

Minutes of the Regular Meeting of the Zoning Board of Appeals of the Village/Town of Mount Kisco held on Tuesday, February 21, 2023 at 7:00 pm at the Frank J. DiMicco Board Room and via Zoom Teleconference

Members Present: Wayne Spector, Chairman
George Hoyt
Arthur Weise (via Zoom)
Jacqueline Broth

Staff Present: Peter J. Miley, Building Inspector
Whitney Singleton, Village Counsel (via Zoom)

Minutes:

1. January 17, 2023
2. January 31, 2023

The Board requested to hold the minutes until March 21, 2023.

- 1. James Truran** **ZBA# 23-1**
133 West Main Street **Area**
Mount Kisco, NY 10549
(SBL) 69.72-5-7.1

Mr. James Truran was present to represent the application.

Application is a request for setback variance for the “arbor” which is closer to the front property than the principal structure and height variances for the driveway gate (1 foot variance requested) and the “arbor” (4 ft. 5 ¾ inch variance requested).

The applicant decided not to pursue the “arbor” variances and modifies his request to only request a one foot variance for the driveway gate.

Ms. Broth introduced a motion to close the public hearing; seconded by Mr. Hoyt. The motion carried by a vote of 3 to 0.

Mr. Spector introduced a motion to grant the request driveway gate variance of one foot

- 1. Bagnato 205 Lexington Ave Corp** **ZBA# 21-8**
215 Lexington Avenue **Area**
Mount Kisco, NY 10549
(SBL 80.32-4-6)

Mr. Ralph Alfonzetti was present to represent the application.

A letter to the Board requesting an extension of the approval was submitted.

A motion to extend the approval was introduced by Mr. Hoyt; seconded by Ms. Broth. The motion carried by a vote of 3 to 0.

- 2. Fortunato Cambareri** **ZBA# 22-14**
52 W. Main Street **Area**
Mount Kisco NY, 10549
(SBL) 69.80-4-2
- 3. Lisa Mitchell & Alex Smoller (1 Leonard Street)** **ZBA# 21-21**
2 ½ Leonard Street **Interpretation**
Mount Kisco, NY 10549
(SBL 80.26-1-18)

A motion to adjourn ZBA22-14 and ZBA 21-21 to March 21, 2021 was introduced by Mr. Hoyt; seconded by Ms. Broth. The motion carried by a vote of 3 to 0.

- 4. Homeland Towers** **ZBA# 20-14**
180 South Bedford Road **Area**
Mount Kisco, NY 10549

(SBL) 80.44-1-1

Mr. Robert Gaudioso was present.

The Zoning Board of Appeals conducted an Advice of Counsel session prior to the meeting. The decision was made not to vote regarding the SEQRA at this evenings meeting.

There was discussion regarding the height variance and the need for SEQRA.

A motion to close the public hearing and accept written comment for 30 days was introduced by Mr. Hoyt; seconded by Mr. Weise.

The motion carried by a vote of 4 to 0.

A motion to adjourn was introduced by Mr. Hoyt; seconded by Ms. Broth. The motion carried by a vote of 4 to 0.

The meeting adjourned at 8:27 pm.

This meetings audio and video may be found by following the below link:
<https://vimeo.com/801354044>