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March 26, 2023

VIA HAND DELIVERY
Chairman Wayne Spector, and
Members of the Zoning Board of Appeals
Village of Mt. Kisco
104 Main Street
Mt. Kisco, New York 10549

RECEIVED

MAR 28 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

Re: Application of Jamie Scolti
Premises known as Vacant Lot Owned by Sporn, Hickory Lane
Mount Kisco New York
Tax ID Number: 69.75-1-4
RS-12 Zoning District

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

As you know, the above referenced application was filed with your Board approximately one year ago. Since that time however, the Applicant has continued to process his subdivision application before the Planning Board and has, in an effort to address concerns raised by existing residents along Hickory Lane¹ regarding the Applicant's initially proposed improvements to Hickory Lane (see below), worked with the Planning Board, Building Inspector, Planning Consultant, Village Engineer and Village Fire Chief to now present an alternate improvement plan being submitted herewith (hereinafter "Alternate Improvement Plan") for the improvement of Hickory Lane which: (A) addresses the concerns of the residents along Hickory Lane as same pertain to the previously submitted plan for the widening of Hickory Lane; while (B) presenting

¹ As set forth in detail below, a portion of Hickory Lane (hereinafter referred to as "Hickory Lane") was previously improved and as such was shown on filed map number 18347 approved by the Planning Board in 1973 and therefore qualifies as "a street shown upon a plat approved by the Planning Board" within the meaning of Village Law §7-736 (2) (c). The residents referred to herein are the owners of homes located on this portion of Hickory Lane. As further set forth below, the property as to which the Applicant is a contract vendee abuts/has frontage on Hickory Lane at the planned cul-de-sac. However, there exists a significant portion of the Hickory Lane right-of-way (described below as the "Hickory Lane Extension") which extends beyond the cul-de-sac. At the public hearing we will present a plan showing Hickory Lane and the Hickory Lane Extension. The entirety of the property as to which the Applicant is a contract vendee abuts/has frontage on the Hickory Lane Extension. As set forth in more detail below, as the Applicant proposes to subdivide the property into two lots, because the Hickory Lane Extension does not meet the requirements of Law §7-736 (2), the applicant was required to modify the subdivision plan to provide frontage for both lots on Hickory Lane, necessitating the relief requested herein.

an alternate improvement plan which meets with the approval of the Planning Board, Building Inspector, Planning Consultant, Village Engineer and Village Fire Chief in terms of ensuring the provision of safe road access for the benefit of the Applicant's proposed subdivision, existing residents and for use by emergency vehicles. Indeed, at the most recent meeting of the Planning Board held on March 12, 2024, this Alternate Improvement Plan was described by the one of the Co-Chairs of the Board as being an example of persons working together "to get it right" with another Board member describing the Alternate Improvement Plan as being a "win-win" [for the Applicant and the neighbors]².

Further and most significantly in terms of the factors required to be considered by your Board, the original improvement plan and proposed subdivision plan became the subject of a Negative Declaration issued by the Planning Board as lead agency under SEQRA. A copy of the Negative Declaration dated September 12, 2023 and executed on March 21, 2024 is attached hereto as Exhibit A. Additionally, as confirmed by reference to the video of the March 12, 2024 meeting of the Planning Board, upon review of the alternate improvement plan being submitted herewith, the Board, Planning Board Counsel Lisa Cobb and Planning Consultant Jan Johannessen confirmed that, in view of the fact that the Alternate Improvement Plan presented even less impacts, no further SEQRA review was necessary and that the Board would make it clear that their determination with respect to the Negative Declaration being applicable to the Alternate Improvement Plan would be addressed through the final approval resolution.³

Given the amount of time which has elapsed between the original submission made to your Board and the present, and the significant work by the Applicant and his engineer to present a plan which minimizes impacts to neighbors while ensuring enhanced and improved access and safety, an explanation is in order.

Background

The Applicant is the contract vendee of the property referenced above (hereinafter, the "Property"). As set forth above and below, a portion of the Property abuts Hickory Lane at the cul-de-sac described below and the entirety of the Property abuts the Hickory Lane Extension. The Property is located in the RS-12 Zoning District. The Property is located in the Village of Mount Kisco and partially in the Town of Bedford. All improvements are proposed to be

² As of this writing, the official minutes of the March 12, 2024 meeting of the Planning Board are not yet available. By reason of the foregoing, I reviewed and transcribed relevant comments made at the meeting. The comments regarding the alternate plan being an example of persons working together to get it right with the result being a "win-win" can be found beginning at minute/second mark 9:06 on the video posted on the Village's website.

³ The discussions of the Board, Planning Board Counsel and Village Planning Consultant regarding the negative declaration being applicable to the alternate plan can be found at minute/second mark 10:00-11:11 on the video posted on the Village's website.

constructed on the portion of the Property located in the Village of Mount Kisco. The minimum lot area in the RS-12 Zoning District is 12,500 SF. The Property, in the aggregate, consists of 41,313 SF. The Applicant proposes to subdivide the Property into two lots, with proposed Lot 1 consisting of 21,611 SF and proposed Lot 2 consisting of 19,702 SF. Accordingly, each of the two proposed lots greatly exceed the minimum lot area for the zoning district in issue. Both lots would also be fully compliant with all of the applicable provisions of the Mount Kisco Zoning Code were it not for the unique circumstances described in the Applicant's original submission and as further described below.

The difficulty encountered by this Applicant (and the current property owner) arises from a most unique set of circumstances, which such circumstances are not in any way the fault of the Applicant⁴ or the property owner. Village Law §7-736 (2) states that no building permit will issue unless a street or highway giving access to the proposed structure has been:

- a. duly placed on the official map or plan; or
- b. an existing state, county town or village highway; or
- c. a street shown upon a plat approved by the Planning Board.

The entire roadbed of Hickory Lane (inclusive of what is described herein as Hickory Lane and the Hickory Lane Extension) is actually owned by the Village of Mount Kisco. However, for reasons that are truly inexplicable, no portion of Hickory Lane has been placed on the Official Map of the Village of Mount Kisco. ***Indeed, it is undisputed that the official map of the Village of Mount Kisco has not been updated since the mid-1950s*** a fact about which this Applicant can do nothing.

Similarly, Hickory Lane and the Hickory Lane Extension cannot be classified as an existing village highway as the Village has never maintained same and Hickory Lane as referred to herein is identified as a private road at its entrance notwithstanding its ownership by the Village of Mount Kisco.

However, as referenced in footnote 1 above , ***a portion of*** Hickory Lane was shown on filed map number 18347 approved by the Planning Board in 1973 and, as related by former Village Attorney Whitney Singleton in his memorandum, "the depiction/creation of Hickory Lane inclusive of a planned cul-de-sac at the southerly terminus thereof in fact satisfied the requirements of Village Law §7-736 (2) for the lots having frontage/access thereon". It was also determined that the Property as to which the Applicant is a contract vendee benefited from this portion of Hickory Lane being shown on filed map number 18347 and by virtue of a deeded easement. As stated by Mr. Singleton:

⁴ As set forth in the Applicant's original submission, the information set forth herein regarding Hickory Lane was in fact ascertained and set forth in a memorandum issued by former Village Attorney Whitney Singleton.

“The southern terminus of Hickory Lane (cul-de-sac) simultaneously created frontage for your client’s parcel along your client’s north-western perimeter. While your client’s parcel was not created as part of any subdivision on this private road, and therefore possesses no statutory right to utilize same, your client was, however, separately deeded an access right to same. Specifically, your client’s chain of title conveyed with it *“an easement of Right-of-Way in common with others in and to and over Hickory Lane to and including the turnaround thereof as shown on said map, to and from North Bedford Avenue (N/K/A Barker Street) and also in and to said fifty-foot Right-of-Way running in a southerly direction from the southerly end of Hickory Lane.”*

(Emphasis original)

As relates to Village Law §7-736 (2) as applied to the proposed subdivision, the existing situation was summarized by Mr. Singleton as follows:

“Accordingly, your client’s existing parcel has frontage (and access) on a road on a filed subdivision plat at Hickory Lane’s southern terminus (turnaround). Such frontage would qualify for a building permit issuance under Village Law §7-736 (2) for its existing lot layout or for proposed Lot 1A [Lot 1 on the Site Plan], but does not qualify for proposed Lot 1B [Lot 2 on the Site Plan].”

Village Law § 7-736 (3) specifically provides an applicant with the opportunity to apply for an area variance to remedy the situation which arises from these most unusual circumstances. Initially, the Board should be aware of that portion of Village Law §7-736 (2) which emphasizes the need for appropriate improvements to the street in issue. In this regard, Village Law §7-736 (2) provides in pertinent part as follows:

2.Before such permit shall be issued such street or highway shall have been suitably improved to the satisfaction of the Planning Board in accordance with standards and specifications approved by the appropriate village officers as adequate in respect to the public health, safety and general welfare for the special circumstances of the particular street or highway....

Thereafter, Village Law § 7-736 (3) provides a remedy regarding the frontage requirement (in this case, as applied to Proposed Lot 2):

3. The Applicant for such a permit may appeal from the decision of the administrative officer having charge of the issue of permits to the board of appeals or other similar board, in any village which has established a board having the power to make variances or exceptions in zoning regulations for: (a) an exception if the circumstances of the case do not require the structure to be related to existing or proposed streets or highways, and/or (b) an area variance pursuant to section 7-712-b of this chapter, and the same provisions are hereby applied to

such appeals and to such board as are provided in cases of appeals on zoning regulations. The board may in passing on such appeal make any reasonable exception and issue the permit subject to conditions that will protect any future street or highway layout. Any such decision shall be subject to review in the same manner and pursuant to the same provisions as in appeals from the decisions of such board upon zoning regulations.

The necessity for proper improvements so as to provide for safe and adequate access as a condition precedent for the issuance of a building permit has been the subject of many decisions of the Courts of the State of New York. As is stated in the Practice Commentaries to Village Law § 7-736:

Secondly, even if a street satisfies the requirements of Village Law §7-736 (2) regarding the nature of the road, a permit may be denied, for example, if the road is in a state of disrepair or lacks drainage or other essential facilities. See *Fink v. Jagger*, 211 N.Y.S.2d 51 (Sup. Ct. Suffolk Co. 1960); *Green Acres Building Corp.*, supra. ***However, if a qualifying street is sufficiently improved to permit safe access by emergency vehicles and by those who depend on such road for ingress and egress, a building permit may not be denied.***

(Emphasis added)

Prior ZBA Decisions Mandating Improvements

Based on reported decisions by your Board involving the application of Village Law § 7-736, your Board has previously focused upon the safety of the road in issue and mandated certain road improvements as a condition precedent to the issuance of building permits. For example, in *Sorg v. Zoning Bd. of Appeals of Village/Town of Mount Kisco*, 248 A.D.2d 622 (2nd Department, 1998) the Appellate Division affirmed the decision of Supreme Court that the ZBA did not act arbitrarily or capriciously in requiring the landowner, at its sole expense, to pave and improve access roads as a prerequisite to being issued a permit to construct single family homes. Similarly, in *Pinnetti v. Zoning Bd. of Appeals of Village of Mount Kisco*, 101 A.D.3d 1124 (2nd Department, 2012), the Appellate Division affirmed the ZBA's denial of the landowner's appeal pursuant to Village Law § 7-736 (3) because the ZBA found that the proposed road was inadequate in many respects predicated upon "submissions of the Mount Kisco Planning Board, the Building Inspector, and the Mount Kisco Fire Department" 101A.D. 3d at p. 1126.⁵

⁵ It is most significant to note, as emphasized below, that the record facts as adduced by ZBA in *Pinnetti* which supported the ZBA's denial of relief based on the improvement status of the road in issue and the environmental impacts associated with the proposed addition of another house, are precisely the opposite of the facts in this case, wherein the Applicant is willing to make the necessary road improvements to Hickory Lane and the Planning Board, as lead agency pursuant to SEQRA has determined, through the issuance of the Negative Declaration, that the proposed subdivision inclusive of the Alternate Improvement Plan, poses no net adverse environmental impacts.

The Original Subdivision/Site Plan Application⁶/Improvement Plan

Mindful of the emphasis on providing safe and appropriate access, when the application was first submitted, in an overabundance of caution, the Applicant proposed to improve Hickory Lane by widening Hickory Lane to a width of 18 feet and proposing other improvements including the installation of a new 8 inch sewer main⁷, improved drainage and the installation of a turnaround for emergency vehicles. Unfortunately, as a consequence of the relatively narrow width of Hickory Lane as previously improved (as compared to the width of the right-of-way with respect to which the Applicant has the right to improve), areas in front of existing homes within the right-of-way in many instances had yards, trees, etc. actually installed in the right-of-way. In order to make the 18 foot wide proposed road improvements work, the front yards of a number of the homes would have been impacted. Again, based upon the easement in favor of the Applicant, the Applicant had a right to make these improvements. However, many of the existing property owners had objections to the removal of trees, grass, and other improvements within the right-of-way. These property owners appeared at meetings of the Planning Board to raise their objections.

The Applicant was therefore faced with a situation where a perceived need to improve Hickory Lane consistent with the mandates of Village Law §7-736 (2) and within the Applicant's rights under the deeded easement/right of way nevertheless contrasted with desires of the existing property owners along Hickory Lane.

The Planning Board, however, recognized the benefits brought about by the Applicant's willingness to make the improvements to Hickory Lane referenced above including the widening to a width of 18 feet, installation of the 8 inch sewer main, drainage improvements, installation

⁶ With respect to the subdivision plan itself inclusive of the design of the two lots, the design remains the same. In order to satisfy the requirements of Village Law §7-736 (2) regarding access to the previously improved and approved portion of Hickory Lane, and the Village Code requirement for frontage, proposed Lot number 2 has been designed in such a way as to have direct access to the turnaround referenced in Mr. Singleton's memorandum through a "frontage strip" to the turnaround shown on the previously approved filed plat. As fully explained in our original narrative submission, due to the unique manner in which the Village Code requires measurement of lot width ("measured along a line drawn parallel to the street line, measured at the required front yard setback" and, in accordance with the same section, the front lot line is defined as "[t]he boundary of the lot along the street on which the lot has frontage"), the provision of the necessary frontage strip actually mandates the current request for a lot width variance. The front yard setback is 25 feet in the RS-12 Zoning District and, at that point, the resultant lot width is 15.02 feet thereby necessitating the lot width variance requested herein as aforesaid. However, as the Hickory Lane Extension is improved and utilized by other property owners beyond the turnaround and the Applicant has an easement to utilize the entirety of Hickory Lane inclusive of the Hickory Lane Extension, a driveway will be installed for the benefit of Lot 2 in the existing Hickory Lane (south of the cul-de-sac) so that Proposed Lot 1 and 2 have the appearance of completely conventional and conforming lots.

⁷ It should be noted that the installation of a new 8 inch sewer main at the Applicant's expense represents a significant benefit to residents of Hickory Lane. There are two homes on Hickory Lane which are presently served by septic systems. With the installation of the new 8 inch sewer main at the Applicant's expense, these homes could connect to the Village sewer system which would greatly enhanced the value of their properties and represent a significant environmental benefit.

of a turnaround for emergency vehicles etc. In point of fact, the Negative Declaration specifically referenced the proposal to increase the width and to provide an emergency services truck turnaround as one basis for the conclusions favorable to the application as set forth in the Negative Declaration. Notwithstanding the foregoing, the Applicant took it upon himself to, in connection with the road improvements, become an advocate for the position taken by the neighbors requesting less disturbance along the existing roadbed of Hickory Lane in front of their homes provided, however, that such improvements as he was required to construct, met the requirements of the Village of Mount Kisco for safe access to the new proposed lots.

To this end, immediately following the issuance of the Negative Declaration in September 2023, the Applicant embarked upon a series of communications (telephone calls, zoom meetings, and meetings on-site) with Village officials who would most appropriately have input regarding the road improvements including the following:

October 18, 2023	telephone call with Village Building Inspector Peter Miley
November 16, 2023	zoom meeting with Village Engineer Anthony Oliveri
December 12, 2023	zoom meeting with Village Planning Consultant Jan Johannessen, Village Engineer Anthony Oliveri, and Mount Kisco Village Fire Department Chief John Hochstein
December 18, 2023	on-site meeting with Village Planning Consultant Jan Johannessen, Village Engineer Anthony Oliveri, and Mount Kisco Village Fire Department Chief John Hochstein

Through these meetings, the Applicant was provided with guidance as to how to properly improve Hickory Lane through the turnaround to provide improved and safe access for both residents and emergency vehicles. From the point of view of the existing residents of Hickory Lane, this plan addressed all of their concerns regarding the previously proposed improvement plan by not widening Hickory Lane while making safety improvements which will be fully explained at the public hearing (including the installation of materials to strengthen the edge of the existing roadway to better accommodate emergency vehicles, installation of the turnaround for emergency vehicles etc.).

What is most significant for your Board to understand, as confirmed by the Planning Board and its consultants, is that these particular proposed road improvements simultaneously addressed the concerns of the neighbors while addressing the safety concerns regarding the resultant proposed improvements to Hickory Lane. The history of the Applicant's initiative confirms that the Applicant affirmatively engaged those Village Consultants with the necessary building code, planning, engineering and firematic expertise (Village Building Inspector Peter Miley, Village Planning Consultant Jan Johannessen, Village Engineer Anthony Oliveri, and Mount Kisco Village Fire Department Chief John Hochstein) to ensure that the goals of the Village would be met by the proposed improvements to Hickory Lane. In this regard, it is respectfully pointed out that such initiative on the part of the Applicant, as now confirmed by the administrative record, clearly complies with that section of Village Law §7-736 (2) quoted above

which requires that the road “shall have been suitably improved to the satisfaction of the Planning Board in accordance with standards and specifications approved by the appropriate village officers as adequate in respect to the public health, safety and general welfare for the special circumstances of the particular street or highway”. The administrative record confirms that “the appropriate village officers (Village Building Inspector Peter Miley, Village Planning Consultant Jan Johannessen, Village Engineer Anthony Oliveri, and Mount Kisco Village Fire Department Chief John Hochstein) all inspected the particular road in issue and made specific recommendations, which are now incorporated into the Alternate Improvement Plan. It should be noted, as stated in footnote 5 above, that these facts represent a situation diametrically opposed to the situation with respect to which your Board was faced in connection with *Pinnetti v. Zoning Bd. of Appeals of Village of Mount Kisco supra* where the record disclosed that “submissions of the Mount Kisco Planning Board, the Building Inspector, and the Mount Kisco Fire Department established that Oak Ridge Road was not adequate to serve an additional home”.

The March 12, 2024 Meeting of The Planning Board

As set forth above, and again as confirmed by reference to the video of the March 12, 2024 meeting of the Planning Board, at such meeting Village consultants confirmed the Applicant’s recitation of the facts applicable to the development of the Alternate Improvement Plan (including the involvement of the various Village consultants and the Fire Chief as referenced above); reviewed the specific components of the Alternate Improvement Plan; received input from Village consultants and the public⁸ and the Planning Board enthusiastically supported the Alternate Improvement Plan (see comments referenced above). Moreover, and as also referenced above, the Board made clear, that as a consequence of the actual lessening of impacts, no further SEQRA review was required.

Impact of the Negative Declaration

The administrative record confirms that the Planning Board circulated its notice of intent to be lead agency and subsequently, with no objection from any involved agency, assumed the role of lead agency for review of the environmental impacts associated with the proposed SEQRA action. As I am certain that members of the Board are aware, the lead agency’s determination is binding on all other involved agencies. See, e.g., *Matter of Gordon v. Rush* 100 NY2d 236 (2003), *Turkewitz v Planning Bd. of City of New Rochelle* 24 A.D.3d 790 (2nd Dept,

⁸ It is significant to note in this regard, as can be confirmed by reference to minute/second mark 11:54 on the video posted on the Village’s website, that the sole public speaker [Ms. Fran Lawless] identified herself as being there on behalf of 5 of the 6 houses on Hickory Lane and her first statement to the Board was that “[w]e do appreciate the applicant’s reworking the design to not widen the road, that was a huge concern”.

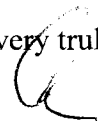
2005). As set forth above, the Planning Board, as lead agency, issued its Negative Declaration (Exhibit A hereto) and, in so doing, made certain findings which are significant in terms of the 5 factors required to be considered by your Board in connection with the requested relief. Most significantly, as pertains to Village Law § 7-712 b (3) (b) which requires consideration of 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, the Negative Declaration specifically found that “[t]he proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production, specifically identifying only a “nominal increase in traffic which will be offset by the common road improvements proposed”. I believe that such a determination is reinforced by the Alternate Improvement Plan which imposes even less impacts, a belief obviously shared by the Lead Agency as confirmed by the comments of members of the Lead Agency as confirmed by the video of the March 12, 2024 Planning Board meeting.

I further believe that it is clear that the Negative Declaration confirms that the proposed action will not result in an undesirable change in the character of the neighborhood or a detriment to nearby properties as referred to in Village Law § 7-712 b (3) (b) (1). The Negative Declaration further confirms that granting the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district as referred to in Village Law § 7-712 b (3) (b) (4). The other factors applicable to the granting of relief are analyzed in the original submission to your Board.

Accordingly, I believe that the administrative record is replete with evidence that the Applicant has clearly met its burden of entitlement to the requested relief both in connection with Village Law § 7-736 (3) and in connection with his request for a variance as to lot width. The circumstances relative to the Applicant’s request for relief are indeed unique whether same is predicated upon the history of the development and improvement of Hickory Lane or based upon the unique manner in which the Village Code measures lot width. I would respectfully submit that this Applicant has done everything within the Applicant’s power to simultaneously address the Village’s concerns regarding safe road access and the neighbor’s concerns regarding Hickory Lane. The result of the Applicant’s efforts, praised by the Planning Board as aforesaid, will result in an improvement for the neighborhood without imposing any net adverse impacts as specifically found by the Negative Declaration.

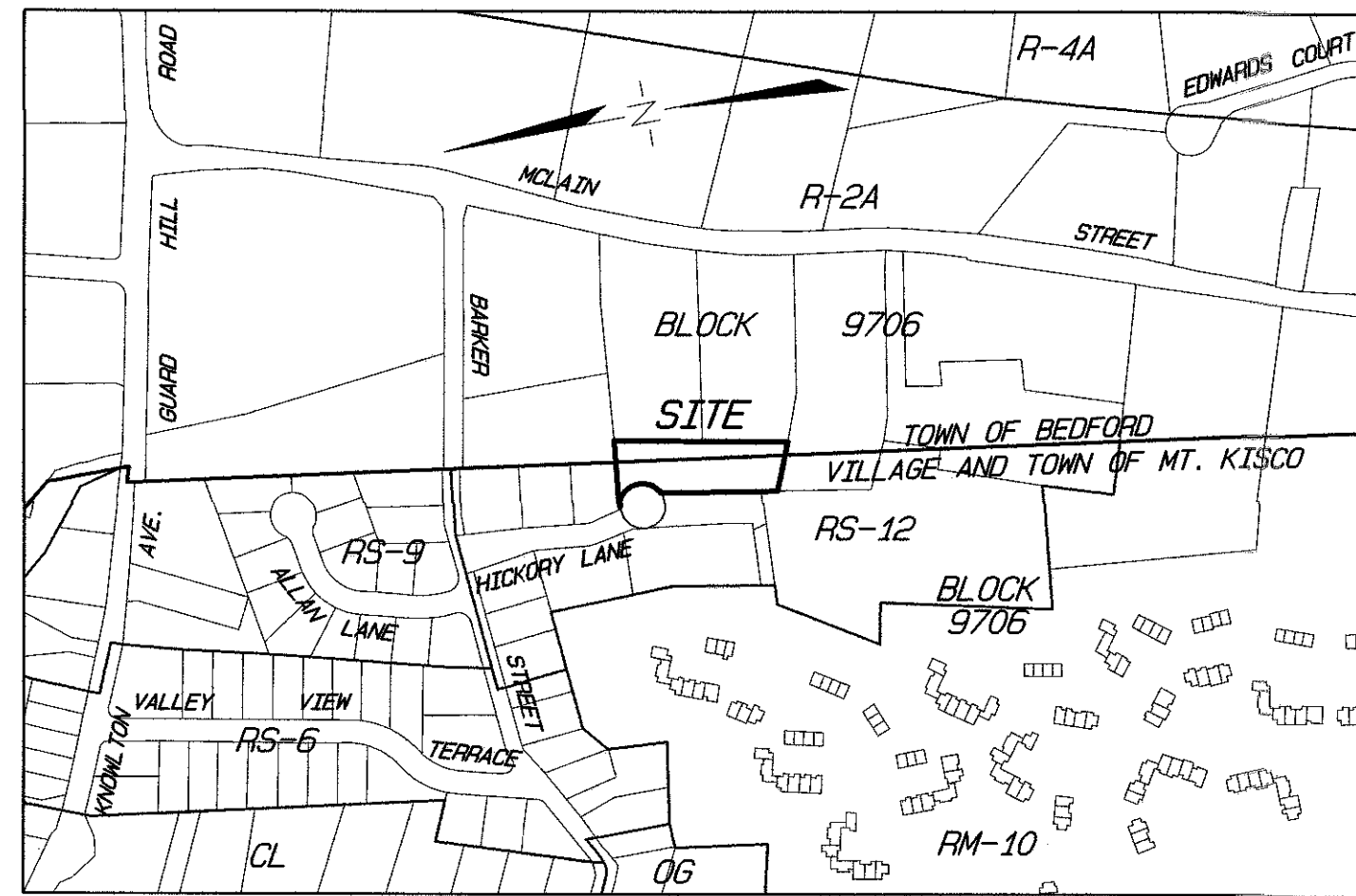
We look forward to appearing before your Board at its April meeting.

Yours very truly



Charles V. Martabano

cc: Lisa M. Cobb, Esq.
Planning Board, Village of Mount Kisco
Jamie Scoli



VICINITY MAP
SCALE 1"=400'

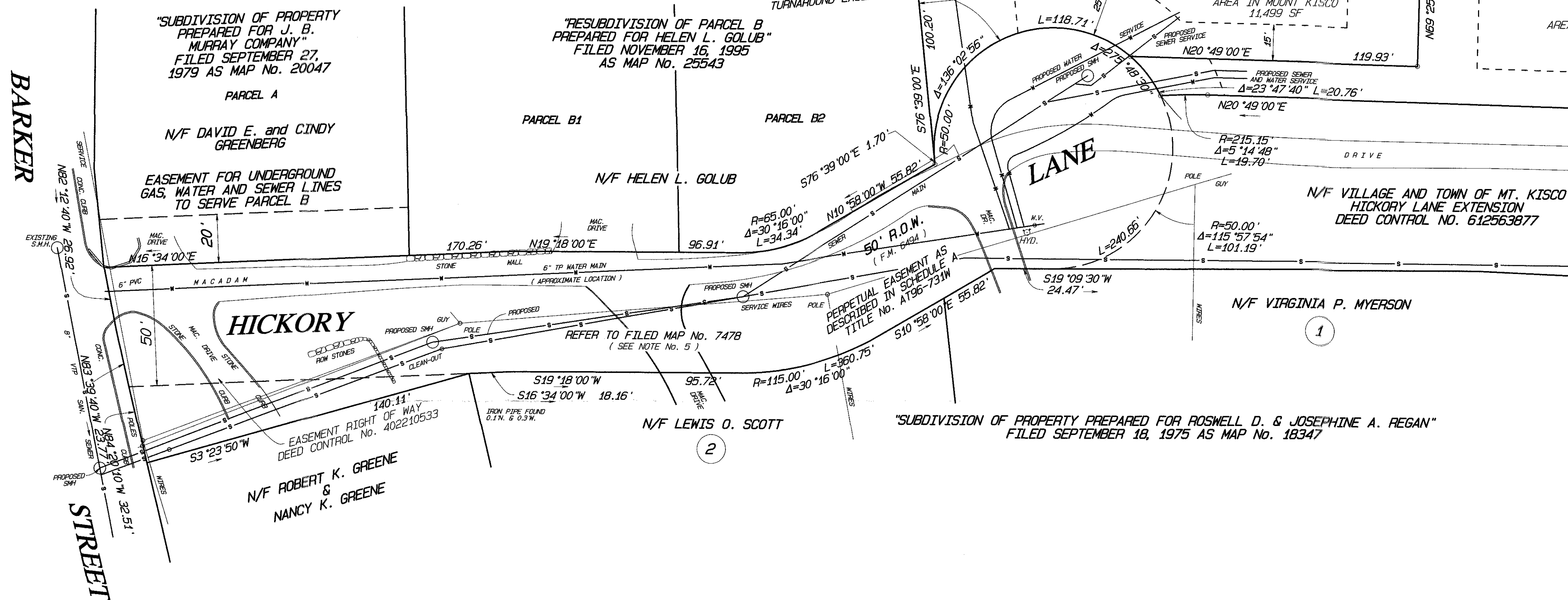
WESTCHESTER COUNTY DEPARTMENT OF HEALTH

Mount Kisco, New York
Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health
on behalf of the Department of Health

Date



Approved for filing in the Westchester County Clerk's Office, Division of Land Records:

Owner _____ Date _____

Approved by Resolution of the Town of Bedford Planning Board.

Chairman _____ Date _____

Approved by Resolution of the Town of Mount Kisco Planning Board.

Chairman _____ Date _____

ZONING ANALYSIS TABLE

SEL: 69-75-1-4 - Mt. Kisco SEL: 71.20-1-6 - Bedford	DISTRICT: RS-12 Low-Density One-Family Residential - Mt. Kisco			
REGULATION	REQUIRED	EXISTING	Proposed Lot 1	Proposed Lot 2
MIN. LOT AREA (S.F.)	12,500	41,313	21,615	19,698
MIN. LOT DEPTH (FT.)	100	117	119.93	146.29
MIN. LOT WIDTH (FT.)	100	354.20	102.27	15.02*
MIN. YARDS				
- FRONT (FT.)	25	-	25.33	35.00
- SIDE 1 (FT.)	15	-	16.45	31.50
- SIDE 2 (FT.)	15	-	53.39	53.64
- REAR (FT.)	30	-	46.00	59.22
HEIGHT				
- FEET	35	-	<35	<35
- STORIES	2.5	-	<2.5	<2.5
MAX. BLDG. COVERAGE (S.F.)				
- Lot 1 (2150+2 (21,611-90,000))	4,672	-	1,728	-
- Lot 2 (2150+2 (19,702-90,000))	4,290	-	-	1,728
MAX DEVELOPMENT COVERAGE (S.F.)	40%	0%	15%	15%

Notes:

- Premises shown hereon known and designated as: Section 69.75 Block 1 Lot 4 on the Village and Town of Mt. Kisco Tax Maps and Section 71.20 Block 1 Lot 6 on the Town of Bedford Tax Maps.
- Premises shown hereon located in the RS-12 Zone in the Village and Town of Mt. Kisco and the R-2A Zone in the Town of Bedford.
- Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
- The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.
- Rotate Filed Map No. 7478 left 1°02'10" to be in accordance with Filed Map No. 6494.
- Refer to Filed Map No. 21827 for 50' Right of Way over Hickory Lane.
- 4" VTP Sanitary Sewer shown hereon subject to verification not found or located in field.
- Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.
- Property shown hereon is subject to the "Rules and Regulations for the Protection from Contamination of the New York City Water Supply and its Sources."



We, H. Stanley Johnson and Company, Land Surveyors, P.C., the surveyors who made this map, do hereby certify that the survey upon which this map is based was completed February 17, 2022 and that this map was completed March 25, 2024.

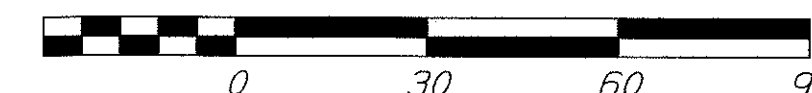
BY:
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

Utilities designed by:

BY:
NEW YORK STATE LICENSED ENGINEER NO. 80637
Michael F. Stein P.E.
Hudson Engineering & Consulting, P.C.
45 Knollwood Road - Suite 201
Elmsford, NY 10523
T: 914-909-0420

PRELIMINARY SUBDIVISION PLAT PREPARED FOR JAMES SCOLI HICKORY DEVELOPMENT LLC

SITUATE IN THE
TOWN OF BEDFORD
and the
VILLAGE AND TOWN OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK
SCALE: 1" = 30'



SHEET 175 BLOCK 9706 IN COUNTY INDEX SYSTEM

Total Area = 41,313 S.F. or 0.948 ACRES

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

PREPARED BY: RMN, JAA CHECKED BY: RSJ, STJ

JOB NO. F22-003.02



VILLAGE/TOWN OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK

104 Main Street
Mount Kisco, New York 10549-0150

Telephone
(914) 241-0500

RECEIVED

MAR 26 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

February 28, 2024

Ms. Stephanie Rumer
116 Ellis Road
Havertown, PA 19083

Re: Notice of Denial (Updated) – Sign Permit Application for Proposed Shoprite Building Signage
333 No. Bedford Road, Property ID#: 69.50-2-1

Dear Ms. Rumer:

Please be notified that your sign permit application for monument signage at the above captioned property is hereby denied. This denial is based on the following facts:

- Section 89-11A (4) of the Code of the Village/Town of Mount Kisco states that “The types of signs permitted and the regulation of the number, placement, and use of signs is hereby established. No sign shall be erected unless it conforms to the specifications for signs in that sign district, nor shall any sign be used for any purpose or in any manner except as permitted by the regulations for the district in which such sign is to be located or maintained.”
- Section 89-9A of the Code of the Village/Town of Mount Kisco states that “A Comprehensive Signage Program is required of two or more businesses that share a common zoning lot or parcel. This includes directional/directory and identification signage. The program is a sign system to create visual harmony among the signs within the program area and compatibility with surrounding establishments and structures. It shall include specifications for all signs within the sign program area, including but not limited to the following: sign type, lettering or graphic style, size, shape, scale, colors, lighting materials, installation and position on site plan.”
- The subject property is located in the ML Zoning District and has an approved Comprehensive Sign Package. The Comprehensive Sign Package defines wall signage to be externally lit, pin-mounted letters or back-lit (halo lit) channel letters, maximum 24” inches high by maximum 30’ feet wide. Logos may be larger than letters but require Architectural Review Board approval. The proposed signage is subject to these established guidelines.
 - Two Shoprite internally illuminated channel letter signs are proposed with a height of 6’ feet by width of 31’ 125”. As per Section 89-9A, these two signs will each need a variance for type of sign from the Approved Comprehensive Sign Program. Each of these two signs will also need a 4’ foot variance on maximum letter height and a 1.125’ foot variance on maximum sign length **(six (6) variances total)**
 - Two internally illuminated logo wall signs are proposed with a height of 10’ feet and a width of 13’ feet. As per Section 89-9A, these two signs will each need a variance for type of sign

from the Approved Comprehensive Sign Program (**two (2) variances total**). Logos may be larger than approved letter heights but require Architectural Review Board approval.

- One “Order Pickup Delivery” wall sign is proposed with a height 6’10” and a width of 12’ feet. As per Section 89-9A, this sign will need a variance for type of sign from the Approved Comprehensive Sign Program. This sign will also need a variance for sign height of 4’10” (**two 2 variances total**).
- Section 89-11 Sign Districts, A. General Provisions (2) states: “Each business establishment shall be limited to one principal sign of any type permitted within such district at the primary public entrance. In the event that a business has a secondary public entrance on a separate street frontage or parking lot, an additional sign may be permitted at the secondary public entrance... In no event will there be more than two signs on any building for any establishment.”
 - A total of ten wall signs are proposed in this application. Two of these signs are located at or near public entrances. As per Section 89-11A (2), eight of these signs will each require a variance for the number of signs allowed per business (**eight (8) variances total**).
 - Two internally illuminated logo wall signs are proposed close to the corner of each façade. As per Section 89-11A (2), each of these sign will require a variance for not being located at a public entrance (**two (2) variances total**). Each of these logo signs require a variance for number of signs allowed per business as stated above.
 - Two “Welcome” wall signs consisting of individual letters are proposed with a height of 12” inches and a width of 82” inches to be located beneath each ShopRite wall sign. As per Section 89-11A (2), each of these wall signs require a variance for number of signs allowed per business as stated above.
 - One “Order Pickup Delivery” wall sign is proposed with a height 6’10” and a width of 12’ feet. As per Section 89-11A, this sign will need a variance for number of signs allowed per business as stated above.
 - One “Bottle Return” wall sign consisting of individual letters is proposed with a height of 12” inch and a width of 126.4”. As per Section 89-11A (2), this sign will need a variance for not being located at a public entrance (**one (1) variance total**). As per Section 89-11A (2), this sign will need a variance for number of signs allowed per business as stated above.
 - Two “Dunkin” wall signs consisting of individual internally illuminated letters are proposed with a height of 12” inches and a width of 62”. As per Section-11A(2), each of these wall signs require a variance for number of signs allowed per business as stated above (**two (2) variances total**). As per Section 89-9A, these two signs will each need a variance for type of sign from the Approved Comprehensive Sign Program (**two (2) variances total**). If these proposed sign are individual, non-illuminated pin-mounted letters, these last two variances will not be required.

A sign permit cannot be issued for any sign application that does not comply with the Village Sign Code. You have a right to appeal this decision within 60 days.

Sincerely,

Peter J. Miley
Building Inspector

/pat

Date: _____

Case No.: _____

Fee: _____

Date Filed: _____

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

RECEIVED

MAR 26 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

**Zoning Board of Appeals
Application**

Appellant: Signart Graphix

Address: 846 Broad St. Suite #5 Emmaus, PA 18049

Address of subject property (if different): 333 N. Bedford Road, Mount Kisco, NY 10549

Appellant's relationship to subject property: _____ Owner _____ Lessee X Other

Property owner (if different): Diamond Properties

Address: 333 N. Bedford Road, Mount Kisco, NY 10549

TO THE CHAIRMAN, ZONING BOARD OF APPEALS: An appeal is hereby taken
from the decision of the Building Inspector, Peter Miley
dated 02/28/2024. Application is hereby made for the following:

X Variation or _____ Interpretation of Section 89-11A(4), 89-9A, 89-11(2)
of the Code of the Village/Town of Mount Kisco,

to permit the: X Erection; _____ Alteration; _____ Conversion; _____ Maintenance
of LED illuminated channel letters and lightbox / Non-illuminated channel letters

_____ in accordance with plans filed on (date) 03/25/2024
for Property ID # 69.50-2-1 located in the ML Zoning District.
The subject premises is situated on the west side of (street) North Bedford
_____ in the Village/Town of Mount Kisco, County of Westchester, NY.
Does property face on two different public streets? Yes/No NO
(If on two streets, give both street names) _____

Type of Variance sought: _____ Use X Area

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 February 28, 2024 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 AT LEAST 15 DAYS 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.

*** Optional - As Needed**

I hereby depose & say that all the above statements and the statements contained in the papers submitted herewith are true.

[Signature]
(Appellant to sign here)

Sworn to before me this day of: 26th March, 20 24

Notary Public, Westchester, County, NY

[Signature]
AnnaMaria Ruggiere
Notary Public, State of New York
Registration #01RU6366612
Qualified In Westchester County
Commission Expires Oct. 30, ~~2021~~

2025 CR

[TO BE COMPLETED IF APPELLANT IS NOT THE PROPERTY OWNER IN FEE]

State of New York }
County of Westchester } ss

Being duly sworn, deposes and say that he resides at _____ in the County of Westchester, in the State of New York, that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Mount Kisco, County of Westchester aforesaid and known and designated as number _____ and that he hereby authorized _____ to make the annexed application in his behalf and that the statements contained in said application are true.

(sign here)



March 20, 2024

Village/Town of Mount Kisco
104 Main St.
Mount Kisco, NY 10549

Letter of Intent: 333 N Bedford Road

To Whom It May Concern:

Diamond properties, located at 333 N Bedford Road, Mount Kisco, NY 10549 intends to appeal the Zoning decision dated February 28, 2024 by Peter J Miley, building inspector in the town of Mount Kisco NY. The Property ID# is 69.50-2-1, and we are appealing to gain a variance from Sections 89-11, 11A (4), and 89A-9A. John Mahoney with Signart Graphix will be handling the appeal as a representative of Diamond Properties.

Thank you,

John Mahoney
Signart Graphix
846 Broad St Suite #5
Emmaus, PA 18049

RECEIVED

MAR 26 2024

Zoning Board of Appeals
Village/Town of Mount Kisco



846 Broad St. Suite #5
Emmaus, PA 18049

March 20, 2024

To Whom It May Concern:

Based on the Zoning decision dated February 28, 2023 by Peter J Miley, building inspector in the town of Mount Kisco NY regarding Property ID# 69.50-2-1 at 333 N. Bedford Road, Diamond properties has applied for a variance from Sections 89-11, 11A (4), and 89A-9A of the town code. This variance is being requested for both the benefit to the applicant, Diamond properties, and for the general welfare of the community, which will be served by the new Shoprite location. Our opinion is that the stores signage will fit into the general character of the existing neighborhood, as is currently surrounded by similar style development and signage, including channel letters, and lightboxes. For this reason, we feel that there will be no substantial change in the community standards, and that the neighborhood will not suffer any significant impacts based on our request. Without this variance, the store would be left with a decrease in the overall appearance of the location, as well as being limited in its effectiveness to advertise. For these reasons, we are seeking that a variance is granted to our sign package as described in the application.

The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Zoning Board of Adjustment hearing.

Thank you,

John Mahoney

RECEIVED

MAR 26 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

AFFIDAVIT OF MAILING

RECEIVED

APR 09 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

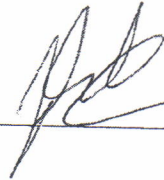
Pennsylvania
STATE OF ~~NEW YORK~~ Lehigh
COUNTY OF ~~WESTCHESTER~~ Lehigh

}
} SS.:
}

John Mahoney being duly sworn, deposes and says:

I reside at 846 Broad St. Suite #5 Emmaus Pa 18049

On April 5 2024 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.



Sworn to before me on this

5 day of April 2024

Michelle Lynn Bonner
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Michelle Lynn Bonner, Notary Public
Lehigh County
My commission expires December 10, 2025
Commission number 1411079
Member, Pennsylvania Association of Notaries

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 16th day of April, 2024 at the Municipal Building, Mount Kisco, New York, beginning at 7:00 PM pursuant to the Zoning Ordinance on the Appeal of Diamond Properties, 333 N. Bedford Road, Mount Kisco NY 10549 from the decision of Peter J. Miley, Building Inspector, dated February 28, 2024 denying the application dated to permit the addition of exterior signage. The property involved is known as 333 N. Bedford Road, Mount Kisco NY 10549, and described on the Village Tax Map as Section 069.050 Block 2 Lot 1, and is located on the west side of N. Bedford Road in a ML Zoning District. Said Appeal is being made to obtain a variance from Section(s) 89-11A (2) (4), and 89-9A of the Code of the Village/Town of Mount Kisco.

RECEIVED

MAR 26 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

Company	C/O	Mailing Address	City	State	Zip
283 N Bedford Rd Corp	MRE Mgmt Corp	27 Radio Circle Dr	Mt. Kisco	NY	10549
283 N Bedford Rd Corp		283 N Bedford Rd.	Mt. Kisco	NY	10549
Martabano, William T		325 N Bedford Road	Mt. Kisco	NY	10549
Philar Realty Co		116 Woodridge Rd	Mt. Kisco	NY	10549
19 Kenisco Drive LLC	Garth E Beall	6411 Ivy Lane, Ste 200	Greenbelt	MD	20770
NY Luxury Motors of Mt Kisco I	Autonation Inc,	200 SW 1st Ave., FL 14	Fort Lauderdale	FL	33301
Mt Kisco Self Storage	Coforge BPS	2727 LBJ Freeway, Ste 806	Dallas	TX	75234
Burger King Corp #825	Michelle Keusch	5787 Blue Lagoon Drive	Miami	FL	33126
271 N Bedford Rd Mt Kisco Corp		27 Radio Circle Dr	Mt. Kisco	NY	10549
DP 62, LLC		PO Box 1493	Hicksville	NY	11802
325 N Bedford Rd LLC		325 N Bedford Rd	Mt. Kisco	NY	10549
Brooks Realty of Mt. Kisco LLC	15 Kensico LLC	15 Kensico Drive	Mt. Kisco	NY	10549
Charisma Associates LLC	Garth E Beall	6411 Ivy Lane, Ste 200	Greenbelt	MD	20770
DP 21 LLC	NA	PO Box 1493	Hicksville	NY	11802
Townsend St Assoc's LP	Mosbacher Properties	18 E 48th Street, 19th Floor	New York	NY	10017
59 Kensico LLC		27 Radio Circle Dr	Mt. Kisco	NY	10549
Tennis Equities Inc		77 Kensico Dr	Mt. Kisco	NY	10549
2701 Marion LLC	Esat Gashi	345 Kean Street, Ste 200	Yorktown Heights	NY	10598
Chappaqua Road Co LLC	Anthony Beldotti	500 Executive Blvd, Ste 203	Ossining	NY	10562
383 No Bedford Rd Corp	MDC	27 Radio Circle Dr	Mt. Kisco	NY	10549
Martabano, John R	272 N Bedford Rd Mt Kisco Cor	27 Radio Circle Dr	Mt. Kisco	NY	10549
DP 44, LLC		PO Box 1493	Hicksville	NY	11802
Tennis Equities, Inc.		77 Kensico Drive	Mt. Kisco	NY	10549
Mac Marty Inc	Patricia Macaulay	20 Shore Drive	Kingston	MA	02364
DP 47, LLC	Diamond Properties	PO Box 1493	Hicksville	NY	11802
269 N Bedford Rd Mt Kisco Corp	MRE Mgmt Corp	27 Radio Circle Dr	Mt. Kisco	NY	10549
Philar Realty Co		116 Woodridge Rd	Mt. Kisco	NY	10549
Verizon New York Inc.	Duff & Phelps	PO Box 2749	Addison	TX	75001
DP 46, LLC		PO Box 1493	Hicksville	NY	11802
271 No Bedford Rd. Mt Kisco	MRE Mgmt Corp	27 Radio Circle Dr	Mt. Kisco	NY	10549
WDL Realty LLC	The Donald Zucker Co.	101 W 55th Street	New York	NY	10019
343 Bedford Realty, LLC		75 Commercial Street	Plainview	NY	11803
Suburban Propane L.P.	Tax Dept	PO Box 206	Whippany	NJ	07981
Kensico Park Realty, LLC	Victor Cannistra	43 Kensico Drive	Mt. Kisco	NY	10549
Martabano, John R	MRE Mgmt Corp	27 Radio Circle Dr	Mt. Kisco	NY	10549
John A. Martabano Trust No. 1		5515 Lake Ridge Rd	Brighton	MI	48116

RECEIVED

MAR 26 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

AS Heyman being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

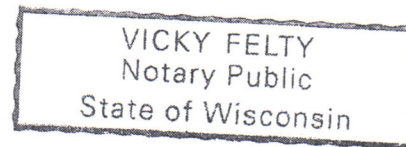
04/01/2024

Subscribed and sworn to before me this 01 day of April, 2024

Notary Public
State of Wisconsin, County of Brown

AS Heyman

Vicky Felty



9/19/25

RECEIVED

APR 09 2024

**Zoning Board of Appeals
Village/Town of Mount Kisco**

RECEIVED

APR 09 2024

Zoning Board of Appeals
Village/Town of Mount Kisco

State of New York)
) ss:
County of Westchester)

AFFIDAVIT OF POSTING

Gilmar Palacios Chin, being duly sworn, says that on the 9th day of April 2024, he conspicuously fastened up and posted in seven public places, in the Village/Town of Mount Kisco, County of Westchester, a printed notice of which the annexed is a true copy, to Wit: ---

Municipal Building –
104 Main Street

X

Public Library
100 Main Street

X

Fox Center

X

Justice Court – Green Street
40 Green Street

X

Mt. Kisco Ambulance Corp
310 Lexington Ave

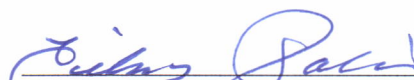
X

Carpenter Avenue Community House
200 Carpenter Avenue

X

Leonard Park Multi Purpose Bldg

X



Gilmar Palacios Chin

Sworn to before me this

9th day of

April 2024



Notary Public

MICHELLE K. RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6313298
Qualified in Putnam County
My Commission Expires 10-20-2026

SHOPRITE OF MOUNT KISCO



RECEIVED

MAR 27 2024

Zoning Board of Appeals
Village/Town of Mount Kisco



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:

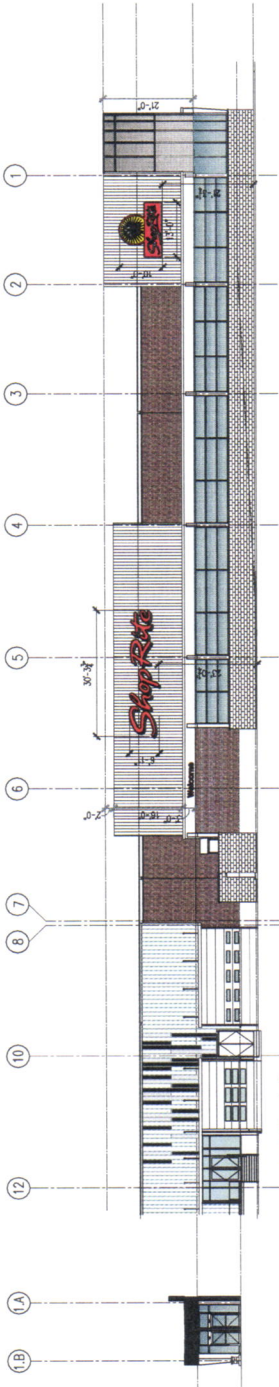
Shoprite Mount Kisco

Drawing Name:

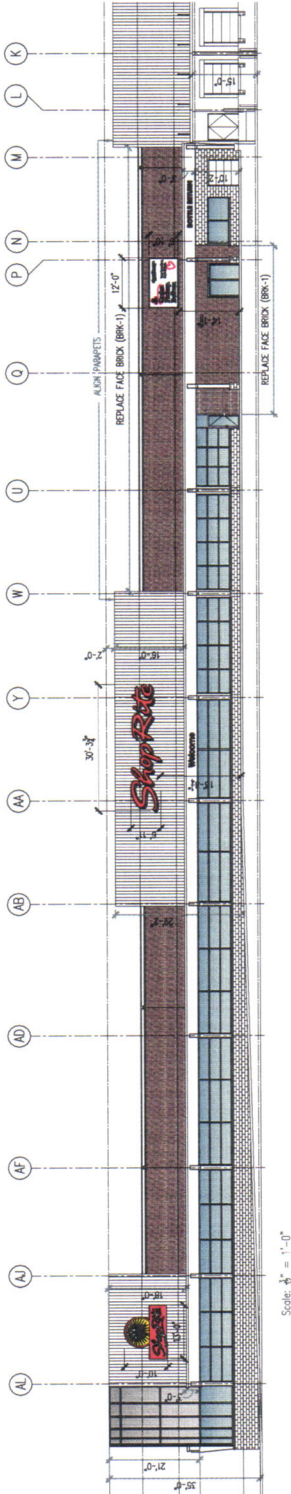
Date: Drawn By: Scale:

Revision Date / Revision : NTS

Quantity: Job # Drawing Page:
1 of 11



Scale: $\frac{1}{8}" = 1'-0"$



Scale: $\frac{1}{8}" = 1'-0"$

SHOPRITE OF MOUNT KISCO

333 N. Bedford Road, Mount Kisco NY 10549

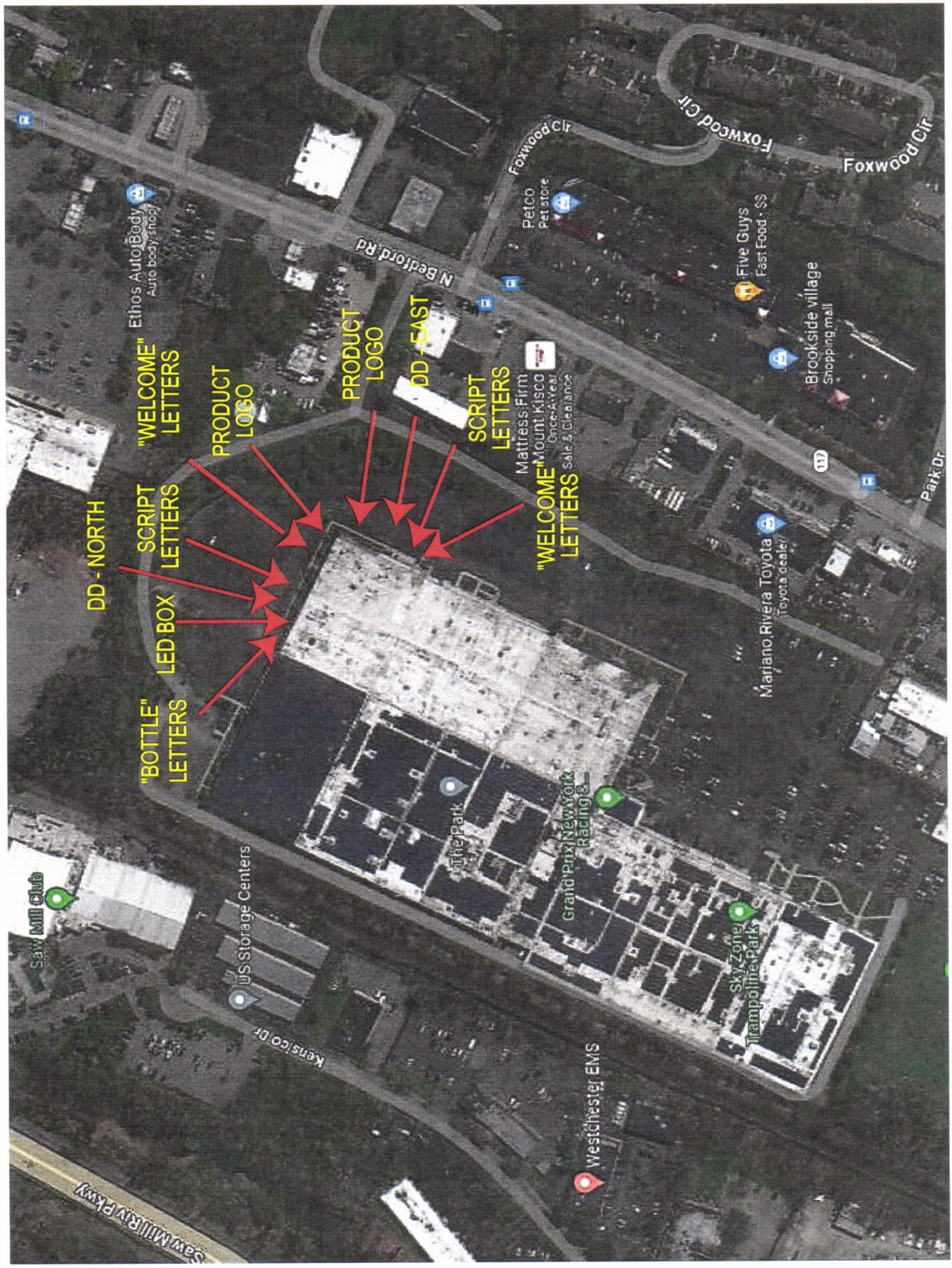


SITE VIEW



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:		Shoprite Mount Kisco	
Drawing Name:			
Date:	Drawn By:	Scale:	
Revision Date / Revision :		NTS	
Quantity:	Job #	Drawing	Page: 2 of 11





PRODUCT LOGO

130 sq.ft.



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:

Shoprite Mount Kisco

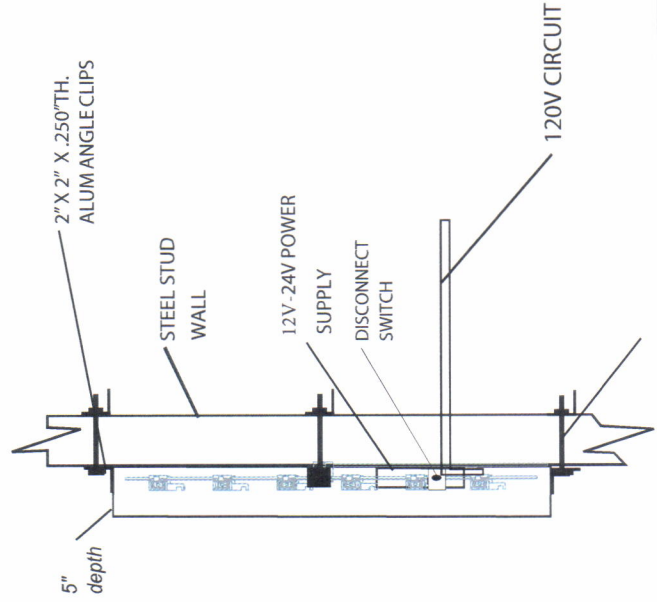
Drawing Name:

PRODUCT LOGO

Date: Drawn By: Scale:

Revision Date / Revision : NTS

Quantity:	Job #	Drawing	Page:
2			3 of 11



U/L LISTED

Back: 6mm ACM w/ 2"x 2" angle frame

Returns: .063 aluminum / 485 RED

Face: Flexface w/vinyl

Colors: 85 Red, 123 Yellow, Black, White

Power supplies: Hanley 12V-120w/277w

LED's: Hanley PE-4 Phoenix series

FASTENERS: galvanized 1/2" dia. threaded rod,nuts & washers with 3/16" th. steel angle/unistrut to span studs. / .5" lag bolts

83" 74" ShopRite 373.5"



SROPD BOX
209.25 sq.ft.



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:

Shoprte Mount Kisco

Drawing Name:

SCRIPT LETTERS

Date:

Drawn By:

Scale:

Revision Date / Revision :

NTS

Quantity:

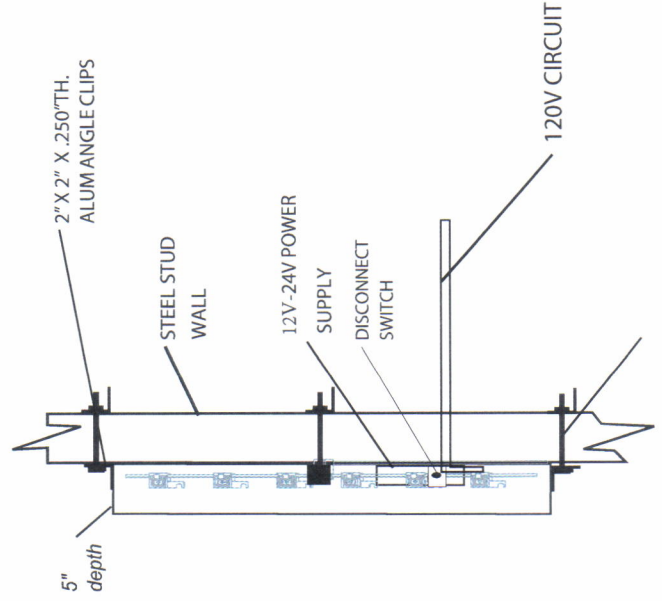
2

Job #

Drawing

Page:

4 OF 14



U/L LISTED

Back: 6mm ACM w/ 2"x 2" angle frame

Returns: .063 aluminum / BLACK

Face: Lexan w/vinyl

Colors: 85 Red, 123 Yellow, Black, White

Power supplies Hanley 12V-120w/277w

LED's: Hanley PE-4 Phoenix series

FASTENERS: galvanized 1/2"dia. threaded rod,nuts & washers with 3/16" th. steel angle/unistrut to span studs. / .5" lag bolts

144"

72"



[shoprite.com](https://www.shoprite.com)

**Order.
Pickup.
Deliver.**

Your favorites,
fresh & fast.



SROPD BOX
82.1 sq.ft.



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:		Shoprte Mount Kisco	
Drawing Name:		LED BOX	
Date:	Drawn By:	Scale:	
Revision Date / Revision :		NTS	
Quantity:	Job #	Drawing	Page:
1			5 OF 14

U/L LISTED

Back: 6mm ACM w/ 2"x 2" angle frame

Returns: .063 aluminum / BLACK

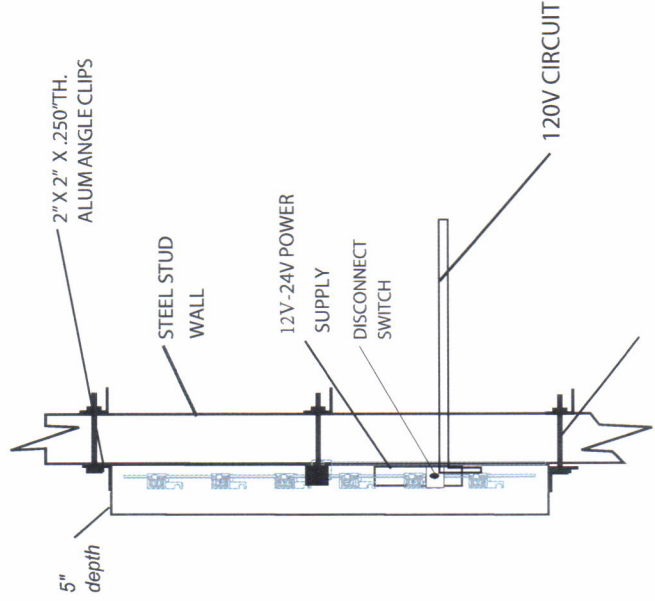
Face: Lexan w/vinyl

Colors: 85 Red, 123 Yellow, Black, White

Power supplies Hanley 12V-120w/277w

LED's: Hanley PE-4 Phoenix series

FASTENERS: galvanized 1/2"dia. threaded rod,nuts & washers with 3/16" th. steel angle/unistrut to span studs. / .5" lag bolts



12" 82" WELCOME



SROPD BOX
6.8 sq.ft.



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:

Shoprite Mount Kisco

Drawing Name:

CHANNEL LETTERS

Date: Drawn By: Scale:

Revision Date / Revision : NTS

Quantity:	Job #	Drawing	Page:
2			6 OF 11

NON - ILLUMINATED CHANNEL LETTERS

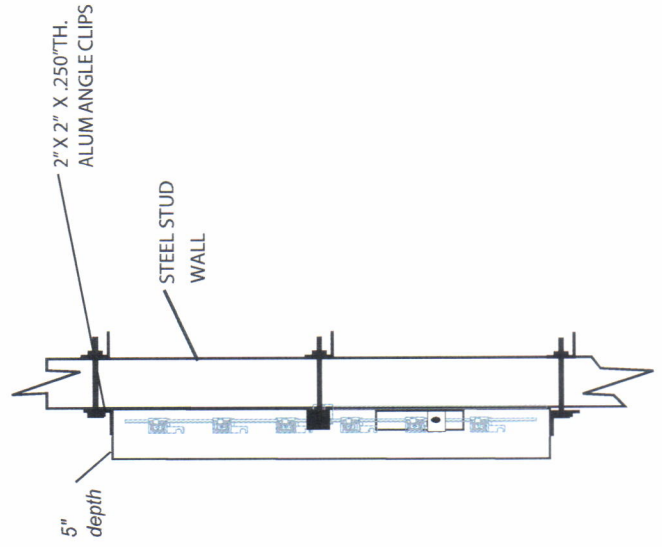
Back: 6mm ACM w/ 2"x 2" angle frame

Returns: .063 aluminum / BLACK

Face: Lexan w/vinyl

Colors: 85 Red, 123 Yellow, Black, White

FASTENERS: galvanized 1/2" dia. threaded rod,nuts & washers with 3/16" th. steel angle/unistrut to span studs. / .5" lag bolts





SROPD BOX
10.5 sq.ft.



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:

Shoptite Mount Kisco

Drawing Name:

CHANNEL LETTERS

Date:

Drawn By:

Scale:

Revision Date / Revision : NTS

Quantity:

Job #

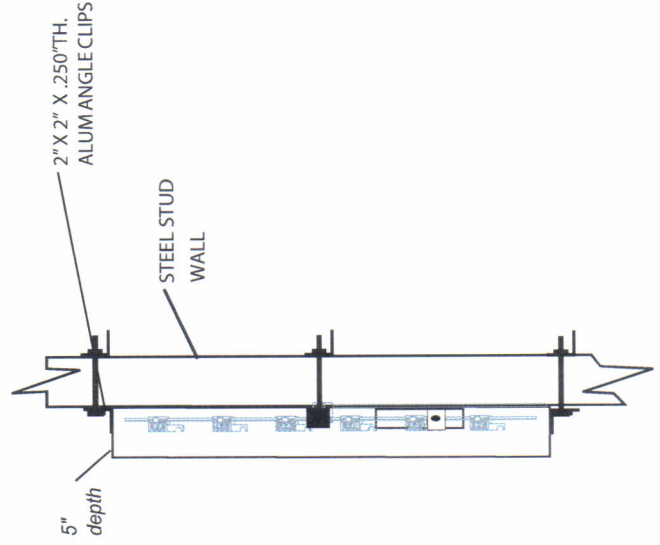
Drawing

Page:

1

7 OF 11

12" 126.4" BOTTLER RETURN



NON - ILLUMINATED CHANNEL LETTERS

Back: 6mm ACM w/ 2"x 2" angle frame

Returns: .063 aluminum / BLACK

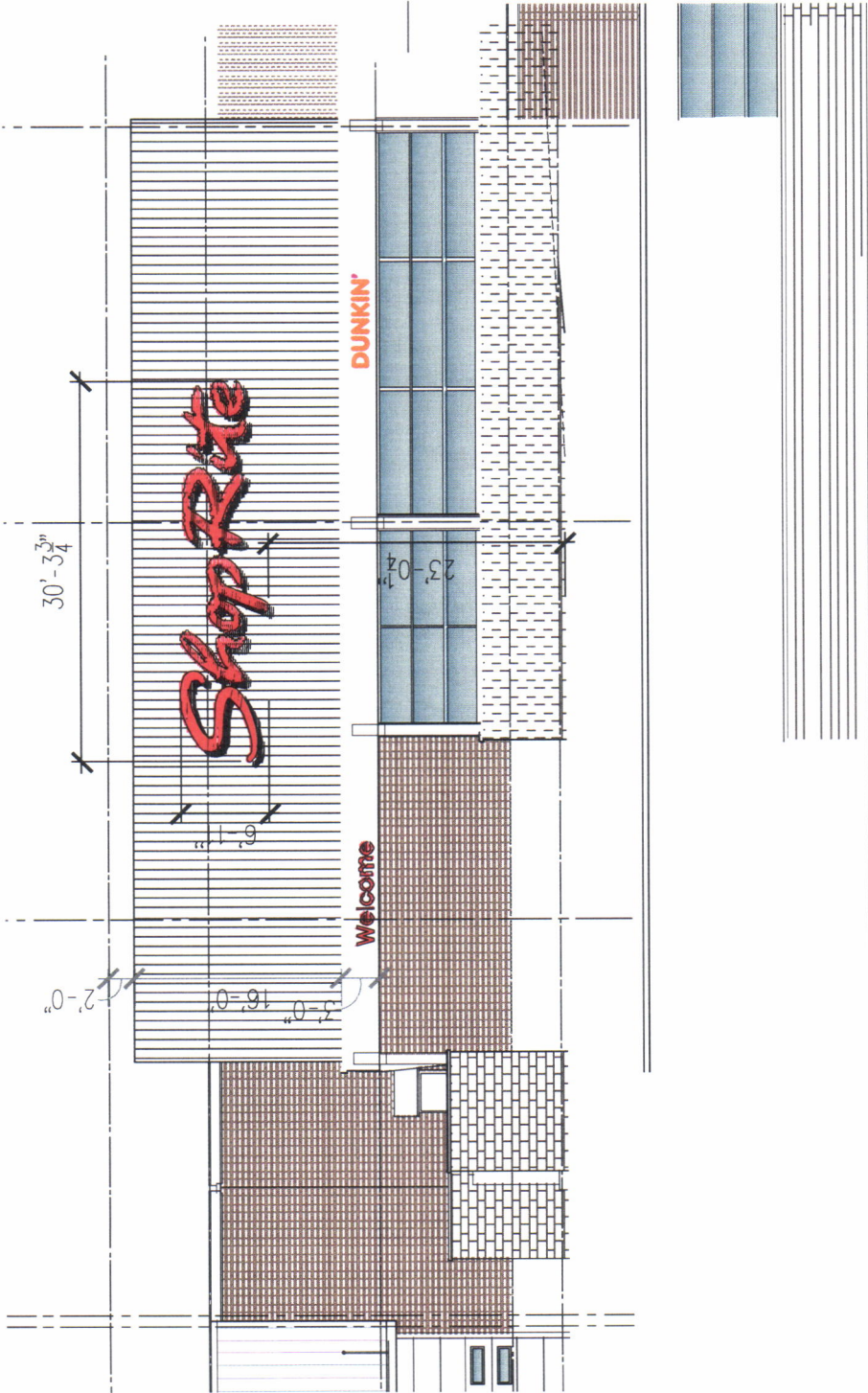
Face: Lexan w/vinyl

Colors: 85 Red, 123 Yellow, Black, White

FASTENERS: galvanized 1/2" dia. threaded rod, nuts & washers with 3/16" th. steel angle/unistrut to span studs. / .5" lag bolts

SHOPRITE OF MOUNT KISCO

DD1 - EAST



DUNKIN'

Channel letters
5 sq. ft.

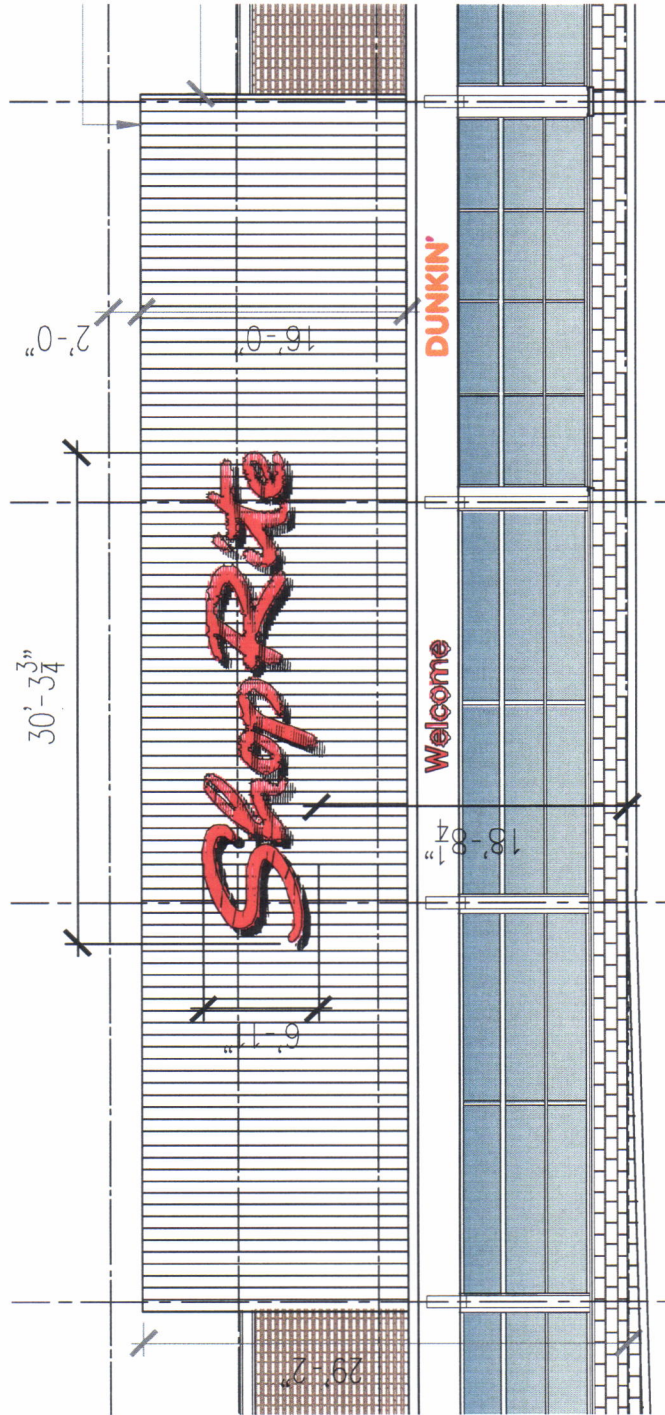


333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:	
Shoprite Mount Kisco	
Drawing Name:	
Date:	Drawn By:
Scale:	
Revision Date / Revision : NTS	
Quantity:	Job #
1	
Drawing	Page:
	8 of 11

SHOPRITE OF MOUNT KISCO

DD2 - NORTH



Channel letters
5 sq. ft.



333 N Bedford Road,
Mount Kisco, NY 10549

Client / Store:
Shoprite Mount Kisco

Drawing Name:
Date: Drawn By: Scale:
Revision Date / Revision : NTS

SHOPRITE OF MOUNT KISCO

Channel letters
(2) 5 sq. ft.

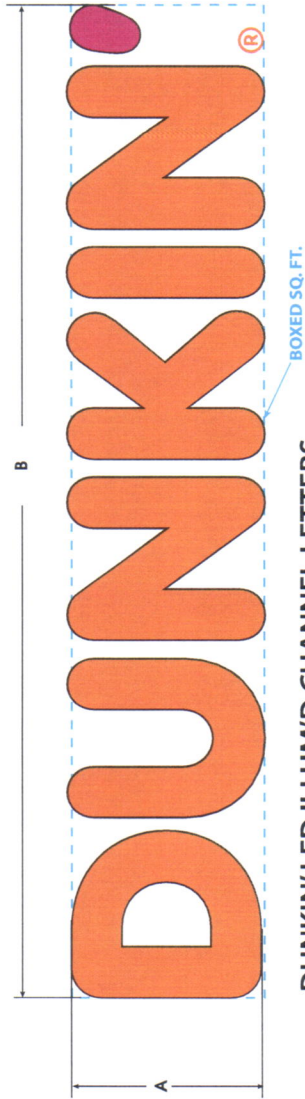
1000

Client / Store: **Shoprite Mount Kisco**

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Quantity:	Job #	Drawing	Page: 10 of 11
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DUNKIN' LED ILLUM'D CHANNEL LETTERS

DUNKIN' CHANNEL LETTER STANDARD SIZES				
DISPLAY HEIGHT	DISPLAY LENGTH	ELECTRICAL		ACTUAL SQUARE FOOTAGE
A	B			
18"	96.89"	(1) 20 AMP/120 VOLT CIRCUIT	12.11"	6.85"
24"	129.27"	(1) 20 AMP/120 VOLT CIRCUIT	21.54"	12.20"
30"	161.58"	(1) 20 AMP/120 VOLT CIRCUIT	33.66"	19.06"

GENERAL SPECIFICATIONS:

Materials:

.050 x 3" D aluminum returns; .063 aluminum backs;
Mounting hardware as determined by site conditions;
Weep holes as required

Returns:

3" D painted PMS 7540C Dark Gray

Letter Interiors:

Painted reflective white

Trimcap:

1" #313 Bronze

Faces:

3/16" #2447 white acrylic faces w/ 1st surface decoration:
DUNKIN to be PMS 3564C, 3M 3630-3202 (Orange)
Apostrophe to be PMS 7635C, 3M 3630-1511 (Pink)
Apostrophe stands on its own

Register Mark-®:

.063 aluminum disk painted white w/ orange vinyl applied to face

Font:

Font is DUNKIN' SANS Level 5

Area Squared:

See size chart for varying square footage

Wind Load:

Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination to be Agilight LS-U650-71K-B200-A or equivalent
LED's to be populated for even and consistent lighting
without hot spots or shadows

(1) 20A/120V circuit

Remote power supply

UL Listed

