Minutes of the ***Regular Meeting*** of the Planning Board of the Village/Town of Mount Kisco held on ***Tuesday, August 12, 2025*** at 7:12 pm in the Frank J. DiMicco Board Room and via Zoom Teleconference

Members Present: Michael McGuirk, Chairman
Barbara Roppolo
W. Robert Phillips
Michael Bonforte
William Beltran
Andre Keating, Alternate

Members Absent: Maggie Downey

Staff Present: Bill Seegmuller, Assistant Building Inspector
Lisa Cobb, Village Attorney (via Zoom)
Jan K. Johannessen, Village Planner (via Zoom)

Staff Absent: Anthony Oliveri, Village Engineer

Minutes:

1. July 22, 2025
2. September 13, 2022
3. September 27, 2022

Mr. McGuirk introduced a motion to approve the minutes listed; seconded by Mr. Phillips.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

Formal Application:

A. Asset Realty & Construction Group – 2 Morgan Drive
PB2023-0444, SBL 80.55-1-2.1/4
Site Plan, Steep Slopes and Wetlands

Mr. Brian Sinsabaugh of Zarin & Steinmetz was present via Zoom.

Mr. Sinsabaugh provided a presentation regarding progress of the project and outstanding items requiring the extension.

Mr. McGuirk introduced a motion to grant a 6 month extension of the approval; seconded by Mr. Phillips.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

B. Rivera Toyota – 227 Kisco Avenue
PB2023-0447, SBL 69.57-1-1
Site Plan

Mr. Maximillian Mahalek of Cuddy & Feder was present.

Mr. Mahalek provided a presentation regarding the progress of the project and outstanding items remaining.

Mr. McGuirk introduced a motion to grant an extension of the approval to February 12, 2026; seconded by Mr. Keating.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

C. Cadillac Mt. Kisco – 271 N. Bedford Road
PB2023-0451, SBL 69.50-2-4, 5, 6, 7, 8, 9, & 10
Site Plan and Special Permit

Mr. Charles Martabano, Esq., Mr. Rich Williams of Insite Engineering, and Mr. Jack Weidinger of Cadillac were present.

Mr. Martabano discussed the project and the proposed bond estimate of $39,840.

Anthony Oliveri also discussed the bond estimate as well and the requirements for the estimate.

Mr. McGuirk introduced a motion to permit the Building Department to issue a Temporary Certificate of Occupancy; seconded by Mr. Phillips.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

D. Buckingham Properties – 118 N. Bedford Road & 126 Barker Street
PB2023-00443, SBL 69.74-2-4 & 69.66-3-15
Site Plan, Special Use Permit, and Subdivision

Mr. Charles Martabano, Esq., Mr. Rich Williams of Insite Engineering, and Ms. Kate Racinelli of Buckingham Properties were present.

Mr. Williams provided a presentation of the project, changes that were made, new visual representations that have been created.

The Planning Board discussed the project and decided to schedule a public hearing.

Mr. McGuirk introduced a motion to schedule a public hearing for September 25, 2025; seconded by Mr. Phillips.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

E. 37 Radio Realty, LLC – 37 Radio Circle Drive
PB2025-0472, SBL 80.64-1-1 & 19
Site Plan and Change of Use

Ms. Diana Kolev of DelBello Donnellan Weingarten Wise & Wiederkehr, LLC, Mr. Umberto Annunziata, Development Manager of Simone, Mr. Mark Gratz of DTS Provident, Brooks Slocum of G3 Architecture.

Ms. Kolev provided introduced the team present and provided a presentation of the property and proposed medical office with improvements to the building and façade.

Mr. Slocum provided a presentation of the improvements to the building and presented visual representation.

Mr. Gratz provided a presentation of the site plan and proposed site improvements regarding parking and drive aisled.

The Planning Board discussed the required landscape buffer.

Mr. Miley discussed preexisting noncomplying conditions that exist at this site currently.

A staff meeting is to be scheduled with Planning Staff and the applicant.

Mr. McGuirk introduced a motion to circulate the Planning Board's intent to be lead agency; seconded by Mr. Bonforte.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

F. SCS Sarles St, LLC II – 180 South Bedford Road
PB2021-0395, SBL 80.44-1-1
Site Plan, Special Use Permit and Steep Slopes

Mr. Maximillian Mahalek and Ms. Hailey Pedicano of Cuddy & Feder were present.

The Planning Board discussed the final scoping document with the representative.

Mr. McGuirk introduced a motion to approve the final scoping documents; seconded by Mr. Bonforte.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

The meeting adjourned at 9:30 pm.

The audio and video for this meeting may be found by using the following link:
https://vimeo.com/1110182334?share=copy