

Minutes of the Regular Meeting of the Zoning Board of Appeals of the Village/Town of Mount Kisco held on Tuesday, July 18, 2023 at 7:03 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)

The Zoning Board entered an executive session for advice of Counsel at 7:04 pm and began the regular meeting at 7:42 pm.

**New Cases:**

**1. Jan and Melissa Johannessen  
70 Willetts Road  
Mount Kisco, NY 10549  
(SBL) 69.64-1-6**

**ZBA# 23-5  
Area**

Mr. Spector recused himself from this application due to living within the 300' proximity of this subject property.

Mr. Jan Johannessen was present to represent his application.

Mr. Johannessen gave a presentation regarding his application specifying that the 740 square foot, 1 ½ story addition will include an expanded master bedroom, laundry, dining room, and a home office. The basement is currently storage and a workshop, it will remain unchanged.

Verbal comments were received by Ms. Christine Bruce.

The Zoning Board requested additional screening be included as a condition.

**Ms. Broth introduced a motion to close the public hearing; seconded by Mr. Weise.**

**Mr. Hoyt asked for all in favor. The motion carried by a 3 to 0.**

**Ms. Broth introduced a motion to grant the requested variance; seconded by Mr. Weise.**

**Mr. Hoyt asked for all in favor. The motion carried by a vote of 3 to 0.**

**2. Signs Ink – James Polinsky  
195 N. Bedford Road  
Mount Kisco, NY 10549  
(SBL) 69.58-2-1.2**

**ZBA# 23-6  
Signage**

Mr. James Polansky appeared via Zoom to represent the application.

The requested variance is for signage for location of the sign on a building less 75' from a public right of way, signage not above a public entrance, more than 2 signs on the building, maximum sign height, and maximum letter height. The requested variances are the same as previous variances granted for Chipotle (located in the same building). The owner has requested that the signage match.

No public comments were received.

**Mr. Hoyt made a motion to close the public hearing; seconded by Ms. Broth.**

**Mr. Spector asked for all in favor. The motion carried by 4 to 0.**

**Mr. Hoyt made a motion to grant the requested variances; seconded by Ms. Broth.**

**Mr. Spector asked for all in favor. The motion carried by 4 to 0.**

**Returning Cases:**

**1. Fortunato Cambareri  
175 Main Street  
Mount Kisco, NY 10549  
(SBL 80.25-3-26 & 26.2)**

**ZBA# 23-3  
Area**

Mr. Viktor Solarik and Mr. Fortunato Cambareri were present.

Mr. Spector discussed the request for an interpretation/variance relating to parking for proposed improvements to the property.

Mr. Solarik gave a presentation regarding the requesting variance for properties not adjoining to be utilized for parking to meet the required parking.

Mr. Spector discussed the deeds referencing mid-point of the road, which are more recent. New deed provided new information.

Whitney Singleton discussed the deeds and transactions between other property owners. Originally filed deeds don't offer the same information as the title report that was provided by the applicant.

**Mr. Hoyt made a motion to adjourn the public hearing to September 18, 2023; seconded by Ms. Broth.**

**Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.**

**2. Jamie Scoli  
Hickory Lane  
Mount Kisco, NY 10549  
(SBL 69.75-1-4)**

**ZBA# 23-2  
Area**

**Mr. Hoyt made a motion to adjourn this application to September 19, 2023; seconded by Mr. Weise.**

**Mr. Spector asked for all in favor. The motion carried by 4 to 0.**

**3. Fortunato Cambareri  
52 W. Main Street  
Mount Kisco NY, 10549  
(SBL) 69.80-4-2**

**ZBA# 22-14  
Area**

**Mr. Hoyt made a motion to adjourn this application to September 19, 2023; seconded by Mr. Weise.**

**Mr. Spector asked for all in favor. The motion carried by 4 to 0.**

**4. Lisa Mitchell & Alex Smoller (1 Leonard Street)  
2 ½ Leonard Street  
Mount Kisco, NY 10549  
(SBL 80.26-1-18)**

**ZBA# 21-21  
Interpretation**

**Mr. Hoyt made a motion to adjourn this application to September 19, 2023; seconded by Mr. Weise.**

**Mr. Spector asked for all in favor. The motion carried by 4 to 0.**

The meeting adjourned at 8:50pm.

The audio and video may be found by using the following link: <https://vimeo.com/839806367>