

**MT. KISCO ZONING BOARD OF APPEALS**

**AGENDA**

**Tuesday, July 16, 2024**

**Regular Meeting 7:00 PM**

Join Zoom:

<https://us02web.zoom.us/j/87519920690>

Call-in: 1-646-558-8656, Meeting ID: 875 1992 0690

**Minutes:**

1. June 18, 2024
2. April 19, 2022

**New Cases:**

- |  |                   |
|--|-------------------|
| <b>1. R. Scott Fisher, LLC (Reliable Auto &amp; Truck)</b> | <b>ZBA# 24-10</b> |
| <b>21 Cary Place</b>                                       | <b>Area</b>       |
| <b>Mount Kisco, NY 10549</b>                               |                   |
| <b>(SBL 80.56-2-1)</b>                                     |                   |

*Applicant is seeking to variances for development coverage, rear and side yard setback, and driveway length associated with the proposed construction of an addition to the current automotive repair facility/*

- *Memorandum from Charles V. Martabano, Esq., dated June 24, 2024*
- *Intent to Appeal*
- *ZBA Application*
- *Statement of Principal Points*
- *Affidavit of Mailing*
- *Public Notice*
- *Full List of Names and Addresses*
- *Copy of Map*
- *Affidavit of Publication*
- *Affidavit of Posting*
- *Street Conditions Photos prepared by Insite Engineering, dated June, 24, 2024 (6 Sheets)*
- *Floor Plans prepared by JPL Architects, dated June 5, 2023 (2 Sheets)*
- *Site Plan prepared by Insite Engineering, revised June 27, 2024 (4 Sheets)*

**Returning Cases:**

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

*Applicant is seeking an interpretation of the Zoning Code and in the alternative a use variance, as well as fence height and lot development coverage area variances.*

- *Memorandum from Snyder & Snyder, LLP, dated June 27, 2024 with 7 Exhibits*

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

- *Request to adjourn to September 17, 2024*