

February 9, 2023

Members of the Planning Board
Village/Town of Mount Kisco
104 Main Street
Mount Kisco, New York 10549

Re: Cell Tower Application: SEQR Process

Dear Members of the Board:

In the January 24th, 2023 Planning Board meeting, I briefly outlined the steps to comply with the State Environmental Quality Review Act (SEQR) in the review of the proposed cell tower. The Board has already begun the process by declaring itself lead agency for this process based upon an environmental assessment form (EAF), Part 1.

The next steps include the following:

1. Receipt of Michael Musso's mitigation memo.
2. Close of the Public Hearing
3. Completion of the Part 2 EAF
4. Coordination with ZBA actions
5. Review of the Part 3 EAF and Determination of Significance

Each of the above actions are described in more detail below:

1. Receipt of Mitigation Memo

I have reviewed the mitigation memo with Michael Musso and Whitney Singleton. Once the Planning Board has reviewed this memo, it should then be discussed with the applicant. The final mitigations that the Board agrees upon should be incorporated as an Appendix to the Part 2 EAF.

2. Close the Public Hearing

The mitigation memo would ideally be received prior to the close of the hearing so that it is part of the public record. This would give the public a chance to comment at the public hearing of February 14th, 2023. Once final public comments have been received, the Board should close the hearing.

3. Completion of the Part 2 EAF

The environmental assessment form, Part 2 can be completed once the public hearing is closed and the accepted mitigation plan is included as part of the proposed cell tower proposal. The Part 2 EAF is expected to indicate impacts on visual and community character and any mitigation needs to be incorporated as part of the proposal.

FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP, PP
SUSAN FAVATE, AICP
SARAH YACKEL, AICP
BUCKHURST FISH
& JACQUEMART, INC.
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4. Coordination with ZBA Actions

The mitigation memo is also being sent to the ZBA. Ideally, the Planning Board would have any comments, if any, that the ZBA cares to make.

5. EAF, Part 3

The EAF Part 3 is a determination of significance in terms of the proposed action. There are three options for the Board:

I. Negative Declaration

This finding means that there are no significant adverse impacts to the action.

II. Conditional Negative Declaration

This is a finding that there are no significant adverse impacts if certain actions are to take to reduce or eliminate such impacts.

III. Positive Declaration

This is a finding that there may be one or more significant adverse impacts. If this finding is made, then a full environmental impact statement (EAS) would be necessary. An EIS requirement would add approximately 10-12 months to the approvals process.

No final action may be taken on the application until the Planning Board makes a determination of significance. In the case of a negative declaration, the SEQR process would end. In the case of a positive declaration, it would not end until completion of the full EIS and the adoption of environmental findings.

I will be able to attend the February 14th, 2023 meeting should there be questions on the SEQR process.

Sincerely,



Frank S. Fish, FAICP
Principal

**PLANNING BOARD RESOLUTION
VILLAGE OF MOUNT KISCO**

**SITE PLAN APPROVAL
CHANGE OF USE PERMIT
SPECIAL USE PERMIT**

AMENDMENT TO APPROVING RESOLUTION

**PL PROPERTY MANAGEMENT
77 SMITH AVENUE**

**Sheet 80.41, Block 1, Lot 3
Cal #2020-0398
February 14, 2023**

WHEREAS, the subject property consists of ±0.22 acres of land, located at 77 Smith Avenue and within the Cottage Office (OC) Zoning District (“the subject property”); and

WHEREAS, the subject property is owned by PL Property Management (“the applicant”) and is identified on the Village/Town tax rolls as Section 80.41, Block 1, Lot 3; and

WHEREAS, the subject property had been developed with a one-family residence (unlawfully occupied as a two-family residence), along with a driveway and an off-street parking area located at the rear of the subject building; and

WHEREAS, the applicant proposed to convert the building to allow professional office space on the basement floor (accessed from the rear of the building), along with a single-family residence to occupy the first and second floors (“the proposed action”); and

WHEREAS, the proposed action included the reconfiguration of the rear parking lot and enhancements to on-site landscaping and lighting; and

WHEREAS, the Planning Board granted Site Plan Approval, a Change of Use Permit and a Special Use Permit on October 13, 2020, subject to conditions; and

WHEREAS, the approved plan includes the installation of exterior lighting, in compliance with the Village’s lighting regulations, including two (2) pole mounted lights, three (3) bollard lights, and hi-hat lighting under the awning located at the rear building entrance; and

WHEREAS, the applicant appeared before the Planning Board and explained there is currently no need to install the two (2) pole lights and (3) bollard lights to illuminate the rear parking area and driveway because the office space, currently occupied by the applicant, has limited hours of operation and personnel leave for the day before it is dark; and

WHEREAS, the applicant requested that the Planning Board amend its Resolution of Approval to allow for the issuance of a Certificate of Occupancy without the installation of the previously approved lighting due to the fact that the lighting is not necessary at this time; and

WHEREAS, the applicant has agreed to install the lighting, as approved, should the Planning Board determine necessary or if the hours of operation associated with the office change such that the lighting becomes necessary from a safety perspective.

NOW THEREFORE BE IT RESOLVED THAT, the Planning Board of the Village of Mount Kisco hereby amends its October 13, 2020 Resolution to allow for the issuance of a Certificate of Occupancy without the installation of the aforementioned lighting, provided all other proposed improvements have been completed and all other applicable conditions of approval have been satisfied, subject to the below conditions:

1. The hi-hat lighting within the awning shall be installed, as proposed, prior to the issuance of a Certificate of Occupancy.
2. At any time, the Planning Board may require that the applicant, or any future owner, install the previously approved lighting in accordance with the previously approved plans. Said lighting shall be installed within 90 days of written notice to the applicant/owner from the Planning Board.
3. At any time, the applicant or future owner may install the previously approved lighting. The applicant/owner shall notify the Planning Board and Building Inspector of its intent to install said lighting at least 90 days in advance of the commencement of work. The applicant is responsible for obtaining all necessary permits.
4. Written notification to the Planning Board and Building Inspector shall be provided in conjunction with any change to the hours of operation or change in tenancy.

BE IT FURTHER RESOLVED THAT, the following notation shall appear on the final as-built survey: "Exterior lighting approved by the Planning Board and appearing on the approved site plans has not been installed at this time; please refer to the Planning Board's Resolution, dated January 24, 2023 (Cal #2020-0398), for further information regarding future installation of said lighting."

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Village of Mount Kisco as follows:

The motion was moved by: _____

The motion was seconded by: _____

The vote was as follows:

WILLIAM POLESE	_____
CRYSTAL PICKARD	_____
MICHAEL MCGUIRK	_____
BARBARA ROPPOLO	_____
WILLIAM BELTRAN	_____
MAGGIE DOWNEY	_____
WILLIAM PHILLIPS	_____
MICHAEL BONFORTE	_____

February 14, 2023

**PLANNING BOARD RESOLUTION
VILLAGE OF MOUNT KISCO**

**SITE PLAN APPROVAL
CHANGE OF USE PERMIT**

**A.F. DEVELOPMENT GROUP, LLC
23 GATTO DRIVE**

**Section 80.24, Block 2, Lot 7
Application No: PB2022-0435**

February 14, 2023

WHEREAS, the subject property consists of ±6,053 s.f. of land and is located at 23 Gatto Drive within the Moderate Density Multifamily (RM-10) Zoning District (“the subject property”); and

WHEREAS, the subject property is developed with a single-family residence, detached garage and driveway; and

WHEREAS, the subject property is owned by A.F. Development Group, LLC (“the applicant”); and

WHEREAS, the applicant is proposing to convert the dwelling into a 2-family residence and is proposing an addition to the building, building renovation, driveway reconfiguration including turnaround area, and landscaping; and

WHEREAS, the existing building is in a state of disrepair and the proposed action will improve the character of the site and neighborhood; and

WHEREAS, four (4) parking spaces are proposed on-site, including two (2) spaces within the detached garage; and

WHEREAS, the proposed action requires variances from the Zoning Board of Appeals which were granted on November 15, 2022; and

WHEREAS, the application was referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law; and

WHEREAS, reference is made to review memoranda from the Building Inspector, Village Planner and Village Engineer of various dates; and

WHEREAS, reference is made to a survey prepared by All County Land Surveyor, P.C., dated January 17, 2022; and

WHEREAS, reference is made to the following floor plans and elevations prepared by Roy A. Fredriksen, P.E., dated (last revised) December 20, 2022:

- Existing Detached Garage (A-100)
- Existing Residence Floor Plans (A-101)
- Proposed Two-Family Floor Plans (A-102)

NOW, THEREFORE, BE IT RESOLVED THAT, the proposed action has been identified as a Type II Action and is therefore categorically exempt from the State Environmental Quality Review Act (SEQRA); and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby grants a Change of Use Permit and Site Plan Approval and approves the following plans prepared by Roy A. Fredriksen, P.E. (hereafter referred to as “the approved plans”), subject to the below conditions:

- Proposed Plot & Landscaping Plan (S-101)
- Existing Conditions & Demo Plan (S-102)
- Sediment & Erosion Control/Utility Plan (S-103)

BE IT FURTHER RESOLVED THAT, unless extended by the Planning Board, Conditions #1- 7 shall be deemed satisfied and the approved plans signed by the Chairman within six (6) months of the date of this Resolution; and

BE IT FURTHER RESOLVED THAT, unless extended by the Planning Board, construction shall commence within six (6) months of the date of this Resolution and all remaining conditions contained herein shall be satisfied within one (1) year of commencement of construction.

Conditions to be Satisfied Prior to the Signing of the Approved Plans:

1. Prior to the signing of the approved plans, it is the applicant’s responsibility to identify and secure any and all necessary permits/approvals from outside agencies having jurisdiction over the proposed action. Copies of outside agency permits/approvals shall be submitted to the Planning Board and the Building Department. In the event that such permit(s) require modification to the plans approved herein, a determination shall be made by the Building Inspector and Village Engineer as to whether the modification(s) is substantive and should be returned to the Planning Board for review.

2. The garage door shall be replaced and shall have a minimum width of 18 feet (presently specified as 16 feet).
3. The applicant shall obtain ARB approval.
4. The owner/applicant shall satisfactorily address any outstanding comments provided by the Building Inspector, Village Attorney, Village Engineer, and/or Village Planner.
5. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the owner/applicant.
6. The applicant shall submit a “check set” (2 copies) prepared to address any outstanding written comments and the conditions of this Resolution for final review by Village staff.
7. Any comments resulting from staff’s review of the “check set” shall be addressed. Upon satisfactorily addressing all comments, the applicant shall submit four (4) original copies of the approved plans, signed and sealed by the design professional, for final review by Village staff and for signature by Village staff and the Planning Board Chairman. All plans shall have a common revision date.

Conditions to be Satisfied Prior to the Issuance of a Building Permit:

8. The owner/applicant shall satisfy the above conditions and the approved plans shall be signed by Village staff and the Planning Board Chairman.

Conditions to be Satisfied Prior to Commencement of Any Work:

9. The applicant shall obtain a Building Permit. A Building Permit shall not be issued until the approved plans have been signed by Village staff and the Planning Board Chairman.
10. At the discretion of the Building Inspector, a pre-construction meeting shall be conducted with the applicant, contractor, Building Inspector, Village Engineer, and/or Village Planner.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy:

11. There shall be no Certificate of Occupancy issued, until there is full compliance with the plans approved herein and all conditions of this Resolution.
12. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the applicant.

13. A final site inspection shall be conducted by the Building Inspector, Village Engineer and Village Planner.

Other Conditions:

14. The garage shall be used exclusively for the parking of two (2) vehicles. The use of the garage for storage or other means shall not prohibit the daily use of interior parking spaces.
15. The Building Inspector, Village Engineer, and/or Village Planner shall have the right to inspect the project while under construction and any inspection fees shall be paid for by the applicant.
16. All WHEREAS clauses contained within the body of this Resolution shall be deemed incorporated as conditions of approval, as if fully set forth herein.
17. The Planning Board is to retain original jurisdiction.
18. Failure to comply with any of the aforesaid conditions shall constitute a violation of site plan approval and shall subject the applicant to prosecution, penalties and/or permit revocations pursuant to applicable law. Deviation from any such approvals may render this change of use permit and site plan or certificates of occupancy issued in conjunction therewith, null and void.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Village of Mount Kisco as follows:

Motion: _____

Second: _____

WILLIAM POLESE	_____
CRYSTAL PICKARD	_____
MICHAEL MCGUIRK	_____
BARBARA ROPPOLO	_____
WILLIAM BELTRAN	_____
MAGGIE DOWNEY	_____
WILLIAM PHILLIPS	_____
MICHAEL BONFORTE	_____

February 14, 2023



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

January 23, 2023

Chairman Michael Bonforte and Members of the Mount Kisco Planning Board
Village of Mount Kisco
104 Main Street
Mount Kisco, NY 10549

RE: JMC Project 18118
The Park 333 (ShopRite Expansion)
333 North Bedford Road
Town/Village of Bedford and Mount Kisco, NY

Dear Chairman Bonforte and Members of the Planning Board:

On behalf of Diamond Properties, we are respectfully requesting to be placed the February 14, 2023 Planning Board agenda for further discussion to request a public hearing be scheduled for the March 14, 2023 meeting. We also suggest that an informal meeting with the Board's consultants and staff would be advantageous to verify we are going to be in position to request the public hearing on February 14th.

We appreciate your cooperation and look forward to the next step in the process. Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Stephen Spina, PE
Senior Project Manager

cc: Mr. Jay Black
Mr. Jim Diamond
Mr. Guillermo Rivas
Neil Alexander, Esq.
Mr. Michael Gallin, AIA, LEED AP
Mr. Georges Jacquemart, P.E., AICP, PP

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MEMORANDUM

TO: Chairman and Members of the Mount Kisco Planning Board

CC: Michelle Russo
Whitney Singleton, Esq.
Anthony Oliveri, P.E.
Peter Miley
Georges Jacquemart, P.E., AICP

FROM: Jan K. Johannessen, AICP 
Village Planner

DATE: February 10, 2023

RE: The Park 333 – Shoprite Expansion
Site Plan, Subdivision, Special Use Permit,
Change of Use Permit and Steep Slopes Permit Application
309, 333 and 383 North Bedford Road (Mount Kisco)
777 and 793 Bedford Road (Bedford)
69.43-1-2 & 3, 69.50-2-1 and 69.51-1-3 (Mount Kisco)
71.12-2-41 and 71.12-2-32 (Bedford)

PROJECT DESCRIPTION

The subject parcels are located on North Bedford Road within Mount Kisco's ML and CL Zoning Districts. The project site includes several parcels, portions of which are located within the Town of Bedford. The primary component of the project is the proposed conversion of the north end of the building, located at 333 North Bedford Road, to a ±83,618 s.f. Shoprite Grocery Store, including a parking lot expansion and improvements to the site's two (2) main access driveways and related intersections. The project also involves use conversions and the redevelopment of 309 and 383 North Bedford Road. Further, the proposed action includes the construction of a private road over lands owned by the applicant (793 Bedford Road) which will connect the Kohls shopping center located to the north (777 Bedford Road) to the 333 North Bedford Road.

On January 12, 2021, the Planning Board granted Site Plan Approval, a Special Use Permit, a Change of Use Permit, and a Steep Slopes Permit, all subject to conditions. The Resolution was amended on October 25, 2022 to modify the phasing plan. The applicant has applied to the Planning Board seeking

amended approvals. While the majority of the previously approved improvements remain the same, the following notable changes are proposed:

1. The floor area associated with Shoprite has been reduced from 85,652 s.f. to 83,618 s.f.
2. The southern driveway realignment will be completed in Phase 3, per the Planning Board's October 25, 2022 Resolution (to be completed by July 31, 2028). In the interim, left turns out of the southern driveway (Ice House Road) and left turns out of 309 North Bedford Road will be restricted until the reconstruction of the southern driveway and intersection is completed, as proposed.
3. The applicant is proposing a vehicular connection between the northern driveway serving the subject parcel and 777 Bedford Road (Kohl's), also owned by the applicant but within the Town of Bedford.
4. A right turn lane (entrance slip lane) is proposed at the northern driveway intersection with North Bedford Road. The slip lane is proposed on lands owned by the applicant and located within the Town of Bedford (793 Bedford Road).
5. The connection between 333 North Bedford Road and 777 Bedford Road requires a larger diameter roundabout than what was originally approved; however, the roundabout is located in the same approximate location.
6. The shifting of previously proposed retaining walls located at 333 North Bedford Road, which will have the effect of lowering the wall height but also reducing the total number of proposed parking spaces by 10 spaces; 873 spaces previously approved/863 spaces proposed.
7. Modification to the grading plan which results in less export of material; excess "cut" material will be used on-site as fill. Portions of the northern parking lot will be raised such that the parking area will be even with the finished floor elevation of the existing building; this also eliminates the need for a ramp within the proposed vestibule expansion and reduces the building expansion by approximately 350 s.f.
8. A transformer and other equipment is proposed within a sidewalk bump out located to the south of the Shoprite entrance vestibule, approximate to the proposed indoor trash compactor.
9. Minor parking lot modifications to curbs and striping.

SEQRA

The proposed action has been preliminarily identified as a Type 1 Action under the State Environmental Quality Review Act (SEQRA). The Planning Board has declared itself the Lead Agency for the purposes of conducting a coordinated review.

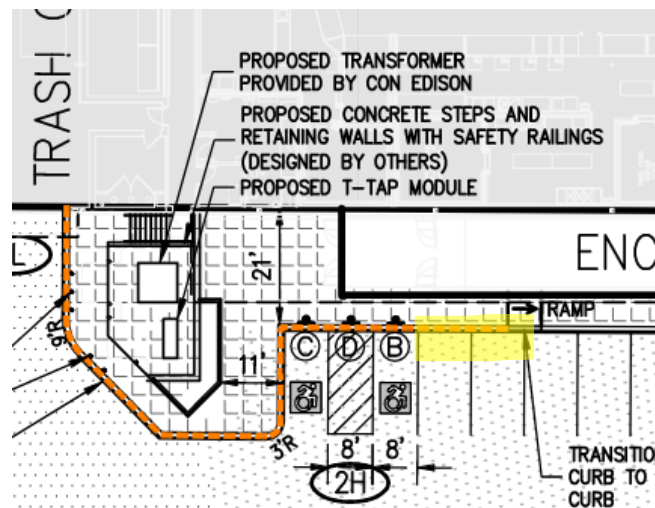
REQUIRED APPROVALS/REFERRALS

1. Amended approvals for Site Plan, Special Use Permit, Change of Use Permit, and Steep Slopes Permit is required from the Planning Board, a public hearing is required.
2. The proposed action requires Architectural Review Board (ARB) Approval.
3. Site Plan Approval and Steep Slopes Permit is required from the Town of Bedford Planning Board.
4. A Wetland Permit is required from the Town of Bedford Wetlands Control Commission.
5. The proposed Stormwater Pollution Prevention Plan (SWPPP) requires approval from the New York City Department of Environmental Protection (NYCDEP).
6. The subject property is located within the NYC East of Hudson Watershed and proposed land disturbance exceeds 5,000 s.f. Coverage under New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) will be required.
7. Work within the NYS right-of-way requires a Highway Work Permit from New York State Department of Transportation (NYSDOT).

COMMENTS

1. The following comments pertain to Part 3 of the Full Environmental Assessment Form (EAF):
 - a. The description of the subject property and the Lot Summary Table should be updated to reflect 777 and 793 Bedford Road, located within the Town of Bedford.
 - b. Figure No. 1, referenced on Page 1, does not appear to be attached.
 - c. Page 2, 3rd paragraph, last sentence: Clarify that left turns **out** will be restricted.
 - d. Page 3, 4th paragraph, last sentence: Remove the words “as required by the Village Engineering and Planning Consultants.”

- e. Page 9: Update the list of variances, as needed.
 - f. Clarify which the phase in which the restriping of North Bedford Road will be completed.
 - g. We defer review to the traffic impact section to the Village's Consulting Traffic Engineer.
 - h. Please verify and confirm all numerical values throughout the document.
2. For pedestrian safety purposes, it is recommended that the drop curb proposed along a portion of the sidewalk in the vicinity of proposed perpendicular parking spaces (adjacent to the vestibule) be reduced in length to provide a full height curb to the north of the most northerly accessible parking space.



3. Regarding the same area, a transformer and other equipment is proposed in proximity to the entrance to Shoprite. Please provide an inset of this area on the plan and specify the height of equipment, walls, railings, landscaping etc. Provide spot elevations and related construction details, including building materials. To the extent possible, equipment should be screened from view.
4. With the southern driveway improvements now being completed in Phase 3 (by July 31, 2028), the Planning Board has requested further investigation into pedestrian access to the southern end of 333 North Bedford Road. It is our opinion that there are limited options along Ice House Road until the southern driveway is reconfigured. A sidewalk currently extends from North Bedford Road, down the south side of the northern driveway, and approximately halfway down the east side of the upper internal driveway. The upper driveway is proposed to be reconfigured and the sidewalk removed and not replaced. The upper driveway is shown to be 24 feet wide, as proposed. If the

driveway were to be reduced in width, it may be feasible to incorporate a sidewalk within the same footprint which could then be completed as part of Phase 2.

5. Consideration should be given to incorporating a sidewalk along the new connector road.
6. Consideration should be given to installing a fire hydrant along the new connector road, if feasible. A hydrant at this location would be an advantageous and would serve both 333 North Bedford Road and Kohls.
7. Provide a section through the proposed roundabout. Specify construction materials and provide details. Provide representative photos of the stamped concrete, including color.
8. As requested by the Planning Board, the plan should incorporate pedestrian safety measures along the east side of the building, connecting Shoprite with the businesses located at the southern end of the building. This could include sidewalks and sidewalk ramps (if the don't already exist) and striping of crosswalks in areas where there are no sidewalks within loading zones.
9. The phasing plan should specify that the related improvements to the Kohl's lot will be completed at the same time as the connector road, in Phase 2.
10. The applicant should clarify the phase in which the restriping of North Bedford Road will be completed (center turning lane); revise the phasing plan accordingly and color code the various traffic mitigation measures to clarify when each mitigation measure will be completed.
11. The applicant should clarify why subphase 2J (northern driveway slip lane) is specifically called out and shaded differently than the remainder of Phase 2.
12. There appears to be more opportunity for landscaping within the triangular planter created at the northern driveway entrance, within the center of the expanded roundabout, along the north side of the northern driveway, and in the vicinity of the proposed transformer at the entrance to Shoprite. While the redevelopment of 793 North Bedford Road is unknown at this time, consideration should be given to temporary screening from North Bedford Road.
13. Clarify locations of all proposed non-building mounted tenant signage and provide details.
14. Provide a separate plan sheet including all proposed easements, illustrating the proposed condition and identifying metes and bounds.
15. We note that a new gravel seating area with pergolas is being installed along a portion of the 333 North Bedford Road building, in the vicinity of Princeton Realty. This feature should be added to

the site plan and included within the development coverage, if deemed required by the Building Inspector. The intended purpose of this area should be clarified.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS REVIEWED, PREPARED BY JMC, DATED DECEMBER 12, 2022:

- Cover Sheet (C-000)
- Parking Analysis Tables (C-001)
- Parking Analysis Plan & Table (333 NBR) (C-002)
- Parking Analysis Plan & Table (309 NBR) (C-003)
- Parking Analysis Plan & Table (383 NBR) (C-004)
- Overall Existing Conditions Plan (C-010)
- Overall Demolition Plan (C-020)
- Overall Layout Plan (C-100)
- Layout Plan (C-110, C-120, C-130, C-140)
- Overall Grading Plan (C-200)
- Grading Plan (C-210, C-220, C-230, C-240)
- Road Profiles (C-241)
- Site Section (C-242)
- Overall Utilities Plan (C-300)
- Utilities Plan (C-310, C-320, C-330, C-340)
- Storm Sewer Profiles (C-350)
- Storm Sewer Profiles (C-351)
- Overall Sediment & Erosion Control Plan (C-400)
- Phasing Plan (C-401)
- Overall Existing Conditions Lighting Plan (C-600)
- Overall Proposed Conditions Lighting Plan (C-601)
- Existing Conditions Lighting Plan (309 NBR) (C-630)
- Proposed Conditions Lighting Plan (309 NBR) (C-631)
- Existing Conditions Lighting Plan (383 NBR) (C-640)
- Proposed Conditions Lighting Plan (383 NBR) (C-641)
- Delivery Truck Plan (Entering) (C-700)
- Delivery Truck Plan (Exiting) (C-701)
- Delivery Truck Via Norm Avenue Plan (Entering) (C-702)
- Delivery Truck Via Norm Avenue Plan (Exiting) (C-703)
- Fire Truck Plan (C-710)
- Garbage Truck Turning Plan (C-720)
- Construction Details (C-900, C-901, C-902, C-903, C-904, C-905)
- Overall Landscaping Plan (L-100)

Mount Kisco Planning Board

February 10, 2023

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- Tree Preservation Plan (L-101)
- Overall Tree Removal Plan (L-102)
- Landscaping Plan (L-110)
- Landscaping Plan (L-120, L-130, L-140)
- Steep Slopes Plan (SS-01)
- 333 North Bedford Road Existing Development and Pervious Areas
- 309 North Bedford Road Existing Development and Pervious Areas
- 383 North Bedford Road Existing Development and Pervious Areas
- 793 Bedford Road Existing Development and Pervious Areas
- 777 Bedford Road Existing Development and Pervious Areas
- 333 North Bedford Road Proposed Development and Pervious Areas
- 309 North Bedford Road Proposed Development and Pervious Areas
- 383 North Bedford Road Proposed Development and Pervious Areas
- 793 Bedford Road Existing Development and Pervious Areas
- 777 Bedford Road Existing Development and Pervious Areas

DOCUMENTS REVIEWED:

- Letters, prepared by JMC, dated December 20, 2022
- Stormwater Pollution Prevention Plan Report, prepared by JMC, dated December 12, 2022
- Project Narrative, prepared by JMC, dated December 12, 2022
- Expanded Environmental Assessment Report, prepared by JMC, dated December 12, 2022
- Traffic Analysis of Kohl's Property Connection, prepared by JMC, dated December 12, 2022
- Survey of Property, prepared by TC Merritts, dated July 6, 2022
- Topographical Survey, prepared by TC Merritts, dated July 7, 2022
- Survey of Property, prepared by Summit Land Surveying, dated March 11, 2021

JKJ/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Mount Kisco/Correspondence/2023-02-09_MKPB_333 N. Bedford Road \(Shop Rite\)_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Mount%20Kisco/Correspondence/2023-02-09_MKPB_333%20N.%20Bedford%20Road%20(Shop%20Rite)_Review%20Memo.docx)