

Minutes of the Regular Meeting of the Zoning Board of Appeals of the Village/Town of Mount Kisco held on *Tuesday, April 16, 2024* at 7:02 pm at the Frank J. DiMicco Board Room and via Zoom Teleconference

Members Present: George Hoyt  
Jacqueline Broth  
Alex Roithmayr  
Ken Goldberg

Members Absent: Wayne Spector, Chairman

Staff Present: William Seegmuller, Assistant Building Inspector  
Lisa Cobb, Interim Village Counsel (via Zoom)

Staff Absent: Peter J. Miley, Building Inspector

**Minutes:**

1. March 19, 2024

**Mr. Roithmayr introduced a motion to approve the March 19, 2024 Minutes, seconded by Mr. Goldberg.**

**Mr. Hoyt asked for all in favor. The motion carried by a vote of 4 to 0.**

**Returning Cases:**

2. **Jamie Scoli**  
**Hickory Lane**  
**Mount Kisco, NY 10549**  
**(SBL 69.75-1-4)**

**ZBA# 23-2**  
**Area**

Michael Stein of Hudson Engineering, Mr. Charles Martabano, Esq. and Mr. James Scoli, Contract Vendee were present.

Mr. Martabano provided a presentation regarding the application. Each lot conforms to zoning lot and bulk regulations. Applicant has met with Village Consultants and the neighbors regarding the street widening and the turnaround proposed. Lot 2 access, needed access to Hickory Lane which is why the variance is required.

The Zoning Board and Applicant discussed the road and improvements.

The lot width variance is no longer required but the variance required is for the access from the Hickory Lane Extension as per New York State Village Law § 7-736 (3).

No public comments were received at this time.

**Mr. Hoyt introduced a motion to close the public hearing; seconded by Mr. Roithmayr.**

**Mr. Hoyt asked for all in favor. The motion carried by a 4 to 0.**

Mr. Hoyt reviewed the five factors for this application and discussed the variance from 7-736 of New York State Village Law to allow the two lots access not shown on the Village Map with a condition that the road be improve to Village standards for access to these lots.

**Mr. Hoyt asked for a motion to consider; the motion was moved by Mr. Goldberg and seconded by Ms. Broth.**

**Mr. Hoyt asked for a motion to grant the requested variance; the motion was moved by Mr. Goldberg and seconded by Mr. Roithmayr.**

3. **Signart Graphix**  
**333 N Bedford Road**  
**(SBL 69.50-2-1)**

**ZBA# 24-1**  
**Signage**

*Applicant is seeking variances pursuant to Section (s) 89-11A (2) (4) and 89-9A for building mounted signage.*

Mr. John Mahoney was present to represent the application.

Mr. Mahoney gave a presentation of the proposed signage for ShopRite and Dunkin' that includes 10 signs, 7 are illuminated, 3 are not illuminated. Variances requested are number of signs, sizes of letters, and location of signs (not over public entrances).

The Zoning Board of Appeals discussed the signs and are requesting more information regarding the scope, location, size of the signage, and whether Dunkin' signage is appropriate.

**Ms. Broth introduced a motion to adjourn the public hearing to May 21, 2024; seconded by Mr. Roithmayr.**

**Mr. Hoyt asked for all in favor, the motion carried by a vote of 4 to 0.**

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|---|---------------------------|
| <b>4. North Bedford Energy Storage 1, LLC</b> | <b>ZBA# 24-6</b>          |
| <b>333 N. Bedford Road</b>                    | <b>Use/Interpretation</b> |
| <b>Mount Kisco, NY 10549</b>                  | <b>Area</b>               |
| <b>(SBL 69.50-2-1)</b>                        |                           |

**Ms. Broth introduced a motion to adjourn the public hearing to May 21, 2024; seconded by Mr. Goldberg.**

**Mr. Hoyt asked for all in favor, the motion carried by a vote of 4 to 0.**

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|---|-----------------------|
| <b>5. Lisa Mitchell &amp; Alex Smoller (1 Leonard Street)</b> | <b>ZBA# 21-21</b>     |
| <b>2 ½ Leonard Street</b>                                     | <b>Interpretation</b> |
| <b>Mount Kisco, NY 10549</b>                                  |                       |
| <b>(SBL 80.26-1-18)</b>                                       |                       |

**Ms. Broth introduced a motion to adjourn the public hearing to May 21, 2024; seconded by Mr. Goldberg.**

**Mr. Hoyt asked for all in favor, the motion carried by a vote of 4 to 0.**

**Mr. Roithmayr introduced a motion to close the meeting; seconded by Mr. Goldberg.**

**Mr. Hoyt asked for all in favor. The motion carried by a vote of 4 to 0.**

The meeting adjourned at 7:51 pm.