appeal is being made to obtain a variance from Section(s) //o-31 G(t)

(Identify specific zoning code section number(s)) of the Code of the Village/Town of Mount Kisco, which requires \_\_\_\_\_ access structure, shall be located or project nearer to any side lot line than does the principal structure on the lot. Harold Boxer, Chair

Harold Boxer, Chair Zoning Board of Appeals Village/Town of Mount Kisco

#### AFFIDAVIT OF MAILING

STATE OF NEW YORK }	
COUNTY OF WESTCHESTER }SS.:	
Matthew Cox being duly swo	orn, deposes and
I reside at 37 Grove Street	
On Z/ZZ 20 ZZ I served a notice of hearing, a copy	of which is
attached hereto and labeled Exhibit A, upon persons whose names are	listed in a schedule
of property owners within 300 feet of the subject property identified in	this notice. A
copy of this schedule of property owners' names is attached hereto and	d labeled Exhibit B.
I placed a true copy of such notice in a postage paid property addresse	d wrapper
addressed to the addresses set forth in Exhibit B, in a post office or off	icial depository
under the exclusive care and custody of the United States Post Office,	within the County
of Westchester.	<
Sworn to before me on this	
19 day of Feb 20 22	
(Notary Public)  PETER J. C  NOTARY PUBLIC, STAT  NO. OI CH630  QUALIFIED IN WESTCH  MY COMMISSION EXPIRE	E OF NEW YORK 08766 IESTER COUNTY



### AFFIDAVIT OF PUBLICATION **FORM**

State of Wisconsin County of Brown, ss.:

be the individual(s) whose name(s) is (are) same in his/her/their capacity(ies,) and that of which the individual(s) acted, executed the	, personally known to me or subscribed to the within instrument a by his/her/their signature(s) on the in	r proved to me on the basis of satisfactory and acknowledged to me that he/she/they
lindatutt	being duly sworn says that he/she	is the principal clerk of THE JOURNA
newspaper published in the County of Wes	tchester and the State of New York,	and the notice of which the annexed is a p
was published in the newspaper area(s) on t	the date (s) below:	
Zone: Westchester	Run Dates: 03/02/2022	
Signature Little		
1	en alle	
Notary Public. State of Wisconsin. Cou	1-7-95	KATHLEEN ALLEN  Notary Public  State of Wisconsin
My commission expires	(	Alle Control of the Advantage of the Control of the

#### WESTCHESTER:

Armawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel. Chapp Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Har Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Marr Mohegan Lake, Montrose, Mount Vernon, New Rochelle, North Salem, Ossining, Paterson, Peekskill, Pelham, Pleasantville, Port Chester, Pour Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalia, Verplanck, Waccabur Yorktown Heights, Yonkers

Blauvett, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Valley, Stony Point, Suffern, Tallman, Tappan, Thielis, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005151893

Ad Number: 0005151893 Run Dates: 03/02/2022

Please take notice that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the 15th day of March 2022 at the Municipal Building, Mount Kisco, New York, beginning at 7:00 PM pursuant to the Zoning Ordinance on the Appeal of Matthew Cox of 37 Grove Street from the decision of Peter J Miley Building Inspector, dated February 18, 2022 denying the application to permit the construction of a detached one car garage. The property involved is known as 37 Grove Street and described on the Village Tax Map as Section 69.82 Block 4 Lot 5 and is located on the South Side of Grove Street in a RT-6 Zoning District. Said Appeal is being made to obtain a variance from Section 110-31G(1) of the Code of the Village/Town of Mount Kisco, which requires no accessory structure shall be located or project nearer to any side lot line than does the principal structure on the lot.

# Classifieds

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AARON PAYS MOST CASH ANTIKHES RECORDS, COMECS, BYMESY NICHES SPORTS CARDS, SILVER, CODES, FURNITURE, BOOKS, FANITIKES INTRINSS, CHIMA, CRITICAL, BRONZES NAROMS, PILATE CALE STO 225-COMP

CASI PATO FOR ALL HAVINAY Contine Investy, NewBugs, Winches, Califolia, Perfusos, Vertage Clothes, Busin, Earl & Haligion: Minich, Card \$14-361-6664

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VISA W

Legals  $\stackrel{>}{\scriptscriptstyle{\leftarrow}}$ 

for the later!

All the difficult of a subject to the application represent, reprise at which are applicable from purchasetting their All wis are the above to be two publication. The houses because the right to city, which is the property of the applicable to th



Steams - This Best of Live & On-Distanced On All Your Favorite Sciences Fackage, 184,695ms for 12moeths. Structs on 20 desicns at more in you to Max 1942 for 1 to furch OCC Frichage or higher) Cell for more desirit to or methicine apply Cell 80.7 1657–534 (1988).

formour Agaila? Sovitati To DMECTV & Sawa + get a \$100 elsa gil er Chartelli for Less Money, Hestrictions apply, Call Novel

Wedley Financial Group, LEC Vineshare Cancellation Expant 550,000,000 in timeshare debt and fees consided in 2019. Get fees into parkage and feem how to get fol of your treeshars? Fees considerions. Over 41 purifer priva

Hinghestlet Satellibe biterwet - Finally, no hard data lerist. Call Inday for s up to Zimbys as low or \$59.99 mol. \$75 ptf card, terms upoly. 1455-768-0359

Reed IBS Relief \$10K - \$125K+ Get Fresh Start or Forg 1-633-315-1365 Montes through Fisher 7AM-SFM FST

Basel nome cash! Sell as your twomanted gold, [swelky, workhas & dismands, Cell GOLD GTER.1-956-954-0009 or state, heavest your 100 Per risk www.GelCollidest.com/syn Bill A flux Resed, heavest your 100 Per no risk, an st Rated, Results your 100 Percent FREE.

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BANKRUPTCY AUCTION March 24 at 11 AM On-Site, 127 Hale Ave, White Plains, NY 10605 See Wabsite for Inspections

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#### **Great Buys** Garage ?

no thorly was

TAP PARI, NY (10082)-25 theres block Thingship Blanch 19th only there ignor, Noting Self: Everything exact pa. Fig im-or, 180m est Sools, records, nested instru-ment, drawn set, Account Institute, during overfrends was - Soly by Blob block #45-218-0005.

Adopt Me

Pets ? all your lavor

Domestic Pets



Professional

### Service ?

Landscaping

### Real Estate Homes 2





#### **Public Notices**

public notices/lagais arnal : legale@lokud. or call; 888.300,7853

Your Source Legals &

for the latest.

Legal Notices C Legal Notices Extra Space Stronge will hald a public auction at the lossest Years, NY, 10556
Bound Varhan, NY, 10556
Bounder, May NY, 10556

28, 67, 239, 246, 657

We receive will be justed and adventional on recent interagence care. Perchange trust be easied with task only and point on the adverse referenced facility in order to complete the transaction, Constant, Source Service, response upon the analysis and have cauciled to grantless up useff to standard bother takes processed at the percent of the percent

PLEASE FAILT WORKE that a Public limiting of the Town of the Young of Mount from this place on Tenning, March 8, 2012 at 200 PM at the Tame Half located at One Town 1.X. Valuati. New York as assend Town Ordenius-Section 206-05, Schoolide, XV: Fernit Ody, Parking Publication Colonia Instat. In Inchalat via.

Marrie of Street Laire Shore Drive

WESTY SIELF STORAGE 295 Soor toll River that Elvadord, NY 10523 off Storage has a miles

MESTY SOLF STORAGE (I'C D

Coteck Minuré Piessoni, New York February 25, 2012

0005153334

OTY OF NEW BOCHELLE
DEPARTMENT OF DEVELOPMENT
MISTORICAL & LANDMARKS REVIEW BOARDS

PUBLIC MEETING / HEATING Windresday, March S, 1823 6 00 PM, Causell Chapters Public Comment Allowed

THEN #1 - APPROVAL OF MANUTES

Application 19-2021 by Kinning's Berlint to remove bees at 12 The Circle 0 825, Let 47) in an R1-9557 record detailet.

TITM # 3 — GTV COUNCY, REFERANCY OLD & NEW BUSINESSY OSCUSSION TEEMS PROT FOR PUBLIC COMMENT)

3,1

Earlin A. Kalin Director of Floresing and Sustainability 0005153660

FUERC HOTICE Weddester County Department of Total Ser trovaid G, Tournes, County

Remark has Letters of Interes to Contract

tremed the Cure Corner, theorets Sungs Turnile they Corn Providers, Registered After School Programs, and Registered Family Care Providers. ("Day Care Service Providers.")

HANE TAKE MORCE: The Cyanty of Westcheres, acting by and shough the Westlester County Department of Social Serving the "County"), hereby repeats letter of brind I' Esterbid of Remi-of The Birth Earl Corect Brookless and white a salar fact a commant which for Capty by preside day user arrivers in Foodchild, Moral is moral at Tide SA, Leve location and Regional Parties schooling, believe of Social and the Association of Silver and FASL at 616(a), 46(3), 78(3

#### Legal Notices

ANTHONY RODICE ANNA ANTHONY HE RODICE.

MOTICE OF SALE
MOTICE IN SERVICE (SAME AND A FINAL AND



State of New York ) ) ss: County of Westchester)	AFFIDAVIT OF POSTING
Gilmar Palacios Chin, being duly sworn, says the conspicuously fastened up and posted in seven pure Mount Kisco, County of Westchester, a printed not copy, to Wit:	ablic places, in the Village/Town of
Municipal Building — 104 Main Street	X
Public Library 100 Main Street	<u>X</u>
Fox Center	<u>X</u>
Justice Court – Green Street 40 Green Street	X
Mt. Kisco Ambulance Corp 310 Lexington Ave	X
Carpenter Avenue Community House 200 Carpenter Avenue	X
Leonard Park Multi Purpose Bldg	X
	Gilmar Palacios Chin
Sworn to before me this day of Mars  Notary Public	PATRICIA A TIPA

PATRICIA A TIPA

NOTARY PUBLIC-STATE OF NEW YORK

No. 01TI6170206

Qualified in Westchester County

My Commission Expires 07-02-2023

Sensialent with the information contained in the attached documen				43060DED001R	
Westche	ster County Reco	rding			
	Submitter I				
Name: Thoroughbred Title Services, Address 1: 800 Westchester Avenue	LLC		Phone:	914-644-6100	
Address 1: 800 Westchester Avenue Address 2: Suite S514			Fax:	914-644-6159	
			Email:	recording@thorou	ghbredfilleservices co
City/State/Zip: Rye Brook NY 10573				nitter: 44046 Weitz / Lev	vadas
Control Number: 603543060	Docume		THE STATE OF THE S		
			Deed (DED)		
Package ID: 2020121400308001002	Document	Page	Count: 3	Total Page Coun	t: 4
1st PARTY	Part	ies		Additional Parties	on Continuation page
WEITZ DOUGLAS	⊕ Imelicated as I	4		2nd PARTY	-
WEITZ SHASTA	Individual	1:	COX MATTHEW J		- Individua)
	Individual	2:	LEVADAS ANASTASIA		- Individual
Street Address: 37 GROVE STREET	Prop	_	F D		ties on Continuation page
City/Town: MOUNT KISCO			Fax Designation: 69.	.82-4-5	
ONLY TOTAL			Village:		
2:	Cross- Re		ices		Refs on Continuation pag
۷.		3:		4:	=
1: RP-5217 2: TP-584	Supporting	Docu	ments		
Recording Fees					
	<b>*</b> 10.00			flortgage Taxes	
Statutory Recording Fee: Page Fee:	\$40.00	1	ument Date:		
rage ree. Cross-Reference Fee:	\$20.00	Mor	tgage Amount:		
Mortgage Affidavit Filing Fee:	\$0.00 \$0.00				
	\$125.00	Bas		\$0.00	
TP-584 Filing Fee:	\$5.00		stchester:	\$0.00	
RPL 291 Notice Fee:	\$10.00		ditional:	\$0.00	
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\$0.00		1	relling Type:		Exempt:
ransfer Tax Number: 24015		26	rial #: 		
RECORDED IN THE OFFICE OF THE WES	TCHESTER COUNTY CLERK		Red	cord and Return T	0
Recorded: 01/25/20	021 at 02:25 PM	Pi	ck-up at County Clei	rk's office	
Control Number: 60354	13060				
Witness my hand and office					
1 1					
SEAL TINY Off		Tho	roughbred Title S	ervices LLC	
SEA Tunty Cheri			Westchester Ave		
			te S-514	IIGG	
Timothy Cildoni Westchester County Clerk					
		riye	Brook, NY 10573		

THIS INDENTURE, made the 12th day of Decomber, in the year 2020

BETWEEN DOUGLAS WEITZ and SHASTA WEITZ, husband and wife, residing at 17 Folkstone Drive, tast Hampton, NY 11937

party of the first part, and

MATTHEW COX and ANASTASIA LEVADAS , his bord and Hife

residing at 705 41st Street, Apt. 6, Brooklyn, New York 11232

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

FEN (10.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

#### SEE SCHEDULE A ANNEXED HERETO

Being the same premises described in deed dated 6/13/14 recorded 6/17/14 in Control No. 541573276 in the Westchester County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed the deed the day and year first above written

IN PRESENCE OF:

Charles Walter

#### COWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York. County of Westchester, so

On the day of in the year 2020, before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individually) whose namets (is (are) subsestited to the within maximment and acknowledged in me that he shelfher executed the same in his/her/then capacity (ies), and that hy his/her/then signature(s) on the maximment, the individual(s), or the person upon behalf of which the individual(s) octed, executed the instrument.

### ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , 53

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that be/she/they reside(s) in

of the place of transferce is in a city, include the street and street number if any, thereof), that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument, that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

#### Bargain and Sale Deed With Covenants

Title No. 775 44046

DOUGLAS WEITZ AND SHASTA WEITZ
TO

MATTHEW COX AND ANASTASIA LEVADAS

The Judicial Title Insurance Agency LLC 800-281-TITLE (8485) FAX: 800-FAX-9395

#### ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE.

State of New York: County of Westchester in

On the Z Mar of December in the year 2020 before me the undersigned, personally appeared Douglas Westz and Sharla Westz

personally known to me or proved to me on the basis of satisfactory evidence to be the individual (a) whose (tartier a) is (tite) subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their capacity (ies), and that by his her their signature(a) on the instrument, the individual (a) or the period upon behalf of which the individuality) acted executed the instrument.

Noticy Public State of New York No. 01L14613073 Qualified in Westchester County

### ACKNOWLEDGEMENT TAKEN DETSIDE NEW YORK

"State of County of SSI

 (Or insert District of Columbia, Territory, Possession or Loreign County)

On the day of in the year before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactoryevidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION 69.82

BLOCK 4

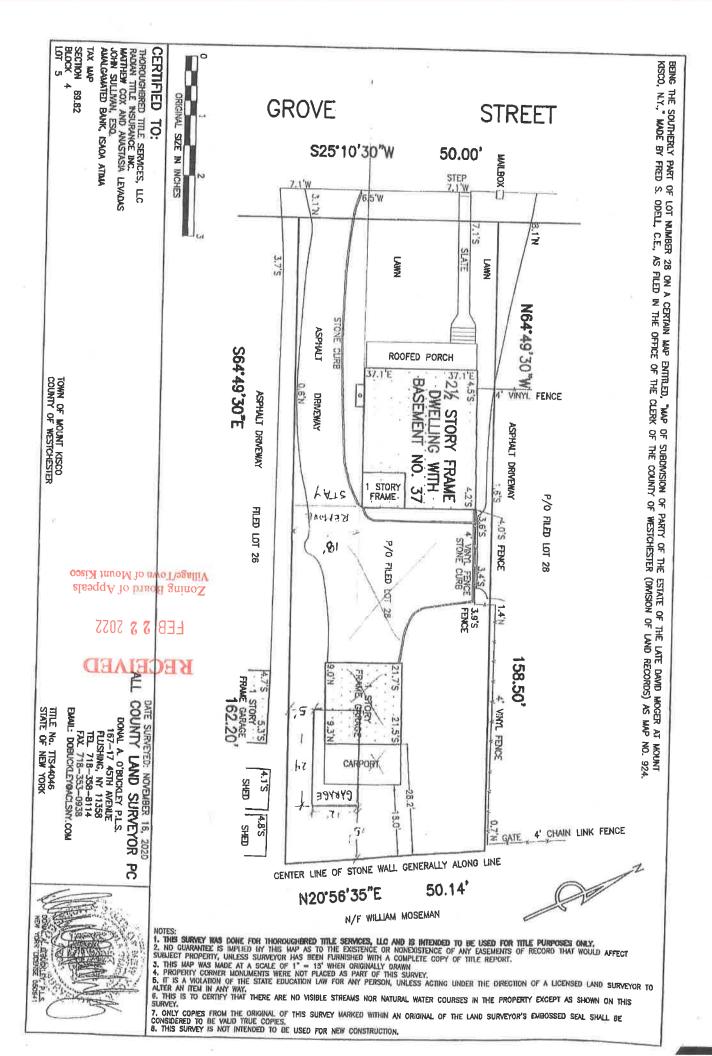
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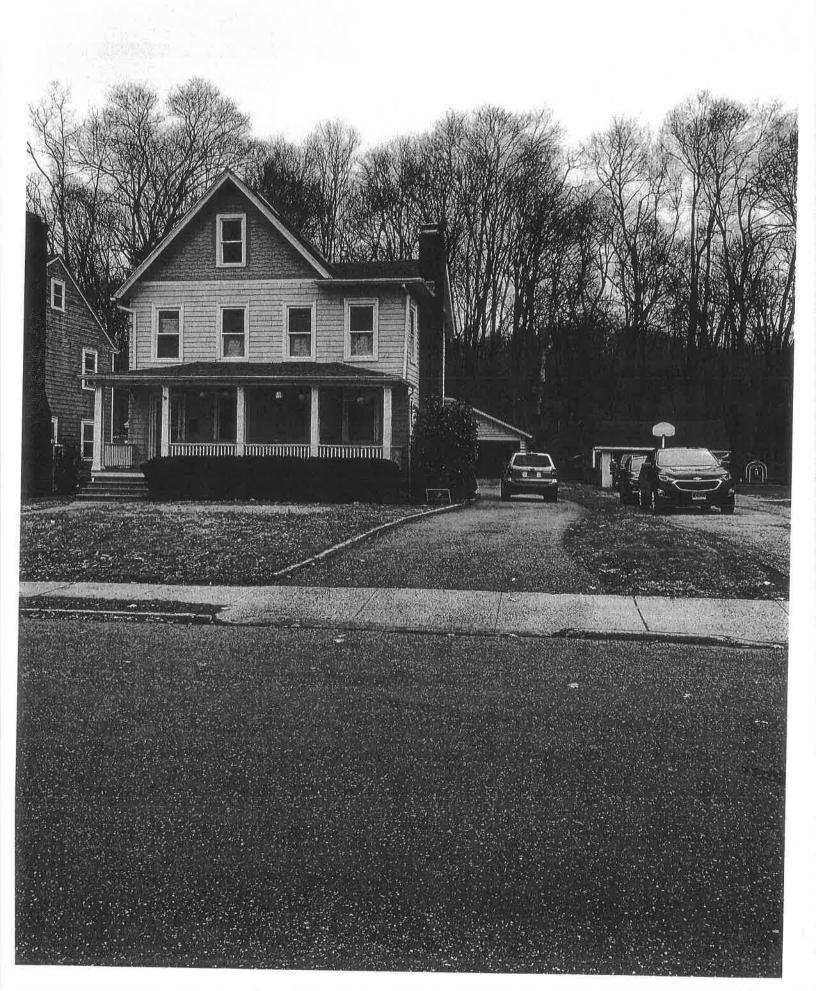
COUNTY OR TOWN Mt Kiwo

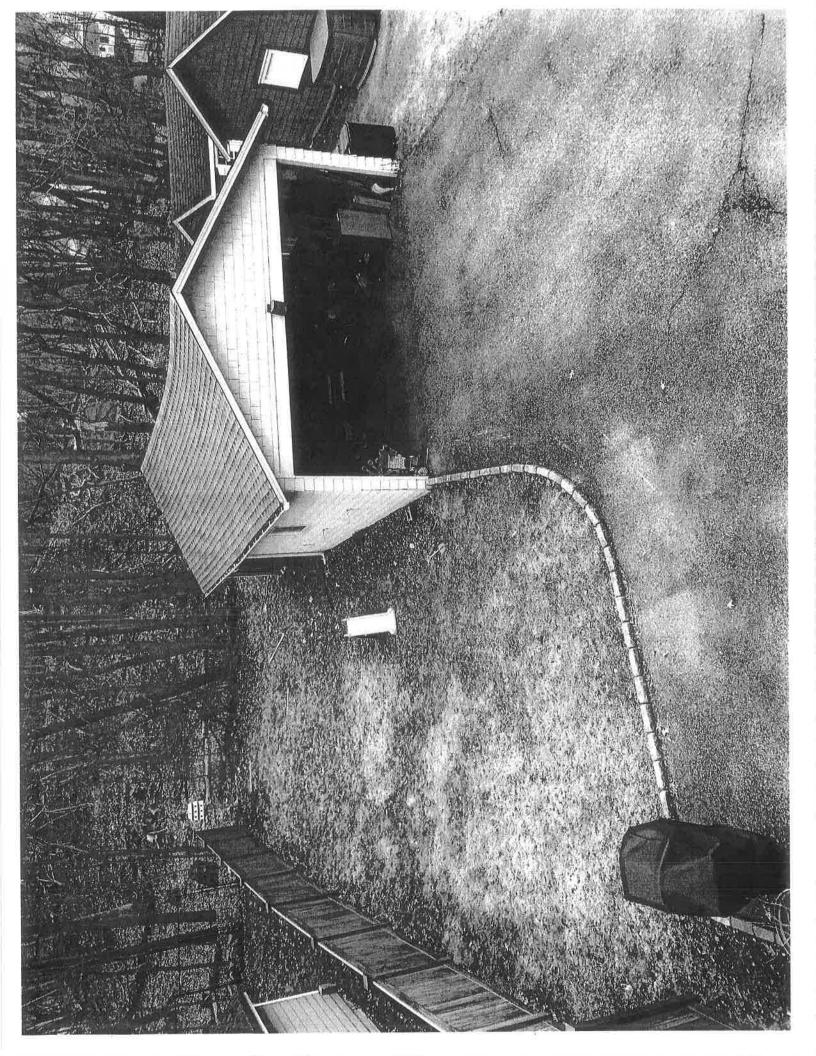
#### RETURN BY MAIL TO:

JOHN SULLIVAN ESQ 2649 Strang Blvd Yorktown Heights, NY 10598

Ca Buch	1940 managed 1	x 1 1	RP-5217	Introduction .
PROPERTY	INFORMATION	-		10/11/20
			PREP	
f Property Location	17	GRO	OVE STREET	
	QPAY11		TIT MALEY	
	MOUNT KISCO			10549
l. Buyer	COX	VE	AND CONTRACTOR OF A STATE OF THE PROPERTY OF T	2#10#6
Name	LAAV GARRIC GARRAGO	THE COURSE	THEW	0.000
	LEVADAS		181 MARIE	
	LAST HAREF IMPANY		SYASI	
. Tax Billing	indicate where future Yax Bills are to be sent	F1	LET 11	
Address		MIT/COMPA/	ARAAK TENA	
			Total 11 Amounts	
	STREET NURSEY MAND MALE.	C11 x 304 3 10W	37	ALL OF CODE
Indicate th	e number of Assessment		(Only if Part of a Parcel) Check as they apply:	
	Committed out this dead	Part of a Part	Cell	
Property	50 00 X 160 00 OR	0.00	4A, Planning Board with Subdivision Authority Exists	
Size	U(PT) AC	CRES	48. Subdivision Approval was Required for Transfer	
	444		4C Parcel Approved for Subdivision with Map Provided	()
i. Seller	LAST NAME COMPANY.		JGLAS	
Name	WEITZ		NT HAME	
	LAST NAME/COMPANY		NO LA	
Select the	description which most accurately describes the use of		Check the boxes below as they apply:	
at the time	LOLENIN:		8. Ownership Type is Condomittium	
One Fan	nity Residential		New Construction on a Vacant Land	
			10A. Properly Located within an Agricultural District 10B. Huyer received a disclosure notice indicating that the	property is in
			an Agricultural Electrics	
ALE INFO	RMATION		15, Check one or more of these conditions as applicable to A Sale Between Relatives or Former Relatives	transfer:
11. Sale Co	mirset Date 10/20/2020		3 Sale between Helated Companies or Pariners in Bus	Innes
				11144
	40/00/00		C One of the Buyers in also a Seller	
	Sale/Transfer 12/28/2020		C One of the Buyers is also a Seller  D. Buyer or Seller is Government Agency or Landling Int  E. Deed Type not Warranty or Bargein and Safe (Speci-	strution ly Below)
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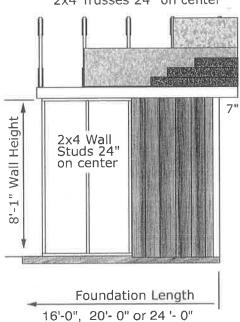


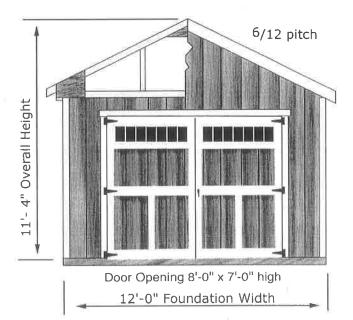


Before you order our kit or begin construction, obtain a building permit. If additional documents are required contact questions@barnkits.com.

#### **Dover Elevations**

2x4 Trusses 24" on center



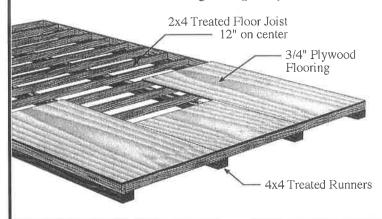


Floor: Sold optionally

Wall Framing: 2x4 Construction with 24" on center stud spacing, with top wall plate and tie plates and single treated bottom plate.

**Siding:** Louisianna-Pacific 8" o.c. groove '*Smart Panel*' primed with 50 year warranty, 5 year labor replacement.

**Roof System:** 2x4 trusses spaced 24" on center, (see engineered truss drawing for load ratings). 7/16" OSB roof sheathing. *Shingles by owner*.



**Primed Trim:** White pine trim for gables, perimeter of door opening, exterior corners and side wall fascia.

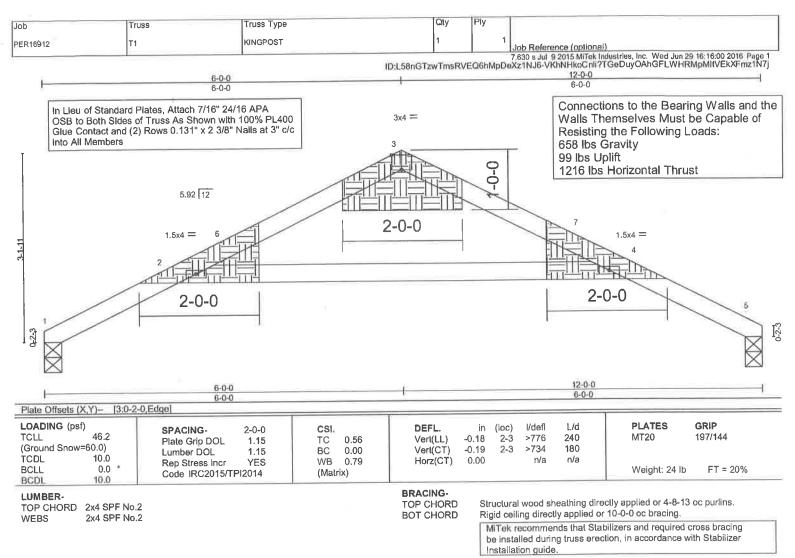
**Pre-Built Doors:** Pre-built doors with a 2x4 frame covered with LP 'Smart Panel' siding. Primed white pine trim installed over siding. Two transom windows. Lockable door handle with key, heavy duty 6" door hinges and barrel bolts to secure doors when closed.

**Hardware:** Nails for wall framing and trim, metal hurricane hangers for trusses included.

#### **Optional Sturdy-built Floor System:**

2x4 treated floor joist spaced 12" on center covered with 3/4" plywood, *not treated*, installed over 4x4 treated runners.

12'x16' Foundation Size	12'-0" x 16'-0"
12'x20' Foundation Size	12'-0" x 20'-0"
12'x24' Foundation Size	12'-0" x 24'-0"



REACTIONS.

(lb/size) 1=658/0-3-8 (min. 0-1-8), 5=658/0-3-8 (min. 0-1-8)

Max Horz 1=1223(LC 1), 5=-1223(LC 1) Max Uplift 1=-99(LC 10), 5=-99(LC 10)

FORCES. (lb) - Maximum Compression/Maximum Tension

1-2=-1377/213, 2-6=-512/54, 3-6=-403/67, 3-7=-403/67, 4-7=-512/54, 4-5=-1377/213 TOP CHORD

2-4=-862/183 **WEBS** 

#### NOTES-

- 1) Wind: ASCE 7-10; Vult=130mph (3-second gust) Vasd=103mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cal. II; Exp B; enclosed; MWFRS (directional); Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pg= 60.0 psf (ground snow); Pf=46.2 psf (flat roof snow); Category II; Exp B; Partially Exp.; Ct=1.1
- 3) Unbalanced snow loads have been considered for this design.
- 4) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 5) Bearing at joint(s) 1, 5 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 99 lb uplift at joint 1 and 99 lb uplift at
- Non Standard bearing condition. Review required.
- 8) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced
- 9) "Pin all pitchbreaks" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard



Best Barns model: 코이트워 12 ft. wide x 2년 ft. long

Manufactured by: Reynolds Building Systems, Inc. 205 Arlington Drive Greenville, PA 16125 phone: 800-245-1577 fax: 724-646-0772

### Common Foundation Cross Sections

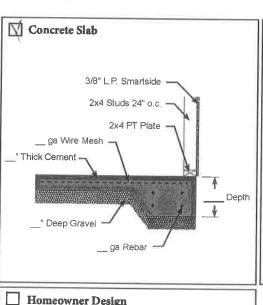
This document illustrates common foundation types which can be used for construction of Best Barns 12 ft. wide structures. Alteration may be necessary to conform to homeowners intended use and or permitting requirements.

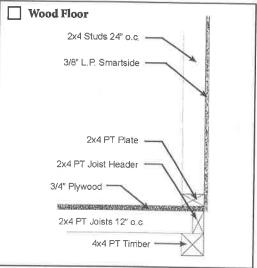
Drawings not to scale.

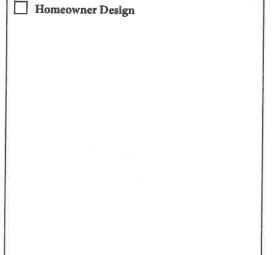
#### Instructions:

Check appropriate foundation cross section and provide specifications as necessary.

Homeowner may also design and draw in space provided for custom foundation type.







Best Barns model: <u>nove</u>た <u>た</u>ft. wide x <u>24</u>ft. long

Manufactured by: Reynolds Building Systems, Inc. 205 Arlington Drive Greenville, PA 16125 phone: 800-245-1577 fax: 724-646-0772

## Truss & Wall Cross Section

Top of wall inclusive of wall framing and truss cross sections. Drawing not to scale.

#### Instructions:

Homeowner may provide additional information as appropriate.

#### Notes:

Refer to installation manual for further detail.

