

Ann Marie (Neto) Simone
for Anne Neto
1 Scotts Lane
South Salem, New York 10590

June 21, 2022

Mr. Wayne Spector, Chairman
Zoning Board of Appeals
104 Main Street
Mount Kisco, New York 10549

Re: 16 Terrace Place
Parcel Id # 80.41-2-2

Honorable Chairman Spector and Members of the Zoning Board of Appeals:

This letter shall serve as notice that it is our intent to appeal a Notice of Denial dated May 31, 2022, from the Building Inspector of the Village of Mount Kisco (attached as Exhibit A) and would like to request a public hearing on the matter be scheduled for the July 19, 2022 meeting of the Zoning Board of Appeals. Attached herewith please find the requisite ZBA application, Short Environmental Assessment Form and an application fee of \$750.

The Owner of the Property located at 16-18 Terrace Place (the "Subject Property"), Anne Neto (my mother), is seeking a use variance to allow the first-floor office space of the existing structure to be utilized as a residential apartment. For the reasons enumerated below and encompassed in the supporting documentation submitted herewith we submit that the requested use variance, if granted, is the minimum necessary to address the unnecessary hardship faced by my mother and will preserve and protect the character of the surrounding neighborhood and the health, safety and welfare of the community.

Property History and Statement of Principal Points:

The Property is located in the OD-Low Intensity Office District, directly adjacent to the RT-6 One- and Two-family Residence District on Terrace Place between East Main Street and Grove Street (see portion of Zoning Map attached as Exhibit B). The property was acquired by my parents back in 1981 (see deed attached as Exhibit C) and at that time was a two-family home consisting of one apartment on the first floor and one apartment on the second floor, both with separate entrances and services. My parents had purchased it as an investment property and maintained it as a two-family rental until approximately 1990. In 1989 my mother decided to open a catering business known as "Neto's Catering" and was informed that the property being

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in a commercial district could be renovated to support her office and accessory kitchen and made application to the Planning Board to renovate the first-floor unit for their business.

She and my father took great care to develop the property in a suitable manor to support her needs while being extremely sensitive to her neighbors and retaining the residential character of the property and the neighborhood. In 1990 they received Planning Board approval to renovate the first floor for the commercial use and to improve the site to provide for 4 required parking spaces for the new first floor office and the existing second floor apartment (see approved site plan attached as Exhibit D). Despite the change of use she has always maintained the property in impeccable condition and has strived to maintain the original look and feel of the former two-family home (see photos of the existing home and adjacent properties attached hereto as Exhibit E). As the Board will realize, our property has always looked more like its residential neighbors along Terrace Place and Grove street than the commercial properties along East Main Street.

From review of the existing Zoning Map of the OD District it appears that most of the properties in the district front on commercial streets such as East Main Street and Smith Avenue with the exception of our property. East main Street and Smith Avenue have very generous on street parking which benefits the properties which front on them. On the contrary, during my parents tenure of operating the catering company, on-street parking was eliminated on Terrace Place. This put the undue burden on my parents of jockeying vehicles between available parking on East Main Street and Grove Street in order to make room for employees, clients and deliveries to support the business. While this was a burden on my parents, they adhered to the new parking restrictions and made the sacrifices to be good neighbors as they always have.

My parents operated their catering business from 1990 to after my father's passing in 2009 until 2019 when my mother at the age of 73 could not support the business anymore. In anticipation of my mother's retirement, she actively started pursuing marketing the property with a few local realtors for the permitted commercial uses. Having gone through almost a year back in 2020 with not an inkling of interest we approached the Town with the request of renting it out as an apartment as it originally existed. It was made aware to us that it was not a permitted use and suggested to us that we renovate it to "look more like an office". In 2021, we filed a permit to renovate the unit which has cost us almost \$20,000 and an exorbitant amount of sweat equity all to no avail. Over the last two years the property has not brought forth a suitable tenant. The main complaint from all perspective tenants is the lack of adequate parking on the property and there is no on street parking in the immediate vicinity to support a commercial use.

Since the close of my mother's business the first floor has been vacant. She has been fortunate enough to have a very nice young couple renting the upstairs unit however the cost to maintain the property and the anticipated future costs to upgrade and provide the requisite capital

Mr. Wayne Spector, Chairman
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improvements will not be achievable while collecting rent on only one-half of the building. The Current taxes on the property are in excess of \$16,000 a year. Utilities, maintenance and general improvements have been running approximately \$10,000 per year. With last years renovation, the total cost to carry was in excess of \$46,000/year. Last year's income was approximately \$35,000, giving us a **Net Loss of approximately \$11,000 for 2021.**

This year we have already expended approximately an additional \$3800 for a cleanup from a sewer back up in the basement. At the present we are anticipating approximately \$10,000 to repair the sewer main, \$2500 to paint and \$1200 to repoint the chimney which is leaking into the basement area. These projected repairs will bring our 2022 total expenses to over \$43,000. This year's projected income is \$34,350, giving us a **projected Loss of over \$8000 for 2022.**

As is always the case with these beautiful old homes, routine maintenance becomes a prominent expense which must be dealt with and unexpected repairs tip the scale without a strong economic base. Given the current age and condition there are more improvements that need to be accomplished in the future such as a new roof which is going on over 30 years old now.

Another pending future burden is that just recently we allowed our existing tenant to alter their upcoming lease to reduce the term and go on a month to month so they could pursue the prospect of buying their own home. The impending vacancy upstairs will be another large financial burden to tackle as when that apartment is vacated, we will need to invest more to upgrade the second-floor apartment for a new tenant.

Since the closing of my mother's business the downstairs unit the has been bleeding money and the reality of the situation is that one tenant upstairs will never support this property and allow my mother to maintain the property in an acceptable manner to protect the character of the neighborhood and realize **any return** on the property let alone an acceptable return on her investment. We truly feel that to end the unnecessary hardship being caused by the existing zoning, which has been compounded by the elimination of on street parking on Terrace Place after my parents purchased the property, we feel the requested use variance is reasonable and necessary in this situation.

Standards for Granting a Use Variance (Statutory Provisions):

As previously stated, the property is located in the OD-Low Intensity Office District which permits the following uses: (1) offices for administrative, business, government, or professional use; (2) educational and training facilities; (3) nursery schools and child/adult day care; and (4) funeral homes.

New York State Village Law Section 7-712(b)(2) provides the framework for and statutory requirements for the Zoning Board's review of use variances as summarized below:

"Use variances.

- (a) The board of appeals, on appeal from the decision or determination of the administrative officer charged with the enforcement of such local law, shall have the power to grant use variances, as defined herein.
- (b) No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located,
 - (1) The applicant cannot realize a reasonable return, provided the lack of return is substantial as demonstrated by competent financial evidence;
 - (2) That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - (3) That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
 - (4) That the alleged hardship has not been self-created.
- (c) The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."

Application of Use variance Standards to the Present Application:

The overall standard which governs the Zoning Board's review of use variances is whether the applicable zoning regulations have caused unnecessary hardship on the applicant and that the applicant must demonstrate to the board satisfaction of the above four specific conditions. And that the use Variance is the minimum variance that will adequately address the applicant's hardship, while preserving and protecting the character of the neighborhood and the health, safety and welfare of the community. Based on that and for the reasons set forth below, we respectfully submit that the applicant is entitled to the requested use variance:

- (1) The applicant cannot realize a reasonable return, provided the lack of return is substantial as demonstrated by competent financial evidence;

The applicant (owner) has been actively trying to lease the property for almost 3 years and has not received any viable offers to lease. During this time and with the guidance of multiple realtors the asking price has dropped from approximately \$2800/month to a low of \$1500/mo with still no offers to lease.

During these last two years, the owner has expended approximately \$45,000 per year in taxes, utilities, maintenance and improvements while realizing only a yearly rental income of \$34,000 per year for a net loss of approximately \$8,000-\$11,000 per year over the last two years.

*Based on the foregoing, it is respectfully submitted that as currently zoned, the applicant cannot realize **any return** let alone a reasonable return on her property.*

- (2) That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

As discussed above, from review of the existing Zoning Map of the OD District it appears that most of the properties in the district front on commercial streets such as East Main Street and Smith Avenue with the exception of our property which fronts on a quiet residential side street. As on street parking was eliminated on Terrace Place after my parents purchased the property this hardship was not self created. And from review of the zoning map of the district this property appears to be the only property in the OD District which fronts on a street without on street parking. And lastly our property has always maintained a residential look and feel more compatible with its neighbors in the RT-6 One and Two family Residential District.

For these reasons, it is respectfully submitted that the unique characteristics of this property apply only to this property and not to a substantial portion of the district.

- (3) That the requested use variance, if granted, will not alter the essential character of the neighborhood; and

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As has been demonstrated here, our property while being in the OD District is directly adjacent to the RT-6 District on a quiet residential side street with no on street parking. The property has always resembled a two-family home and as such has always protected the character of the neighborhood. The granting of the requested variance will in no way alter the residential characteristics of the neighborhood.

It is respectfully submitted that the requested use variance will not alter the essential character of the neighborhood.

(4) That the alleged hardship has not been self-created

The practical difficulties to lease this property are not unique to this building alone, and every agent who has assisted us in marketing this property over the last 3 years has had the same comments and reservations that the office market has been and continues to be very weak. Furthermore, on a quiet residential side street with no on street parking and very limited onsite parking it has been a struggle to even get potential tenants to look at the property.

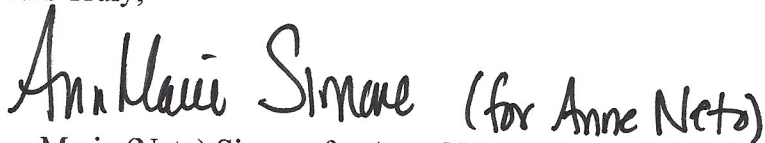
Therefore, it is respectfully submitted that the alleged hardship has not been self-created.

As stated above, in determining whether to grant a use variance, your Honorable Board must evaluate whether the applicable zoning regulations and restrictions have caused unnecessary hardship to the applicant. The enumeration of the specific factors demonstrated above clearly demonstrate that the applicable zoning regulations and restrictions compounded with the change in available parking from the village have caused an unnecessary hardship to the applicant.

In further support of our application please find letters of support from two of our neighbors on Terrace Place attached as Exhibit F.

Thank you for your consideration in this matter and look forward to discussing the matter at your meeting of July 19, 2022 and please advise us if any additional information is required.

Yours Truly,

 (for Anne Neto)

Ann Marie (Neto) Simone for Anne Neto

cc: Anne Neto

Date: _____

Case No.: _____

Fee: _____

Date Filed: _____

Village/Town of Mount Kisco
Municipal Building
104 Main Street, Mt. Kisco, NY 10549

**Zoning Board of Appeals
Application**

Appellant: ANN MARIE SIMONE FOR ANNE NETO

Address: 1 SCOTTS LN, SOUTH SALEM, N.Y. 10590

Address of subject property (if different): 16 TERRACE PLACE, MOUNT KISCO, N.Y. 10549

Appellant's relationship to subject property: X Owner _____ Lessee _____ Other _____

Property owner (if different): SAME

Address: _____

TO THE CHAIRMAN, ZONING BOARD OF APPEALS: An appeal is hereby taken
from the decision of the Building Inspector, PETER S. MILEY
dated MAY 31, 2022. Application is hereby made for the following:

USE Variation or _____ Interpretation of Section 110-213
of the Code of the Village/Town of Mount Kisco,

to permit the: _____ Erection; _____ Alteration; X Conversion; _____ Maintenance
of FIRST FLOOR OF 16 TERRACE PLACE TO A RESIDENTIAL
APARTMENT

_____ in accordance with plans filed on (date) _____
for Property ID # 80.41-2-2 located in the OD Zoning District.

The subject premises is situated on the SOUTH side of (street) TERRACE PLACE
_____ in the Village/Town of Mount Kisco, County of Westchester, NY.

Does property face on two different public streets? Yes/No NO
(If on two streets, give both street names) _____

Type of Variance sought: X Use _____ Area _____

Is the appellant before the Planning Board of the Village of Mount Kisco with regard to this property? NO

Is there an approved site plan for this property? YES in connection with a
____ Proposed or X Existing building; erected (yr.) UNKNOWN.

Size of Lot: 60'- feet wide 98'- feet deep Area 5,896 SF / 0.135 ACRES.

Size of Building: at street level 22'-38'- feet wide 55'- feet deep

Height of building: 2 STORIES Present use of building: OFFICE ON
FIRST FLOOR (VACANT) RESIDENTIAL APT. SECOND FLOOR

Does this building contain a nonconforming use? YES Please identify and explain: SECOND FLOOR RESIDENTIAL APT.

Is this building classified as a non-complying use? NO Please identify and explain: _____

Has any previous application or appeal been filed with this Board for these premises?
Yes/No? NO

Was a variance ever granted for this property? NO If so, please identify and explain: _____

Are there any violations pending against this property? NO If so, please identify and explain: _____

Has a Work Stop Order or Appearance Ticket been served relative to this matter?
____ Yes or X No Date of Issue: _____

Have you inquired of the Village Clerk whether there is a petition pending to change the subject zoning district or regulations? NO

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|---|--|--------------------------------------|--|
| Part 1 - Project and Sponsor Information | | | |
| 16 TERRACE PLACE - ANN MARIE SIMONE FOR ANNE NETO | | | |
| Name of Action or Project: | | | |
| 16 TERRACE PLACE, MOUNT KISCO, N.Y. 10549 | | | |
| Project Location (describe, and attach a location map): | | | |
| 16 TERRACE PLACE, MOUNT KISCO, N.Y. 10549 | | | |
| Brief Description of Proposed Action: | | | |
| ZONING VARIANCE (USE) TO ALLOW RESIDENTIAL APT. ON FIRST FLOOR. | | | |
| Name of Applicant or Sponsor: | | Telephone: (914) 656-6405 | |
| ANN MARIE SIMONE | | E-Mail: ANNMARIESIMONE@OPTONLINE.NET | |
| Address: | | | |
| 1 SLETT'S LN. | | | |
| City/PO: | | State: | Zip Code: |
| SOUTH SALAM, N | | N.Y. | 10549 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | | NO YES |
| If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? | | | NO YES |
| If Yes, list agency(s) name and permit or approval: | | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 0.135 acres | |
| b. Total acreage to be physically disturbed? | | 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.135 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|---|---|--|--|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | N/A <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | | <input type="checkbox"/> NO <input type="checkbox"/> YES | |

| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____ | NO | YES |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____ | NO | YES |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____ | NO | YES |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>ANN MARIE SIMONE</u> Date: <u>6/21/22</u> Signature: <u>Ann Marie Simone</u> | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|---|--|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|---|--|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

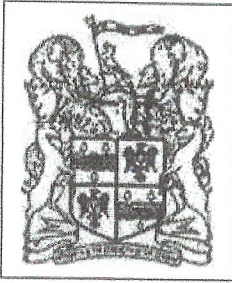
| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| <div> <div>Name of Lead Agency</div> <div>Date</div> </div> | |
| <div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div> | |
| <div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div> | |

PRINT

RESET

EXHIBIT A

"EXHIBIT A"



Village/Town of Mount Kisco Building Department
104 Main Street
Mount Kisco, New York 10549
Ph. (914) 864-0019-fax (914) 864-1085

May 31, 2022

Anne Marie Simone
1 Scotts Lane
South Salem, New York 10590

Re: 16 Terrace Place, Mount Kisco, NY Tax ID: 80.41-2-2
Building Permit Application to convert the first-
floor from office to residential apartment.

Dear Ms. Simone:

We received a Building Permit application to convert an existing first floor office space into a residential apartment. The subject property is located in the OD Low-Intensity Office District. § 110-21 A. Purpose and intent. The OD District is intended to provide for professional or service uses of low intensity and reflective of a neighborhood village environment. Conversions of residential structures and rehabilitation of existing commercial structures are encouraged.

Pursuant to Chapter 110. Zoning, Article III. District Regulations § 110-21. OD Low-Intensity Office District B. Permitted uses (1) Principal uses, residential apartments are not a principle-permitted use and therefore; a use variance issued by the Zoning Board of Appeals must be obtained prior to the issuance of a building permit.

Should you have any questions, please feel free to contact me.

Sincerely yours,

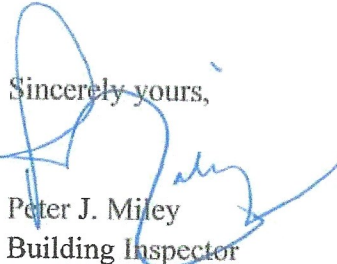
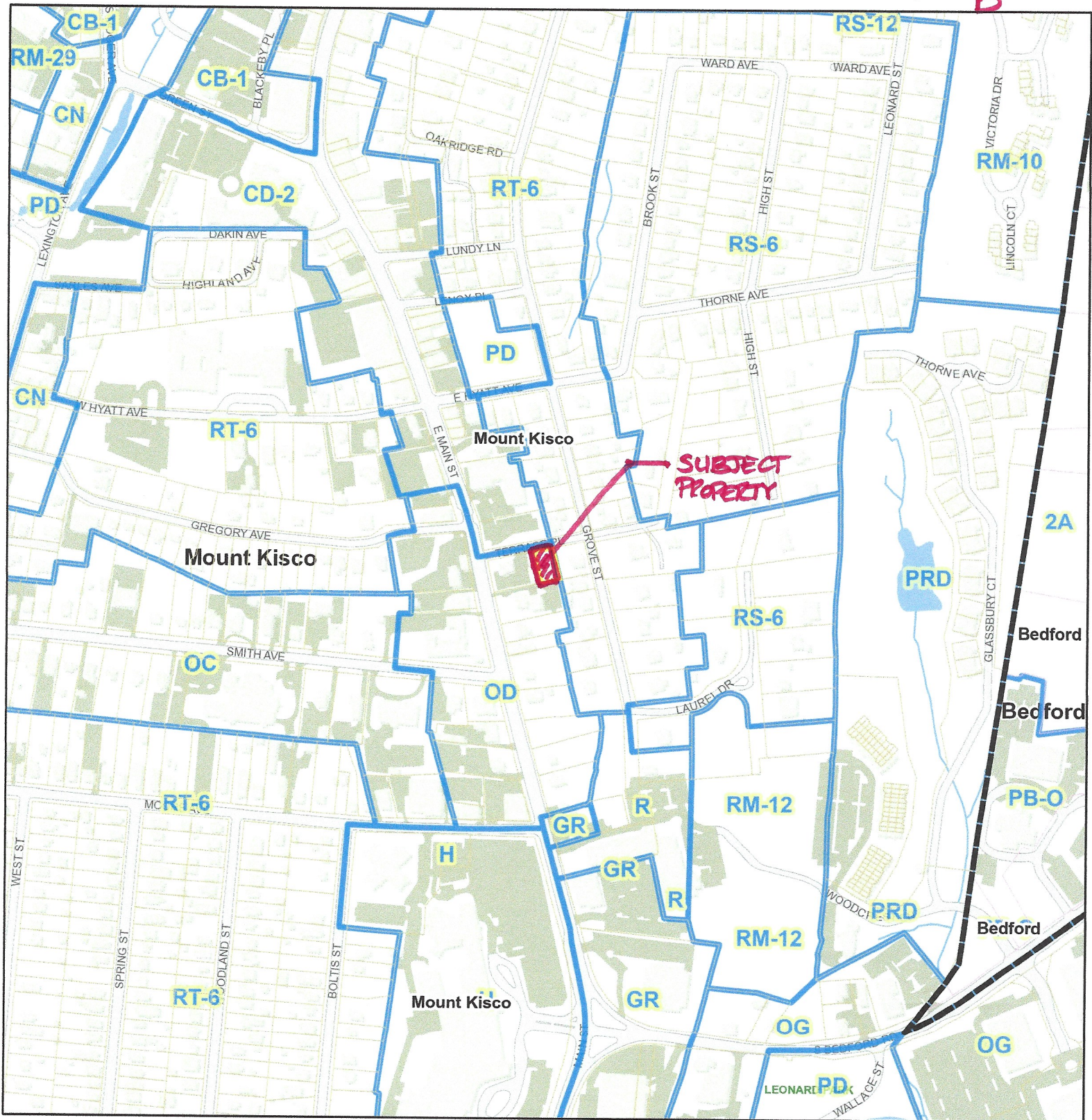

Peter J. Miley
Building Inspector

EXHIBIT B

16 Terrace Pl. ID: 80.41-2-2 (Mount Kisco)

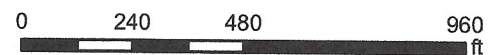
"EXHIBIT B"



June 1, 2022

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

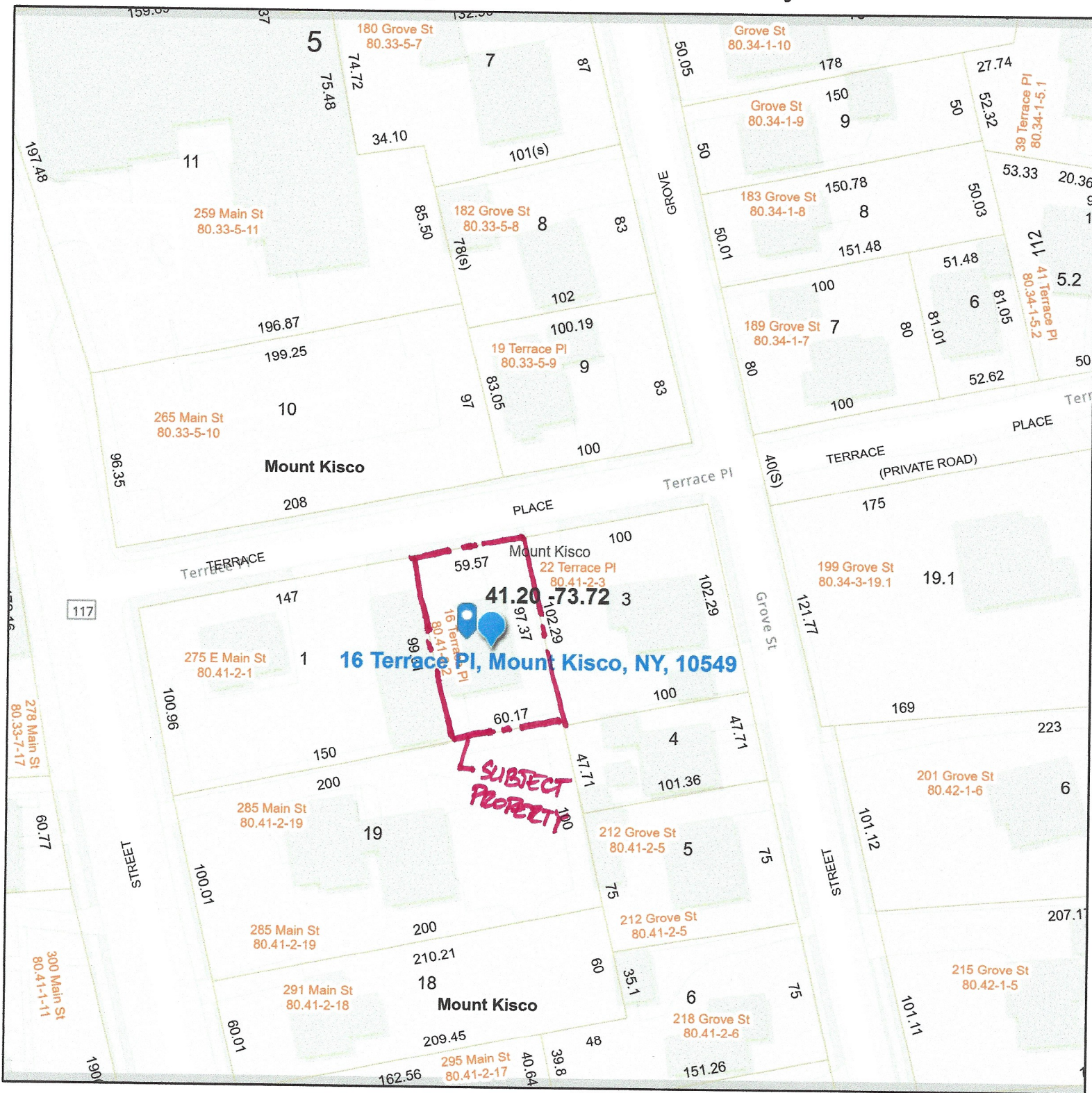
1:5,000



Westchester County GIS

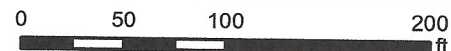
GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Mapping Westchester County



6/1/2022, 7:54:23 AM

1:1,128



□ Municipal Boundaries



GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

EXHIBIT C

"EXHIBIT C"

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 14th day of September, nineteen hundred and eighty-one
 BETWEEN VINCENT RONALD MANGIA, residing at 254 Combs Avenue,
 Staten Island, New York

as executor of the last will and testament of
 Ernest Tumminello, late of
 Mount Kisco, Westchester County, New York
 who died on the 16th day of March, nineteen hundred and eighty-one
 party of the first part, and RAFAEL C. NETO and ANNE A. NETO, his wife, both
 residing at Seven Springs Farm, Oregon Road (no number) Mount Kisco,
 New York

party of the second part,

WITNESSETH, that whereas letters testamentary were issued to the party of the first part by the Surrogate's Court, Westchester County, New York, on September 8th, 1981 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of Ninety-four thousand five hundred and no/100 (\$94,500.00)----- dollars,

paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village/Town of Mount Kisco, County of Westchester and State of New York, bounded and described as follows: Beginning at a point in the southerly side of Terrace Place where the same is intersected by the division line between premises being described and land heretofore conveyed by Nathan Binder to Joseph H. Bondi and Marie L. Bondi by deed dated June 29, 1948 and recorded on July 1, 1948 in Liber 4648 of deeds, page 247, and which point of beginning is distant easterly 147 feet as measured along the southerly side of Terrace Place from the corner formed by the intersection of the southerly side of Terrace Place with the easterly side of East Main Street as same has been widened and is now laid out and established; running thence along the southerly side of Terrace Place on a course North 72° 48' 50" East 59.75 feet to land now or formerly of Munson; running thence along said land of Munson on a course South 18° 32' 50" East 97.37 feet to lands now or formerly of McCall; running thence along the same on a course South 70° 58' 40" West 60.17 feet to land of Joseph H. and Marie L. Bondi; running thence along the same on a course North 18° 18' 30" West 99.31 feet to the southerly side of Terrace Place and the point and place of beginning.

Being and intending to be the same premises acquired by Ernest Tumminello and Florence Tumminello, his wife by deed dated January 29, 1954 and recorded in Liber 5298 Cp 351.

NEW 80.41-02-02.

OLD 7- - - 17 +

7731/0558

94,500

LIBER 7731 PAGE 558
 10395
 103,955 OCT 15 1981
 TAX STAMPS
 ATTACHED

560
7731
STATE OF NEW YORK, COUNTY OF Westchester SS:
On the 14 day of September 1981, before me personally came

Vincent Ronald Mangia

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

THOMAS J. SINGLETON
Notary Public in the State of N.Y.
No. 60-3687665
Appointed for Westchester County
Commission expires March 30, 1983

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

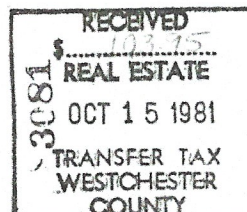
that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

"EXHIBIT C-2"
STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Executor's Deed

TITLE NO. TC 181-1988

VINCENT RONALD MANGIA

TO

RAFAEL C. NETO and ANNE A. NETO,
his wife



SECTION 7

BLOCK

LOT 17

~~COUNTY OF~~ TOWN/Village of Mt. Kisco
~~ADDRESS~~
Westchester County, New York

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

John F. Reed, Jr., Esq.
40 West Main Street
Mt. Kisco, New York 10549

Zip No.

10-00-B TIG 20-144 10-15-81
The Title Guarantee Company

| | | |
|-----------|----------|--------|
| RECEIVED | 10-15-81 | 121902 |
| FILED | 10-15-81 | 121902 |
| RECORDING | 10-15-81 | 121902 |
| INDEXING | 10-15-81 | 121902 |
| SEARCHING | 10-15-81 | 121902 |
| FILED | 10-15-81 | 121902 |

the foregoing instrument was endorsed for record as follows:
The property affected by this instrument is situate in the
TOWN OF MT. KISCO
County of Westchester, N. Y. A true copy of the original
DEED
recorded in the Division of Land Records of the County Clerk's
Office of Westchester County on OCT. 15, 1981
at 1:02P M in Liber 7731 Page 558 of Deeds.
Witness my hand and Official Seal *George R. Morrow*
George R. Morrow
County Clerk

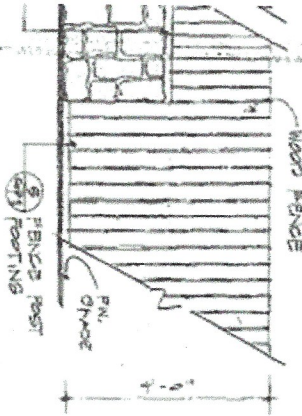
EXHIBIT D

Hand-drawn site plan for a residential property. The plan shows a 2-story frame residence with an open porch, a concrete pad, and various landscaping features. Key elements include:

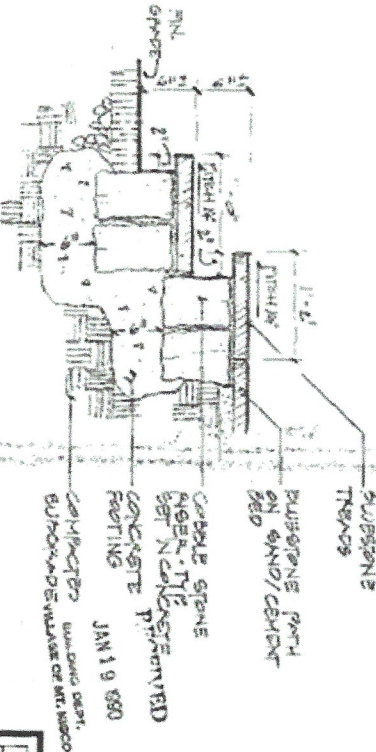
- Top Boundary:** 32'-0" and 15'-0" dimensions. Features include a stone wall (4), stone wall (6), and wood fence (8).
- Right Boundary:** 13'-2" dimension. Features include a wood fence (8) and a ground cover area (2) with a 5% slope.
- Central Area:** A 2-story frame residence with an open porch. A concrete pad is located to the right of the residence.
- Left Boundary:** 25'-0" and 21'-0" dimensions. Features include a stone wall (4) and a ground cover area (2) with a 5% slope.
- Bottom Boundary:** 25'-0" dimension. Features include a flagstone/cobble steps area (1) with a light trap, a trench drain (1), and a dry well (2).
- Annotations:**
 - "ALL TO BUILT EXISTING ADD NEW TO MATCH"
 - "EXISTING STEPS and PL to BE REMOVED. CONT TO ADD CLEAN FILL, TR and SEED."
 - "2 STORY FRAME RESIDENCE"
 - "CONC. PAD"
 - "OPEN PORCH"
 - "FLAGSTONE COBBLE STEPS"
 - "LIGHT TRAP"
 - "TRENCH DRAIN"
 - "DRY #2 WELL"

SITE PLAN

SCALE 1" = 10' - 0"



FENCE ELEVATION

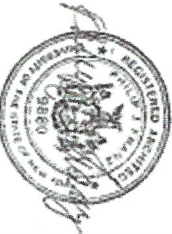


7 BLUESTONE AND COBBLE STEPS
SCALE 1" = 1'-0"

PC
TP
TO
TN
IN
3/4"

BOTTOM OF CURB
TOP OF FRANK/CORNER
BOTTOM OF FRANK
TOP OF WALK
INVERT ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR

RECEIVED
DATE 10/10/89
APPROVED BY PLANNING BOARD
DATE 10/10/89



SUSAN CHENDELLIEZ
LUCILLE MUNZ
LANDSCAPE ARCHITECTS
1605 POST ROAD
SCARSDALE, N.Y. 10583 914-472-1291

| | | |
|--|--|---------------------|
| SITE PLAN, NOTES CONSTRUCTION DETAILS | | DATE 10/10/89 |
| PROJECT FOOD PREP / OFFICE BLDG. MR. and MRS. RAFAEL NERO 15-10 TOWN OF FROGS, MT. KISCO NY 10549 | | NO. SHOWN 1-2-90 |
| PHILIP JOHN FRANZ ARCHITECT AIA COLDEN'S BRIDGE NEW YORK 10523 914-234-2122 | | DATE 10/10/89 |
| SP1 | | 1 of 2 sheets |

EXHIBIT E

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



16 Terrace Place – Street View



16 Terrace Place – Side Yard Facing 275 East Main Street

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



16 Terrace Place – Rear yard facing 285 Main Street



16 Terrace Place – Side yard facing 22 Terrace Place

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



Neighbor At 22 Terrace Place - Thomasen



Neighbor At 19 Terrace Place - Koval

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



Terrace Place & Grove Street – Looking South



Terrace Place & Grove Street – Looking North

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



Terrace Place & Main Street – Looking South with on-street Parking



Terrace Place & Main Street – Looking North with on-street Parking

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



No Parking on Terrace Place



No Parking on Terrace Place

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



Adjacent Property at 275 East Main Street



Adjacent Property across Terrace Place at 259-265 Main Street

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



4 Smith Avenue



14 Smith Avenue

EXHIBIT E
EXISTING PROPERTY & NEIGHBORHOOD PHOTOS
16 Terrace Place, Mount Kisco, NY



Smith Avenue on-street Parking

EXHIBIT F

Walter & Catherine Koval
19 Terrace Place
Mount Kisco, New York 10549

June 6, 2022

Mr. Wayne Spector, Chairman
Zoning Board Of Appeals
104 Main Street
Mount Kisco, New York 10549

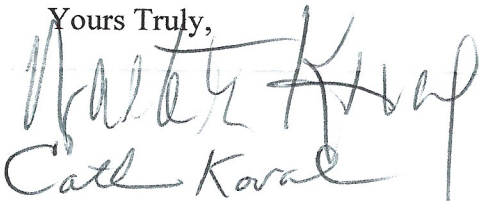
Re: Use Variance Request for Anne Neto – 16 Terrace Place

Honorable Chairman Spector and members of the Zoning Board of Appeals:

We are the owners of the property located at 19 Terrace Place, Mount Kisco. It has come to our attention that Anne Neto, the property owner across the street is applying for a use variance to allow for a residential use on the first floor of the existing home. It is our understanding that her property is currently zoned for commercial uses and as such would need a use variance to support a residential use. The change of use from commercial to residential is more in keeping with the character of our neighborhood and we feel it would have a positive impact on the adjacent residential properties. As such we fully support the proposed application.

We hope that your Honorable Board will grant the requested variance.

Yours Truly,

A handwritten signature in dark ink, appearing to read 'Walter Koval', with a long vertical line extending downwards from the end of the signature.

Walter & Catherine Koval

The Family of Thomas F. Thomason

22 Terrace Place

Mount Kisco, New York 10549

June 1, 2022

Mr. Wayne Spector, Chairman
Zoning Board Of Appeals
104 Main Street
Mount Kisco, New York 10549

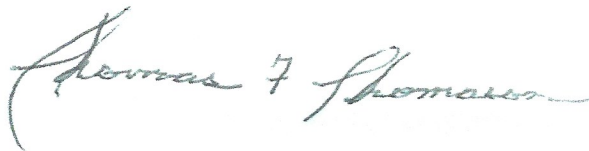
Re: Use Variance Request for Anne Neto – 16 Terrace Place

Honorable Chairman Spector and members of the Zoning Board of Appeals:

We are the owners of the property located at 22 Terrace Place, Mount Kisco. It has come to our attention that Anne Neto, the property owner directly adjacent to our property is applying for a Use variance to allow for a residential use on the first floor of the existing home. It is my understanding that her property is currently zoned for commercial uses and as such would need a use variance to support a residential use. The change of use from commercial to residential is more in keeping with the character of our neighborhood and would have a positive impact on the adjacent properties. As such I fully support the proposed application.

I hope that your Honorable Board will grant the requested variance.

Yours Truly,

A handwritten signature in cursive script, appearing to read "Thomas F. Thomason".

RECEIVED

JUL 06 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

AFFIDAVIT OF MAILING

STATE OF NEW YORK

COUNTY OF WESTCHESTER

}
}SS.:
}

ANN MARIE SIMONE being duly sworn, deposes and says:

I reside at 1 Scotts Lane, South Salem, N.Y. 10590


On July 6 2022 I served a notice of hearing, a copy of which is attached hereto and labeled Exhibit A, upon persons whose names are listed in a schedule of property owners within 300 feet of the subject property identified in this notice. A copy of this schedule of property owners' names is attached hereto and labeled Exhibit B.

I placed a true copy of such notice in a postage paid property addressed wrapper addressed to the addresses set forth in Exhibit B, in a post office or official depository under the exclusive care and custody of the United States Post Office, within the County of Westchester.

Ann Marie Simone

Sworn to before me on this

6 day of JULY 202022


(Notary Public)

ANN LURIA
Notary Public, State of New York
No. 02LU6089368
Qualified in Putnam County
Commission Expires Mar. 24, 2023

EXHIBIT "A"

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the 19th day of July 2022 at the Municipal Building, Mount Kisco, New York, beginning at 7:00 PM pursuant to the Zoning Ordinance on the Appeal of Ann Marie Simone (for Anne Neto) (Applicant) 1 Scotts Lane, South Salem, NY 10590 (Address of Applicant) from the decision of Peter J. Miley, Building Inspector, dated May 31, 2022, denying the application dated to permit the conversion of a first floor to an apartment.

The property involved is known as 16 Terrace Place and described on the Village Tax Map as Section 80.41 Block 2 Lot 2, and is located on the South side of Terrace Place in a OD Zoning District.

Said Appeal is being made to obtain a variance from Chapter 110. Zoning, Article III. District Regulations 110-21. OD Low-Intensity Office District B. 'Permitted uses (1) Principal uses, residential apartments are not a principle permitted use and therefore, a use variance issued by the Zoning Board of Appeals must be obtained prior to the issuance of a building permit.'

Section 110, Article III, District Regulations, 110-21B, Permitted Uses of the Code of the Village/Town of Mount Kisco, requires Permitted Uses in the OD District Include: (a) offices for administrative, business, government, or professional use; (b) educational and training facilities; (c) nursery schools and child/adult day care; and (d) funeral homes. Special permit uses include: (a) research, design and development facilities; (b) places of religious worship; and (c) tier 3 solar energy systems.

Wayne Spector, Chair
Zoning Board of Appeals
Village/Town of Mount Kisco

RECEIVED

JUL 06 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

**Mailing List For ZBA Hearing - 16 Terrace Place
Ann Marie Simone for Anne Neto**

| OWNERNAME | PROPADDRESS | PROPCITY | PROPTIP | PROPRINTKEY | C/o | Mailing Address | City | State | Zip |
|--------------------------------|------------------|-------------|---------|--------------|--------------------|---------------------------|---------------|-------|-------|
| Apropos Housing Opp. | 189 Grove St | MOUNT KISCO | 10549 | 80.34-1-7 | | 86 Smith Avenue | Mt Kisco | NY | 10549 |
| Seashell Realty Mangemnt Corp | 275 E Main St | MOUNT KISCO | 10549 | 80.41-2-1 | Robert Rohostelli | 275 E Main St | Mt Kisco | NY | 10549 |
| Carrozza, Jean | 301 Main St | MOUNT KISCO | 10549 | 80.41-2-16 | | 28 Cordlandt Manor Rd | Katonah | NY | 10536 |
| Buonanno, Anthony | 234 Grove St | MOUNT KISCO | 10549 | 80.41-2-8 | | 1 East View Ct | Valhalla | NY | 10595 |
| AlChris | 178 Grove St | MOUNT KISCO | 10549 | 80.33-5-6 | | 9 Osage Dr | Ossining | NY | 10562 |
| Methodist Church | 300 Main St | MOUNT KISCO | 10549 | 80.41-1-11 | | | | | |
| Quezada, Polibio S | 180 Grove St | MOUNT KISCO | 10549 | 80.33-5-7 | | | | | |
| Gokey Robert | 183 Grove St | MOUNT KISCO | 10549 | 80.34-1-8 | | | | | |
| Matute, Manuel | 171-173 Grove St | MOUNT KISCO | 10549 | 80.34-1-11 | | 171 Grove Street | Mt Kisco | NY | 10549 |
| Neto, Anne A | 16 Terrace Pl | MOUNT KISCO | 10549 | 80.41-2-2 | NA | | | | |
| Thunder Lake Properties | 291 Main St | MOUNT KISCO | 10549 | 80.41-2-18 | | 215 Croton Lake Rd | Mt Kisco | NY | 10549 |
| Thorn, William D | 218 Grove St | MOUNT KISCO | 10549 | 80.41-2-6 | | PO Box 187 | Cross River | NY | 10518 |
| Little Bonnie & Co. LLC | 201 Grove St | MOUNT KISCO | 10549 | 80.42-1-6 | Bonnie Yosha Saran | 208 Harris Road Apt 81 | Bedford Hills | NY | 10507 |
| Oelker & Cox Funeral Home, Inc | 266 Main St | MOUNT KISCO | 10549 | 80.33-6-11 | | 262 E. Main Street #2 LLC | Mt Kisco | NY | 10549 |
| Dacosta Monique | 41 Terrace Pl | MOUNT KISCO | 10549 | 80.34-1-5,2 | | | | | |
| Cardillo Michael Jr. | 208 Grove St | MOUNT KISCO | 10549 | 80.41-2-4 | | | | | |
| Berke, Beverly | 215 Grove St | MOUNT KISCO | 10549 | 80.42-1-5 | | | | | |
| 251 Main St. Mt. Kisco Corp. | 259 Main St | MOUNT KISCO | 10549 | 80.33-5-11 | MRE Mgmt Group | 27 Radio Circle Dr | Mt Kisco | NY | 10549 |
| Ward, Robert | 200 Terrace Pl | MOUNT KISCO | 10549 | 80.34-3-19,2 | Thomas Kennedy | 94 Seminary Road | Bedford | NY | 10506 |
| Nibur 278 Main Street Mt Kisco | 278 Main St | MOUNT KISCO | 10549 | 80.33-7-17 | 280 E.M St. #2 LLC | 90 Merrick Ave Ste 510 | East Meadow | NY | 11554 |
| Cassidy-Flynn Funeral Home | 288 Main St | MOUNT KISCO | 10549 | 80.41-1-12 | | | | | |
| Affrunti, Vincent | 228 Grove St | MOUNT KISCO | 10549 | 80.41-2-7 | | 14 Orchard Drive | Armonk | NY | 10504 |
| Moreno, Marco | 199 Grove St | MOUNT KISCO | 10549 | 80.34-3-19.1 | | | | | |
| Meyer, Jeanine | 227 Grove St | MOUNT KISCO | 10549 | 80.42-1-4 | | | | | |
| Schilliro, Michael | 182 Grove St | MOUNT KISCO | 10549 | 80.33-5-8 | | | | | |
| Koval, Walter Jr | 19 Terrace Pl | MOUNT KISCO | 10549 | 80.33-5-9 | | 61 Kim Lane | Stormville | NY | 12582 |
| Flynn Robert F | 175-177 Grove St | MOUNT KISCO | 10549 | 80.34-1-10 | | | | | |
| Thomason, Thomas F | 22 Terrace Pl | MOUNT KISCO | 10549 | 80.41-2-3 | | | | | |
| 212 Grove Street LLC | 212 Grove St | MOUNT KISCO | 10549 | 80.41-2-5 | Mary Riechers | 1304 Old Post Road | Katonah | NY | 10536 |
| Fosse John | 37 Terrace Pl | MOUNT KISCO | 10549 | 80.34-1-6 | | | | | |
| Martabano Real Estate LLC | 295 Main St | MOUNT KISCO | 10549 | 80.41-2-17 | | 27 Radio Circle Drive | Mt Kisco | NY | 10549 |
| MM&F Realty Management LLC | 285 Main St | MOUNT KISCO | 10549 | 80.41-2-19 | | | | | |
| 251 Main St. Mt. Kisco Corp. | 265 Main St | MOUNT KISCO | 10549 | 80.33-5-10 | MRE Mgmt Group | 27 Radio Circle Drive | Mt Kisco | NY | 10549 |
| Moreno Luis | 179-181 Grove St | MOUNT KISCO | 10549 | 80.34-1-9 | | 126 Kitchawan Road | Pound Ridge | NY | 10576 |

RECEIVED

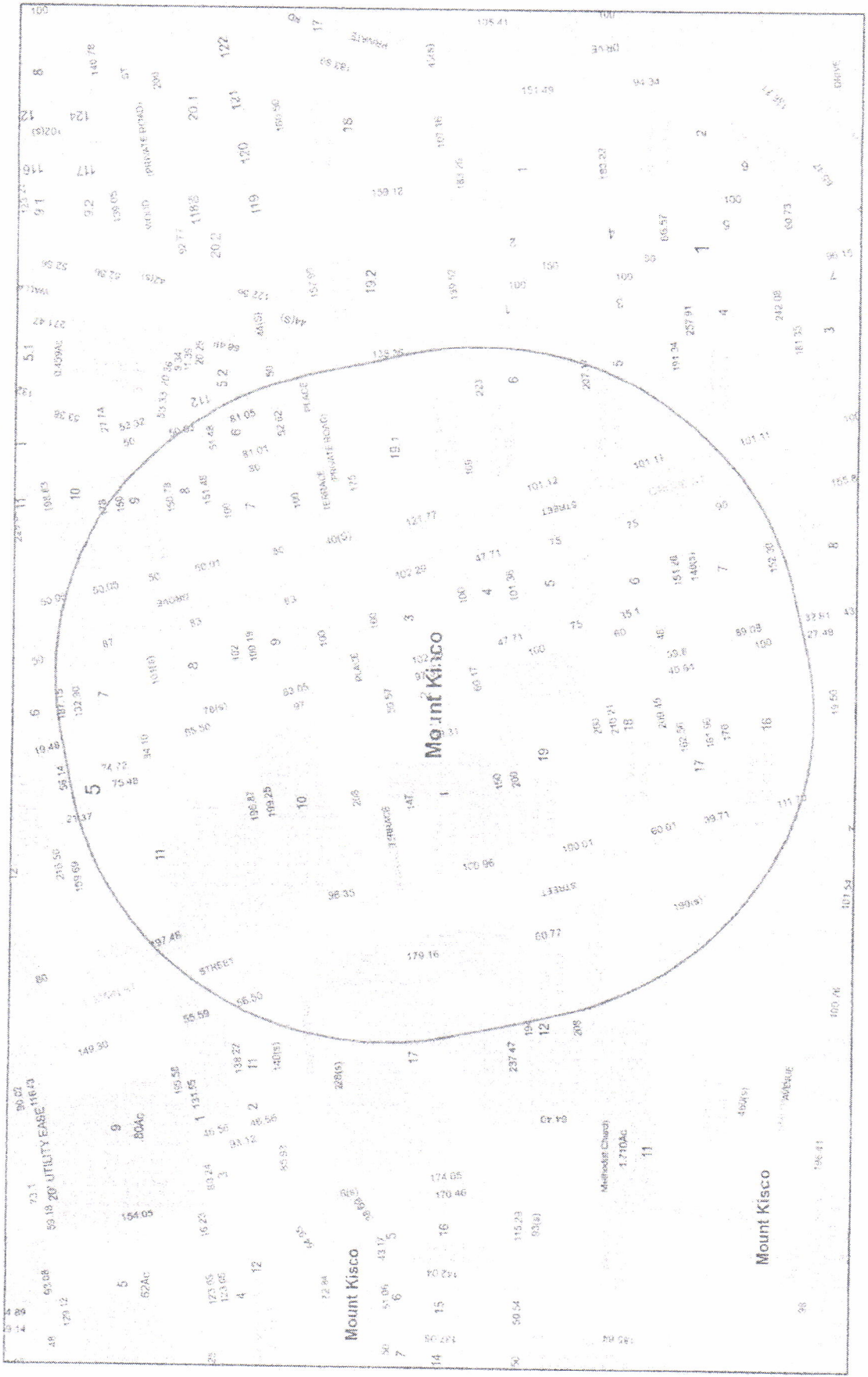
JUL 06 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

EXHIBIT "B"

EXHIBIT "B"

16 Terrace Pl. ID: 80.41-2-2 (Mount Kisco)



June 22, 2022



1:1,500
RECEIVED

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS

GIS
http://gis.westchestergov.com
Michael Office Building
146 Marine Avenue, 2nd Fl.
White Plains, New York 10601

JUL 06 2022

Zoning Board of Appeals
Village/Town of Mount Kisco



RECEIVED

JUL 06 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin
County of Brown, ss.:

On the 30 day of June in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tutt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

Zone:
Westchester

Run Dates:
06/30/2022

Linda Tutt
Signature

Sworn to before me, this 30 day of June, 2022

Shelly Hora
Notary Public. State of Wisconsin. County of Brown

9-25-23
My commission expires

Legend:

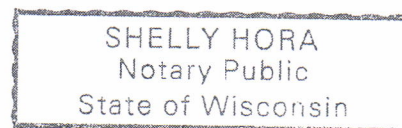
WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiclls, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005319190



PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the 19th day of July 2022, at the Municipal Building, Mount Kisco, New York, beginning at 7:00 PM

pursuant to the Zoning Ordinance on the Appeal of Ann Marie Simone (for Anne Neto) (Applicant)

1 Scotts Lane, South Salem, NY 10590 (Address of Applicant)

from the decision of Peter J. Miley, Building Inspector, dated May 31, 2022 denying the application dated to permit the conversion of a first floor to an apartment.

The property involved is known as 16 Terrace Place and described on the Village Tax Map as Section 80.41 Block 2 Lot 2, and is located on the South side of Terrace Place in a OD Zoning District.

Said Appeal is being made to obtain a variance from Chapter 110, Zoning, Article III, District Regulations 110-21, OD Low-Intensity Office District B. Permitted uses (1) Principal uses, residential apartments are not a principle permitted use and therefore, a use variance issued by the Zoning Board of Appeals must be obtained prior to the issuance of a building permit.

Section 110, Article III, District Regulations, 110-21B, Permitted Uses of the Code of the Village/Town of Mount Kisco, requires Permitted Uses in the OD District Include: (a) offices for administrative, business, government, or professional use; (b) educational and training facilities;

(c) nursery schools and child/adult day care; and (d) funeral homes. Special permit uses include:

(a) research, design and development facilities; (b) places of religious worship; and (c) tier 3 solar energy systems.

Wayne Spector, Chair
Zoning Board of Appeals
Village/Town of Mount Kisco
0005319190

116 Terrace

RECEIVED

State of New York)
) ss:
County of Westchester)

AFFIDAVIT OF POSTING JUL 08 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

Gilmar Palacios Chin, being duly sworn, says that on the 11th day of July 2022, he conspicuously fastened up and posted in seven public places, in the Village/Town of Mount Kisco, County of Westchester, a printed notice of which the annexed is a true copy, to Wit: ---

Municipal Building --
104 Main Street

X

Public Library
100 Main Street

X

Fox Center

X

Justice Court -- Green Street
40 Green Street

X

Mt. Kisco Ambulance Corp
310 Lexington Ave

X

Carpenter Avenue Community House
200 Carpenter Avenue

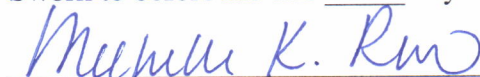
X

Leonard Park Multi Purpose Bldg

X


Gilmar Palacios Chin

Sworn to before me this 11th day of July 2022


Notary Public

MICHELLE K. RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6313298
Qualified In Putnam County
My Commission Expires 10-20-2022

pd 100.00
cl #10006
rec #29110

Village/Town of Mount Kisco
Building Department
104 Main Street
Mount Kisco, New York 10549
(914) 864-0019 FAX (914) 864-1085

Village/Town of Mount Kisco
Architectural Review Board

JUN 10 2022

RECEIVED

APPLICATION FOR ARB REVIEW AND SIGN PERMIT

Application #: ARB 22-22
Permit #: _____

Date Rec'd: _____
Date Issued: _____

Applicant's Name: Jennifer Ronneburger
Applicant's Address: 51 Meadows Drive, Boynton Beach, FL, 33436
Applicant's Telephone #: 631.882.4718 Fax #: _____ E-mail: gopermit@gmail.com

Owner's Name: (If different) HVA Realty, LLC
Owner's Address: 250 KISCO AVENUE, MOUNT KISCO, NEW YORK, 10549
Owner's Telephone #: 631.882.4718 Fax #: _____ E-mail: gopermit@gmail.com

Project Name: Jaguar Land Rover

Address/Location of Subject Property: 299 Kisco Avenue, Mount Kisco, NY, 10549

Section/Block/Lot(s): 69.49.2-1 Sign District: #3 Zoning District _____

Sign Contractor: _____
Address: _____
Phone #: _____ Fax #: _____

Architect or Engineer: _____ NYS Lic. #: _____
Address: _____
Phone #: _____ Fax #: _____

Electrician: N/A Phone #: N/A WC Lic. #: N/A

SIGN ITEM 1

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail:

Install one illuminated wall sign reading "Jaguar" on west elevation. Final connection to existing electrical.

Wall Sign Type: Individual Channel letters Material: Chrome
Sign Height: 1' - 4 1/2" Sign Length: 16' - 9 11/16"
Letter Height: 11 13/16" Lighting Method: White LED halo (reverse)
Sign Colors: Chrome

Awning/Canopy: Type of material proposed? N/A
Shape: N/A Height: N/A Length: N/A
Principal color: N/A Type of Illumination: N/A
Text or logo information: N/A
Copy Area Height: N/A Copy Area Length: N/A
Letter Height: N/A Lighting Method: N/A
Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
Sign Height: N/A Sign Length: N/A
Letter Height: N/A Lighting Method: N/A
Sign Colors: N/A

Any additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application?

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


Applicant's Signature

SIGNAGE

| Temporary Sign | No | Permanent Sign | Yes |
|----------------|----|----------------|-----|
|----------------|----|----------------|-----|

Description of Proposed Signage in Detail:

Install one illuminated wall sign of 25.19 sq. ft. reading "Landrover" with logo on west elevation.
Final connection to existing electrical.

Wall Sign Type: channel letters Material: chrome
 Sign Height: 1'-4 3/4" Sign Length: 18'-0 13/16"
 Letter Height: 11 13/16" Lighting Method: _____
 Sign Colors: Chrome, Green


| | | | |
|---|-----|-----------------------|-----|
| Awning/Canopy: Type of material proposed? | | N/A | |
| Shape: | N/A | Height: | N/A |
| Principal color: | N/A | Length: | N/A |
| Text or logo information: | | Type of Illumination: | |
| N/A | | N/A | |
| Copy Area Height: | N/A | Copy Area Length: | N/A |
| Letter Height: | N/A | Lighting Method: | N/A |
| Text/logo Colors: | | N/A | |

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: N/A

Any additional signage or awning/canopy information? **N/A**

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


Applicant's Signature

SIGNAGE

Temporary Sign NO Permanent Sign YES

Description of Proposed Signage in Detail:
Install one (1) illuminated wall sign reading "JAGUAR" on the North
elevation with final connection to existing electrical.

Wall Sign Type: Illuminated wall sign Material: chrome
 Sign Height: 1' - 4 1/8" (410mm) Sign Length: 16' - 9 11/16" (5,123mm)
 Letter Height: 11 13/16" (300mm) Lighting Method: white LED halo
 Sign Colors: chrome

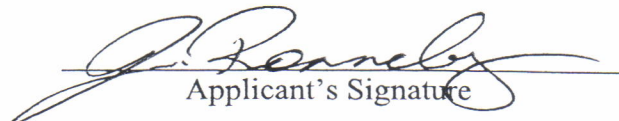
Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: N/A

Any additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign NO Permanent Sign YES

Description of Proposed Signage in Detail: _____

 Install one (1) illuminated wall sign reading "LAND ROVER" on the

 South elevation with final connection to existing electrical.

Wall Sign Type: Illuminated wall sign Material: Chrome
 Sign Height: 1' - 4 3/4" (425mm) Sign Length: 18' - 0 13/16" (5,508mm)
 Letter Height: 11 13/16" (300mm) Lighting Method: white LED halo
 Sign Colors: Chrome, Green

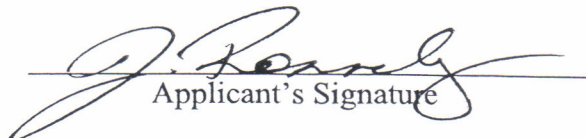
Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: N/A

Any additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign NO Permanent Sign YES

Description of Proposed Signage in Detail:

Install one (1) illuminated wall sign reading "JAGUAR" on the East
elevation with final connection to existing electrical.

Wall Sign Type: Illuminated wall sign Material: Chrome
 Sign Height: 10 3/4" (273mm) Sign Length: 11' - 4 1/8" (3,458mm)
 Letter Height: 8 1/4" (210mm) Lighting Method: white LED halo
 Sign Colors: Chrome

Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: N/A

Any additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application?

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.

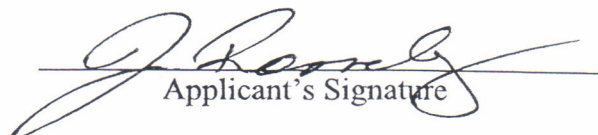

 Applicant's Signature

SIGNAGE

Temporary Sign NO Permanent Sign YESDescription of Proposed Signage in Detail: Install one (1) illuminated wall sign reading "LAND ROVER" on the East elevation with final connection to existing electrical.Wall Sign Type: Illuminated wall sign Material: Chrome
Sign Height: 1' - 0 9/16" (319mm) Sign Length: 12' - 8 3/16" (3,866mm)
Letter Height: 1' - 0 9/16" (319mm) Lighting Method: White LED halo
Sign Colors: Chrome, GreenAwning/Canopy: Type of material proposed? N/A
Shape: N/A Height: N/A Length: N/A
Principal color: N/A Type of Illumination: N/A
Text or logo information: N/A
Copy Area Height: N/A Copy Area Length: N/A
Letter Height: N/A Lighting Method: N/A
Text/logo Colors: N/AFreestanding/Monument Sign Type: N/A Material: N/A
Sign Height: N/A Sign Length: N/A
Letter Height: N/A Lighting Method: N/A
Sign Colors: N/AAny additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


Applicant's Signature

SIGNAGE

Temporary Sign NO Permanent Sign YES

Description of Proposed Signage in Detail: _____

 Install one (1) illuminated wall sign reading "MT. KISCO" on the West
 elevation with final connection to existing electrical.

Wall Sign Type: Illuminated wall sign Material: Acrylic
 Sign Height: 2' - 7.5" (800mm) Sign Length: 10' - 0" (3,048mm)
 Letter Height: 1' - 3 3/8" (390mm) Lighting Method: White LED halo
 Sign Colors: Black and white

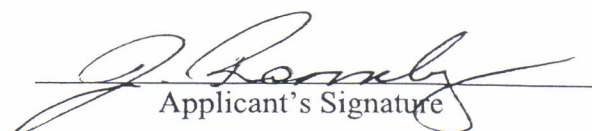
Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: N/A

Any additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign NO Permanent Sign YES

Description of Proposed Signage in Detail: _____

 Install one (1) illuminated wall sign reading "MT. KISCO" on the East
 elevation with final connection to existing electrical.

Wall Sign Type: Illuminated wall sign Material: Acrylic
 Sign Height: 2' - 7.5" (800mm) Sign Length: 10' - 0" (3,048mm)
 Letter Height: 1' - 3 3/8" (390mm) Lighting Method: White LED Halo
 Sign Colors: Gloss black, Matte white

Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: N/A

Any additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign NO Permanent Sign YES

Description of Proposed Signage in Detail:

Install one (1) illuminated wall sign reading "SERVICE" on the West
elevation with final connection to existing electrical.

Wall Sign Type: Illuminated wall sign Material: Acrylic
 Sign Height: 11 13/16' (300mm) Sign Length: 5' - 10 11/16" (1,795mm)
 Letter Height: 11 13/16" (300mm) Lighting Method: white LED halo
 Sign Colors: Gloss black, Matte white

Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: N/A

Any additional signage or awning/canopy information? N/A

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: Install one (1) non-illuminated wall sign of Jaguar logo

Wall Sign Type: Non-illuminated wall sign Material: _____
 Sign Height: 11" Sign Length: 2' 5/8"
 Letter Height: _____ Lighting Method: N/A
 Sign Colors: Chrome

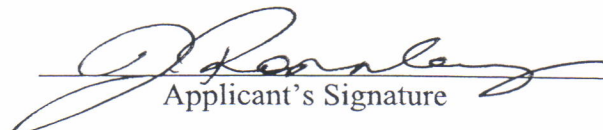
Awning/Canopy: Type of material proposed? _____
 Shape: _____ Height: _____ Length: _____
 Principal color: _____ Type of Illumination: _____
 Text or logo information: _____
 Copy Area Height: _____ Copy Area Length: _____
 Letter Height: _____ Lighting Method: _____
 Text/logo Colors: _____

Freestanding/Monument Sign Type: _____ Material: _____
 Sign Height: _____ Sign Length: _____
 Letter Height: _____ Lighting Method: _____
 Sign Colors: _____

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: Install one (1) non-illuminated wall sign of Land Rover logo

Wall Sign Type: Non-illuminated wall sign Material: _____
 Sign Height: 1' 9/16" Sign Length: 1' 11 3/4"
 Letter Height: _____ Lighting Method: N/A
 Sign Colors: _____

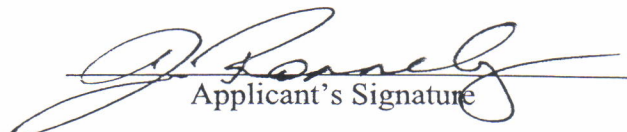
Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: _____
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: _____
 Sign Colors: N/A

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: Install one non-illuminated directional sign on the east elevation

Wall Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: _____

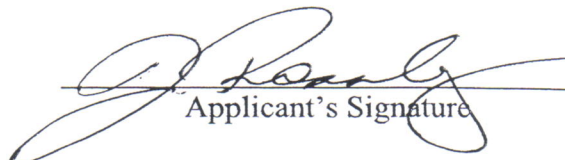
Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: _____
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: Non-illuminated directional Material: Aluminum
 Sign Height: 6'-10 3/4" Sign Length: 3'-5 3/8"
 Letter Height: _____ Lighting Method: _____
 Sign Colors: Clear Anodized Aluminum, Metallic Gray, Cool Gray

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: Install one non-illuminated monument sign on the east elevation

Wall Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: _____

Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: _____
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: Non-illuminated monument Material: Aluminum
 Sign Height: 6'-10 3/4" Sign Length: 3'-5 3/8"
 Letter Height: _____ Lighting Method: _____
 Sign Colors: _____

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: Install one internally illuminated monument sign on the west elevation

Wall Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: _____


Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: _____
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: Illuminated monument Material: Aluminum
 Sign Height: 21'-7 13/16" Sign Length: 6'-10 11/16"
 Letter Height: _____ Lighting Method: white LED
 Sign Colors: _____

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: Install one non-illuminated directional sign reading "Parking" and "Reception" on the south elevation

Wall Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: _____

Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: _____
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: directional Material: Aluminum
 Sign Height: 1'-10 3/8" Sign Length: 1'-4"
 Letter Height: _____ Lighting Method: _____
 Sign Colors: _____

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: **Install one non-illuminated directional sign reading "Customer Parking Area" on the east elevation**

Wall Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: _____

Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: _____
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: **directional** Material: Aluminum
 Sign Height: **3'-11 1/4"** Sign Length: **1'-11 5/8"**
 Letter Height: _____ Lighting Method: _____
 Sign Colors: _____

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

SIGNAGE

Temporary Sign No Permanent Sign Yes

Description of Proposed Signage in Detail: Install one non-illuminated directional sign reading "Charging Port" on the east elevation

Wall Sign Type: N/A Material: N/A
 Sign Height: N/A Sign Length: N/A
 Letter Height: N/A Lighting Method: N/A
 Sign Colors: _____

Awning/Canopy: Type of material proposed? N/A
 Shape: N/A Height: N/A Length: N/A
 Principal color: N/A Type of Illumination: N/A
 Text or logo information: N/A
 Copy Area Height: N/A Copy Area Length: N/A
 Letter Height: N/A Lighting Method: _____
 Text/logo Colors: N/A

Freestanding/Monument Sign Type: directional Material: Aluminum
 Sign Height: 3'-11 1/4" Sign Length: 1'-11 5/8"
 Letter Height: _____ Lighting Method: _____
 Sign Colors: _____

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


 Applicant's Signature

PROPERTY OWNER AUTHORIZATION:

The undersigned, property owner, being duly sworn, deposes and says:

1. that he/she (or the identified corporation) is the owner of the premises described in this application;
2. that the applicant identified in the application is duly authorized by the undersigned to submit and upon approval by the Village/Town of Mount Kisco, execute said application, including any design revisions deemed feasible and necessary by the applicant together with the Village/Town of Mount Kisco in order to obtain said approval;
3. that the applicant is hereby designated as the owner's additional representative with whom the Village/Town of Mount Kisco may deal in all respects to the subject work
4. that this owner's authorization shall continue without interruption until the completion and final approval by the Village/Town of Mount Kisco of all work approved as a result of this application;
5. that revocation of said authorization by the undersigned must be accompanied by a written notice of such revocation to the Village/Town of Mount Kisco
6. that the receipt of such notice of the owner's authorization revocation by the Village/Town of Mount Kisco shall cause any permit as a result of this application to be suspended until further notice.

Owner's Name: SEAN O'NEILL

(Please print clearly)

Owner's Signature: [Signature] Date: _____

Owner's Current Address: _____

Owner's Telephone #: _____ Fax #: _____ Email: _____

Subscribed and sworn to before me this 3rd day of June, 2022

Notary Public: [Signature]

DONNA L. DICKERSON
Notary Public, State of New York
No. 01DI6125768
Qualified in Westchester County
Commission Expires April 25, 2025

OFFICE USE ONLY

Fee Amount Paid: _____
Check Number: _____

Received by: _____
Receipt Number: _____

Sign Application Review : Refer to ARB

Approved: _____
Date

Denied: _____
Date

Building Inspector Signature

ARB Case No. _____
Approved: _____
Date

Meeting Date: _____
Denied: _____
Date

ARB Chairperson Signature

ZBA Case No. _____
Approved: _____
Date

Meeting Date: _____
Denied: _____
Date

ZBA Chairperson Signature

Issue Sign Permit:
Approved: _____
Date

Denied: _____
Date

Building Inspector Signature



VILLAGE/TOWN OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK

104 Main Street
Mount Kisco, New York 10549-0150

Telephone
(914) 241-0500

June 17, 2022

Jennifer Ronneburger
51 Meadows Drive
Boynton Beach, FL 33436

Re: Notice of Denial – Sign Permit Application for Jaguar Land Rover
299 Kisco Avenue, Property ID#: 69.49-2-1

To Whom It May Concern:

Please be notified that your sign permit application on behalf of your client, Jaguar Land Rover, to install new and various signage at the above captioned property is hereby denied. This denial is based on the following facts:

- Section 89-11A(4) of the Code of the Village/Town of Mount Kisco states that “The types of signs permitted and the regulation of the number, placement, and use of signs is hereby established. No sign shall be erected unless it conforms with the specifications for signs in that sign district, nor shall any sign be used for any purpose or in any manner except as permitted by the regulations for the district in which such sign is to be located or maintained.”
- The subject property is located in the GC Zoning District, and is therefore subject to the regulations of the Commercial Signage District #3.
- Section 89-11 General Provisions A states: “Each business establishment shall be limited to one (1) principal sign of any type permitted within such district at the primary public entrance... In no event will there be more than two (2) signs on any building for any establishment. A total of nine signs are proposed to be installed on this building: four signs are proposed for the west elevation, three signs are proposed for the east elevation. One of these signs (Sign #8) is located above an entrance. One sign is proposed for the north elevation and one sign is proposed for the south elevation. Both of these signs (Sign #3 and #4) are located at/above public entrances. As a result, six of the proposed signs each require a variance for not being located at a public entrance.

- In addition, under Section 89-11 General Provisions A, seven of these nine signs will each require a variance for number of signs proposed to be installed on the building.
- Section 89-11 Table 1 page 6 of the Code of the Village/Town of Mt. Kisco states: maximum sign length 75% of storefront not to exceed fifteen feet (15'). Signs #1 and #3 are proposed to be 16'-9 11/16" in length. Therefore a 1'-9 11/16" variance is required for each of these two signs. Signs #2 and #4 are proposed to be 18'-0 13/16" in length. Therefore a 3'-0 13/16" variance is required for each of these two signs.
- Section 89-11 Table 1 page 6 of the Code of the Village/Town of Mount Kisco states for freestanding/monument signs: maximum face area 20 sf. Sign #17 and Sign #18 are proposed to have a face area of 23.79 sf. Therefore a 3.79 sf variance is required for each of these two signs. Sign #19 is proposed to have a face area of 149.18 sf. Therefore a 129.18 sf variance is required for this sign.
- Section 89-11 Table 1 page 6 of the Code of the Village/Town of Mount Kisco states for freestanding/monument signs: maximum structure height above grade – 8 feet. Sign #19 is proposed to be 21'-7 13/16" in height. Therefore a 13'-7 13/16" variance is required for this sign.
- Section 89-11.2A 1 Directional Signage states that "Directional signage shall not exceed an area of six (6) square feet per sign, and shall not be more than three (3) feet high. Sign #21 and Sign #22 are proposed to have an area of 7.75 square feet. Therefore a 1.75 square foot variance is required for each of these two signs. In addition, Sign #21 and Sign #22 are proposed to have a height of 4' 5/8". Therefore a 1' 1-5/8" variance is required for each of these two signs.
- Sign #10 and Sign #11 are proposed to be located within the dealership and do not require a permit or any variances.
- Signs #12, 13, 14, and 15 are proposed window graphics and do not require a permit or any variances.

A sign permit cannot be issued for any sign application that does not comply with the Village Sign Code. You have a right to appeal this decision within 60 days.

Sincerely,

Peter J. Miley (pat)

Peter J. Miley
Building Inspector

/pat

June 27, 2022

Village of Mount Kisco
104 Main Street
Mount Kisco, NY 10549

Re: JLR of Mt. Kisco
299 Kisco Avenue
Mount Kisco, NY

RECEIVED

JUN 28 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

To Whom it May Concern:

Please allow this letter to serve as intent to appeal the Notice of Denial by the Building Inspector for the above-referenced location. I, Jennifer Ronneburger, would like to request a public hearing on the matter.

We are seeking relief from the following:

- Section 89-11 General Provisions A states that no more than two (2) signs are allowed on any building. We are proposing a total of nine exterior wall signs, three of which will be located at a public entrance (Signs #3, #4, and #8). Signs #1, #2, #3, #5, #6, #7, and #9 require a variance to allow more than two (2) exterior wall signs on the building. Signs #1, #2, #5, #6, #7, and #9 will also require a variance for exterior signs not located at a public entrance.
- Section 89-11 Table 1 page 6 of the Code states that the maximum sign length cannot exceed fifteen feet (15'). Signs #1 and #3 are proposed to be 16' - 9 11/16" in length which requires a variance of 1' - 9 11/16" for each sign. Signs #2 and #4 are proposed to be 18' - 0 13/16" in length which requires a variance of 3' - 0 13/16" for each sign. All four signs will have illuminated individual letters and logos using white LED halo illumination.
- Section 89-11 Table 1 page 6 also states that freestanding/monument signs are allowed a maximum face area of 20 SF. Signs #17 and #18 are proposed to have a face area of 23.79 SF which requires a variance of 3.79 SF for each sign. Sign #19 is proposed to have a face area of 149.18 SF which requires a variance of 129.18 SF. Sign #17 is a non-illuminated directional monument sign. Sign #18 is a non-illuminated monument sign stating the brand's Approved Customer Promise.
- Section 89-11 Table 1 page 6 of the Code states that freestanding/monument signs are allowed a maximum structure height above grade - 8 feet. Sign #19 is proposed to be 21' - 7 13/16" in height which requires a variance of 13' - 7 13/16". Sign #19 is a monument sign internally illuminated with white LEDs, not fluorescent (150 LED modules).
- Section 89-11.2A 1 Directional Signage states that "Directional signage shall not exceed an area of six (6) square feet per sign, and shall not be more than three (3) feet high." Sign #21 and #22 (quantity of two) are proposed to have a height of 4' 5/8" which requires a variance of 1' 1-5/8" for all signs. These signs are non-illuminated monument signs made of aluminum composite material.

Statement of Principal Points:

1. Whether an undesirable change will be produced in the character of the neighborhood or whether a detriment to nearby properties will be created by the granting of the variance.

Response:

An undesirable change will not be produced by allowing this variance, nor will a detriment to nearby properties be created. Approving the variance will grant the business the necessary signage to notify customers of the location and allow them to navigate the property effectively.

2. Whether the benefit sought by the application can be achieved by some feasible method other than a variance.

Response:

There is no other option to achieve the requested signage, we are looking to brand this location by enhancing the design of this brand-new building.

3. Whether the requested variance is substantial.

Response:

The requested variance is not substantial. It is the minimum required to brand this business according to our National design standards for consistency.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Response:

Allowing this variance will not have an adverse effect on the neighborhood and district. It will have a positive impact by enhancing the design of this brand new building and allowing us to bring to Mount Kisco our National design standard.

5. Whether the alleged difficulty was self-created (this will not necessarily preclude the granting of the area variance).

Response:

This situation was not self-created. We are looking to enhance the area and feel that allowing us to display the branding standards would allow the neighborhood and district to see this location at its fullest design potential.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Jennifer Ronneburger
President, GoPermit

Date: July 19, 2022
Fee: \$130

RECEIVED

JUN 28 2022

Case No.: 2BA22-8
Date Filed: _____

Zoning Board of Appeals
Village/Town of Mount Kisco
Village/Town of Mount Kisco
Municipal Building
104 Main Street, Mt. Kisco, NY 10549

**Zoning Board of Appeals
Application**

Appellant: Jennifer Ronneburger
Address: 51 Meadows Dr. Boynton Beach, Florida 33236
Address of subject property (if different): 299 Kisco Ave. Mount Kisco, New York 10549

Appellant's relationship to subject property: _____ Owner _____ Lessee X Other _____

Property owner (if different): HVA Realty LLC
Address: ~~250 Kisco Ave.~~ Mount Kisco, New York 10549
116 Radio Circle Dr. Suite 309

TO THE CHAIRMAN, ZONING BOARD OF APPEALS: An appeal is hereby taken
from the decision of the Building Inspector, Peter J. Miley
dated June 17, 2022. Application is hereby made for the following:

X Variation or _____ Interpretation of Section _____
of the Code of the Village/Town of Mount Kisco,

to permit the: X Erection; _____ Alteration; _____ Conversion; _____ Maintenance
of The erection of exterior signage, please see attached

_____ in accordance with plans filed on (date) _____
for Property ID # 69.49-2-1 located in the _____ GC _____ Zoning District.
The subject premises is situated on the East side of (street) Kisco Avenue
_____ in the Village/Town of Mount Kisco, County of Westchester, NY.
Does property face on two different public streets? Yes/No Yes
(If on two streets, give both street names) Kisco Avenue and Holiday Inn Drive

Type of Variance sought: _____ Use X Area _____

Is the appellant before the Planning Board of the Village of Mount Kisco with regard to this property? No

Is there an approved site plan for this property? Yes in connection with a
Proposed or X Existing building; erected (yr.) 2021

Size of Lot: _____ feet wide _____ feet deep Area _____

Size of Building: at street level _____ feet wide _____ feet deep

Height of building: 21' 4" Present use of building: Auto Dealership

Does this building contain a nonconforming use? No Please identify and explain: _____

Is this building classified as a non-complying use? No Please identify and explain: _____

Has any previous application or appeal been filed with this Board for these premises?
Yes/No? No

Was a variance ever granted for this property? No If so, please identify and explain: _____

Are there any violations pending against this property? No If so, please identify and explain: _____

Has a Work Stop Order or Appearance Ticket been served relative to this matter?
____ Yes or X No Date of Issue: _____

Have you inquired of the Village Clerk whether there is a petition pending to change the subject zoning district or regulations? Yes

I submit the following attached documents, drawings, photographs and any other items listed as evidence and support and to be part of this application:

The following items **MUST** be submitted:

- a) Attached hereto is a copy of the order or decision (Notice of Denial) issued by the Building Inspector or duly authorized administrative official issued on June 17, 2022 upon which this application is based.
- b) Copy of notice to the administrative official that I have appealed, setting forth the grounds of appeal and have requested the application to be scheduled for a public hearing.
- c) A typewritten statement of the principal points (facts and circumstances) on which I base my application with a description of the proposed work.
- d) Ten (10) sets of site plans, plat or as-built survey drawings professionally signed and sealed (as may be required).
- e) A block diagram with street names, block and lot numbers, and street frontage showing all property affected within 300' of the subject property, with a North point of the compass indicated.
- f) A full list of names and addresses of the owners of all property shown on the above noted block diagram that lie within or tangent to the 300' radius from the subject property.
- g) A copy of the Public Notice for the public hearing of this application.
- h) A sworn Affidavit of Mailing, duly notarized, that a true copy of said Public Notice has been sent by mail to all property owners within 300 feet of this premises at least 10 days prior to the public hearing.

NOTE: APPLICANT MUST CAUSE A TRUE COPY OF THE PUBLIC NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE VILLAGE AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING.

- i) A true copy of the filed deed and/or signed lease or contract for the use of the subject property.
- *j) At least two sets of unmounted photographs, 4" by 6" in size, showing actual conditions on both sides of street, between intersecting streets. Print street names and mark premises in question.
- *k) A floor plan of the subject building with all the necessary measurements.
- *l) A longitudinal section of the subject building and heights marked thereon as well as front elevations.

* Optional - As Needed

I hereby depose & say that all the above statements and the statements contained in the papers submitted herewith are true.

[Signature]
(Appellant to sign here)

Sworn to before me this day of: June 27th, 2022

Notary Public, Westchester, County, NY

DEBORAH CACCURI
Notary Public, State of New York
Registration No. 01CA5011889
Qualified in Westchester County
Commission Expires June 15, 2023

[Signature]

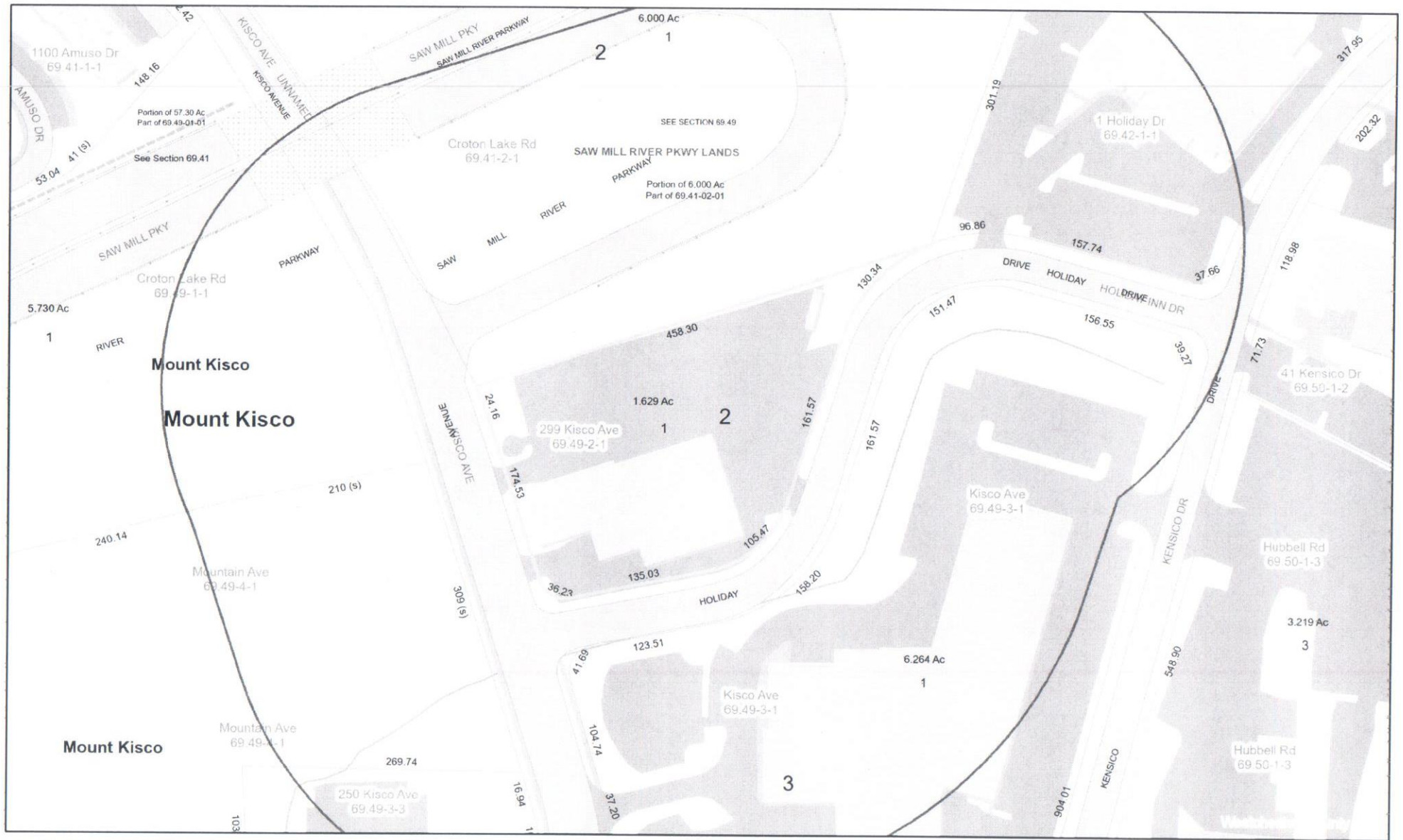
[TO BE COMPLETED IF APPELLANT IS NOT THE PROPERTY OWNER IN FEE]

State of New York }
County of Westchester } ss

Being duly sworn, deposes and say that he resides at 116 Radio Cude Rd. Mt Kisco in the County of Westchester, in the State of New York, that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Mount Kisco, County of Westchester aforesaid and known and designated as number 69.49-2-1 and that he hereby authorized Jennifer Bonnebrun to make the annexed application in his behalf and that the statements contained in said application are true.

[Signature]
(sign here)

299 Kisco Ave. ID: 69.49-2-1 (Mount Kisco)



June 27, 2022

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:1,500



Westchester County GIS

GIS
<http://giswww.westchestergov.com>
 Michaelian Office Building
 148 Martine Avenue Rm 214
 White Plains, New York 10601

| OWNERNAME | PROPADDRESS | PROPCITY | PROPZIP | PROPPRINTKEY | C/O | Mailing Address | City | State | Zip |
|--------------------------------|--------------------|-----------------|----------------|---------------------|------------------|------------------------|-----------------|--------------|------------|
| HVA Realty, LLC | 250 Kisco Ave | MOUNT KISCO | 10549 | 69.49-3-3 | Tax Dept | 200 SW 2st Ave, FL 11 | Fort Lauderdale | FL | 33301 |
| Village of Mount Kisco | Mountain Ave | MOUNT KISCO | 10549 | 69.49-4-1 | | 104 Main Street | Mt Kisco | NY | 10549 |
| NYS Dept of Transportation | Croton Lake Rd | MOUNT KISCO | 10549 | 69.41-2-1 | Dir J. Dupont PE | 4 Burnett Blvd | Poughkeepsie | NY | 12603 |
| HVA Realty | 299 Kisco Ave | MOUNT KISCO | 10549 | 69.49-2-1 | NA | | | | |
| NYS Dept of Transportation | Croton Lake Rd | MOUNT KISCO | 10549 | 69.49-1-1 | Dir J. Dupont PE | 4 Burnett Blvd | Poughkeepsie | NY | 12603 |
| North County Properties LLC | 255 Kisco Ave | MOUNT KISCO | 10549 | 69.49-3-2 | | 187 Falmouth RD | Falmouth | ME | 04105 |
| 275 Kisco LLC | 265-281 Kisco Ave | MOUNT KISCO | 10549 | 69.49-3-1 | | 6411 Ivy Lane | Greenbelt | MD | 20770 |
| Roedel Partners of Mt Kisco II | 1 Holiday Dr | MOUNT KISCO | 10549 | 69.42-1-1 | | PO Box 598 | Wilton | NH | 03086 |

AFFIDAVIT OF MAILING

STATE OF NEW YORK }
COUNTY OF WESTCHESTER }SS.:
}

Jennifer Ronneburger being duly sworn, deposes and says:

I reside at 51 Meadows Dr. Boynton Beach, FL 33436

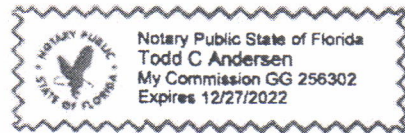
On July 6th 20 22 I served a notice of hearing, a copy of which is attached hereto and labeled Exhibit A, upon persons whose names are listed in a schedule of property owners within 300 feet of the subject property identified in this notice. A copy of this schedule of property owners' names is attached hereto and labeled Exhibit B. I placed a true copy of such notice in a postage paid property addressed wrapper addressed to the addresses set forth in Exhibit B, in a post office or official depository under the exclusive care and custody of the United States Post Office, within the County of Westchester.

Paul

Sworn to before me on this

6 day of July 20 22

(Notary Public)



June 28, 2022

The Journal News
Northern Edition

Re: Public Notice
JLR of Mt. Kisco
299 Kisco Avenue
Mount Kisco, NY

Please take notice that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the 19th day of July 2022 at the Municipal Building, Mount Kisco, New York, beginning at 7:00PM pursuant to the Zoning Ordinance on the Appeal of Jennifer Ronneburger, 51 Meadows Dr. Boynton Beach FL 33236, from the decision of Peter J. Miley, Building Inspector, dated June 17, 2022 denying the application dated to permit the exterior signage at JLR Mt. Kisco. The property involved is known as 299 Kisco Avenue, Mount Kisco NY 10549 and described on the Village Tax Map as Section 69.49-2-1 in a GC Zoning District. Said Appeal is made to obtain a variance from Section(s) 89-11A(4); 89-11 General Provisions A; 89-11 Table 1 page 6; 89-11.2A 1 Directional Signage of the Code of the Village/Town of Mount Kisco, which requires: each business shall be limited to one (1) principal sign at the public entrance, not to exceed two (2) signs total for any establishment (89-11 General Provisions A). Request is for nine (9) exterior wall signs, including six (6) that are not located at a public entrance. Code requires maximum sign length 75% of storefront, not to exceed 15ft (89-11 Table 1 page 6). Request is for four (4) of the signs to exceed maximum length, two (2) signs exceed the maximum by 1' - 9 11/16" and two (2) exceed the maximum by 3" - 0 13/16". Code requires a maximum face area of 20SF for freestanding/monument signs (89-11 Table 1 page 6). Request is for three (3) signs to exceed the maximum face area, two (2) signs exceed the maximum by 3.79SF and one (1) sign exceeds the maximum by 129.18SF. Code requires a maximum structure height above grade - 8FT for freestanding/monument signs (89-11 Table 1 page 6). Request is for one of the freestanding/monument signs to exceed the maximum height by 13' - 7 13/16". Code requires that "Directional Signage shall not

exceed an area of six (6)SF per sign, and shall not be more than three (3)FT high” (89-11.2A 1 Directional Signage). Request is for two (2) signs to exceed maximum area by 1.75SF and also exceed maximum height by 1’ - 1 $\frac{5}{8}$ ”.



AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin
County of Brown, ss.:

On the 1 day of July in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tutt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

Zone:
Westchester

Run Dates:
07/01/2022

Linda Tutt

Signature

Sworn to before me, this 1 day of July, 2022

Shelly Hora
Notary Public, State of Wisconsin, County of Brown

8-25-23
My commission expires

Legend:

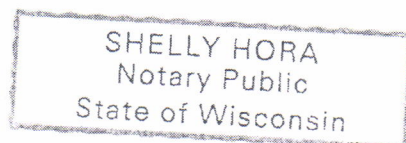
WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blaauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005319334



July 1, 2022

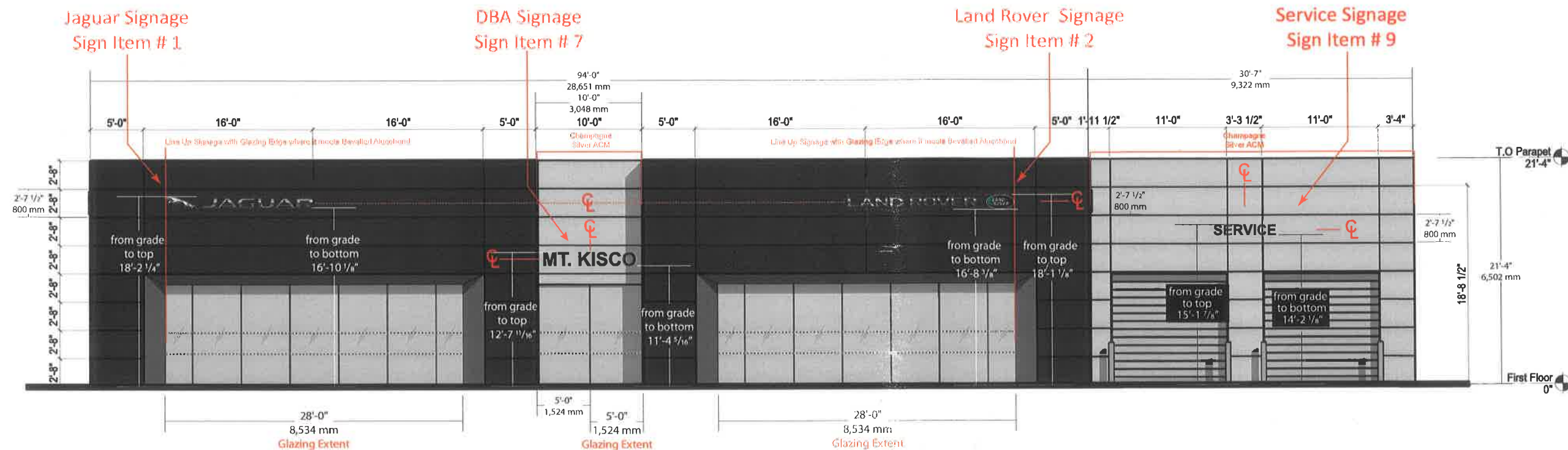
The Journal News
Northern Edition

Re: Public Notice
JLR of Mt. Kisco
299 Kisco Avenue
Mount Kisco, NY

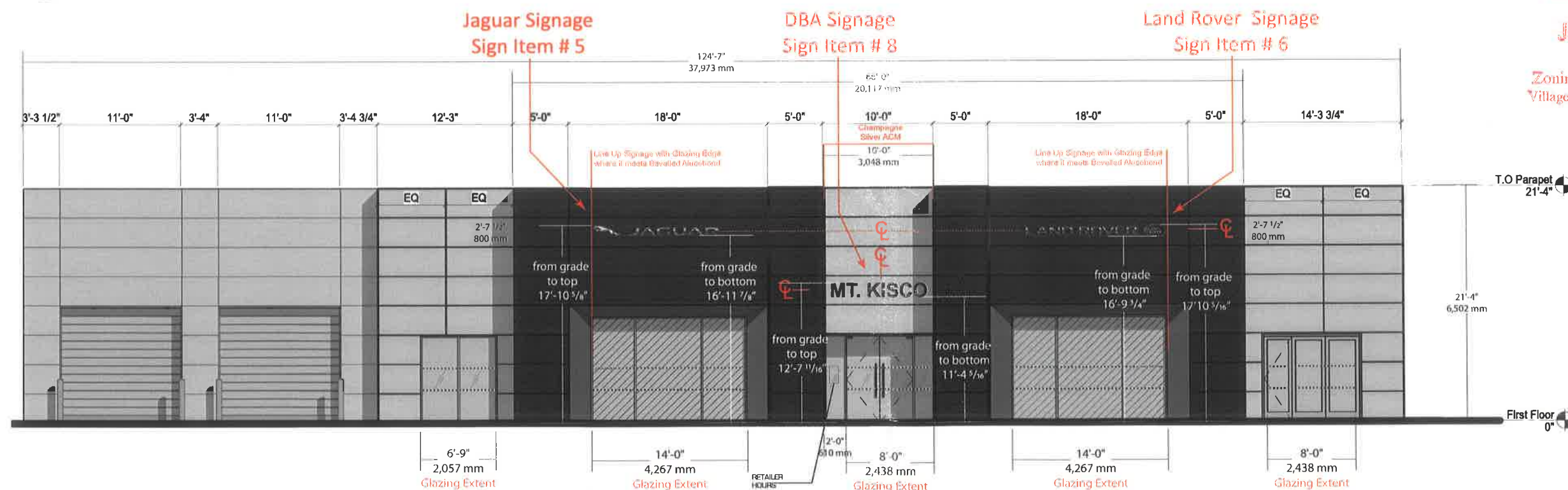
Please take notice that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the 19th day of July 2022 at the Municipal Building, Mount Kisco, New York, beginning at 7:00PM pursuant to the Zoning Ordinance on the Appeal of Jennifer Ronneburger, 51 Meadows Dr. Bointon Beach FL 33236, from the decision of Peter J. Milel, Building Inspector, dated June 17, 2022 denying the application dated to permit the exterior signage at JLR Mt. Kisco. The property involved is known as 299 Kisco Avenue, Mount Kisco NY 10549 and described on the Village Tax Map as Section 69.49-2-1 in a GC Zoning District. Said Appeal is made to obtain a variance from Section(s) 89-11A(4); 89-11 General Provisions A; 89-11 Table 1 page 6; 89-11.2A 1 Directional Signage of the Code of the Village/Town of Mount Kisco, which requires: each business shall be limited to one (1) principal sign at the public entrance, not to exceed two (2) signs total for any establishment (89-11 General Provisions A). Request is for nine (9) exterior wall signs, including six (6) that are not located at a public entrance. Code requires maximum sign length 75% of storefront, not to exceed 15ft (89-11 Table 1 page 6). Request is for four (4) of the signs to exceed maximum length, two (2) signs exceed the maximum by 1' - 9 11/16" and two (2) exceed the maximum by 3' - 0 13/16". Code requires a maximum face area of 20SF for freestanding/monument signs (89-11 Table 1 page 6). Request is for three (3) signs to exceed maximum face area, two (2) signs exceed the maximum by 3.79SF and one (1) sign exceeds the maximum by 129.18SF. Code requires a maximum structure height above grade - 8FT for freestanding/monument signs (89-11 Table 1 page 6). Request is for one of the freestanding/monument signs to exceed the maximum height by 13' - 7 13/16". Code requires that "Directional Signage shall not exceed an area of six (6)SF per sign, and shall not be more than three (3)FT high" (89-11.2A 1 Directional Signage). Request is for two (2) signs to exceed maximum area by 1.75SF and also exceed maximum height by 1' - 1 5/8".

0005319334

MICHELLE K. RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6313298
Qualified In Putnam County
My Commission Expires 10-20-2022



1 **Elevation - West**
A400g 1/8" = 1'-0" RE: 1/A1



Elevation - East

RECEIVED

JUN 28 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

| Project ID | |
|--|-------------------------------|
| LF1-36295 | |
| Date: | DEC-12-2020 |
| Scale: | N.T.S. |
| Sales: | A.Di Marco |
| Designer: | C. Kostecki |
| Rev. #: R3 | |
| Date: FEB-25-2022 | |
| Revision Note: | |
| <input checked="" type="checkbox"/> Conceptual | |
| Information Required: | |
| | |
| <input type="checkbox"/> Master | |
| <input checked="" type="checkbox"/> Electrical | |
| <input type="checkbox"/> 120V | <input type="checkbox"/> 347V |
| <input type="checkbox"/> Other _____ | |
| Customer Approval | |
| Signature _____ | |
| MM/DD/YYYY | |
| It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the sign being ordered. Please ask PSG to provide further details if required. | |
| All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group. | |
| | |
| JLR Mt. Kisco - R0614 299 Kisco Avenue Mt. Kisco, NY - 10549 | |
| Page | |
| 1 | |

Project ID

LF1-36295

Date: DEC-12-2020
Scale: N.T.S.
Sales: A.Di Marco
Designer: C. Kostecki

Rev. #: R1

Date: FEB-25-2022

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.



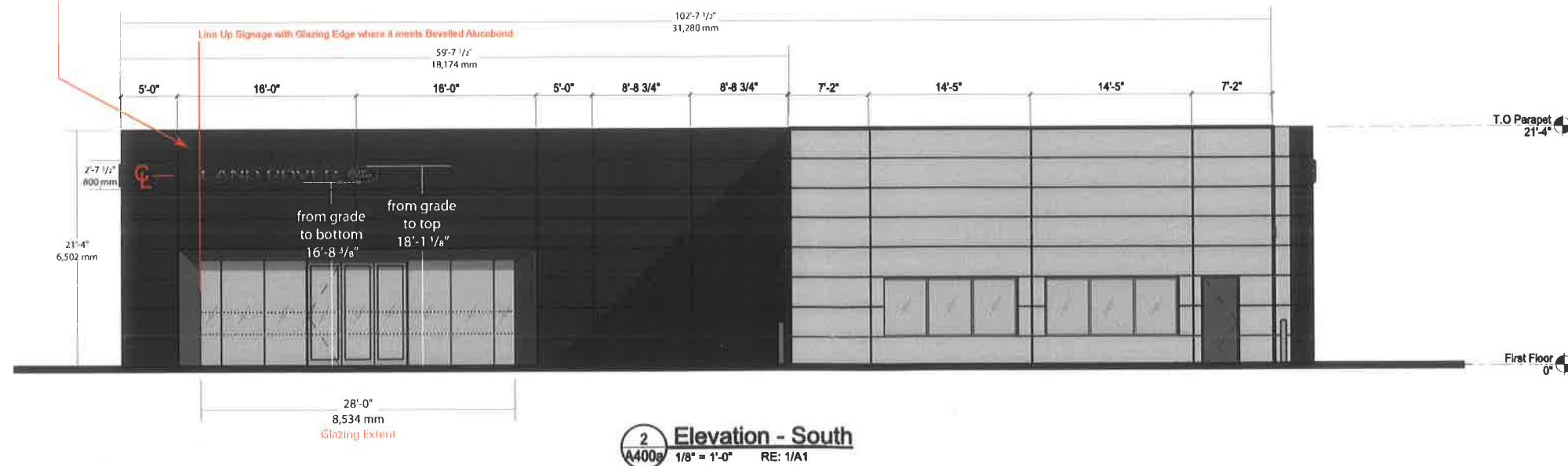
JLR Mt. Kisco - R0614
299 Kisco Avenue
Mt. Kisco, NY - 10549

Page

2

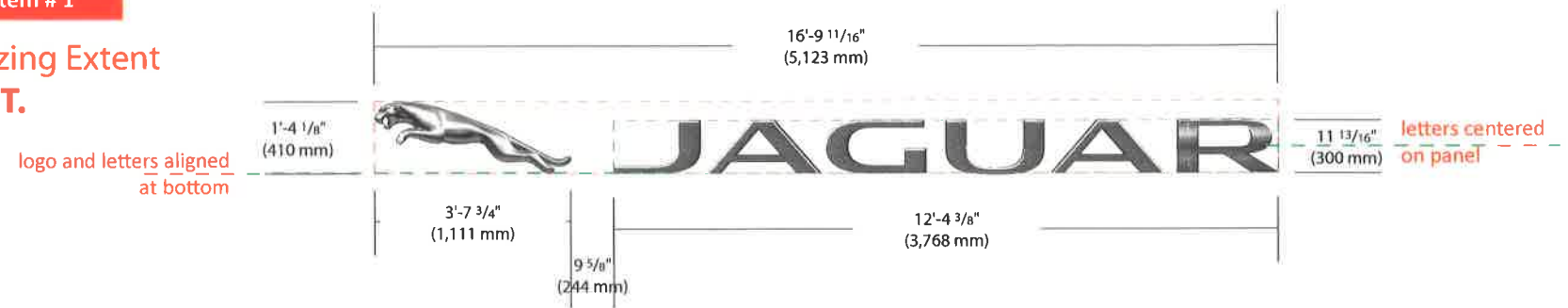


Land Rover Signage
Sign Item # 4



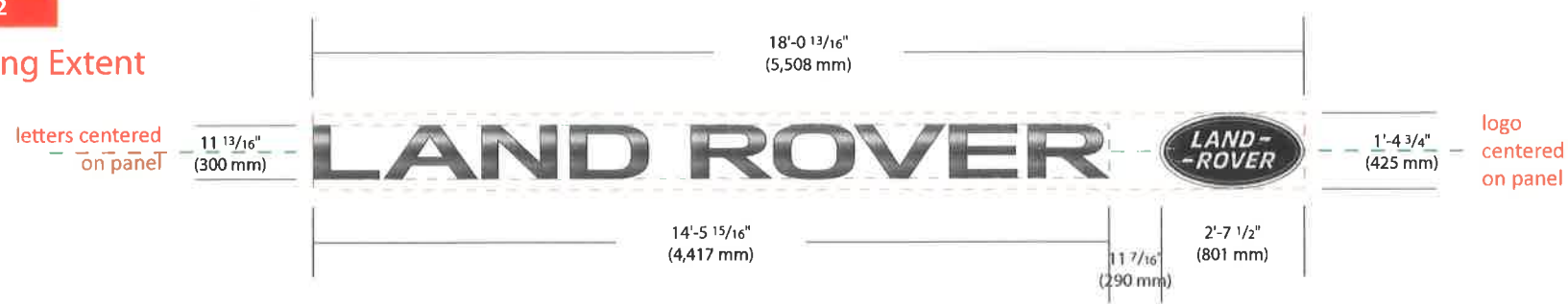
JWLS - Sign Item # 1

60% of Glazing Extent
23.78 SQ.FT.



LWLS - Sign Item # 2

64.54% of Glazing Extent
25.19 SQ.FT.



Specifications:

Illuminated Individual Letters & Logo Facade Signage
(West Elevation)

JAGUAR:

Moulded Chrome Leaper & Letters
White LED Halo Illumination

Colors: Chrome

1 circuit

140.22 Watts

3 LED Power Supplies

.97A/Power Supply

2.91A Total Amps

LAND ROVER:

Land Rover Ellipse Moulded
Decorated to Corporate Colors

Chrome Land Rover Letters

White LED Halo Illumination

Colors: Chrome, Stainless Steel Brushed #4m, Green PMS 341

1 circuit

182.86 Watts

4 LED Power Supplies

.97A/Power Supply

3.88 Total Amps

Project ID

LF1-36295

Date: DEC-12-2020

Scale: 1/4"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R1

Date: FEB-25-2022

Revision Note:

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

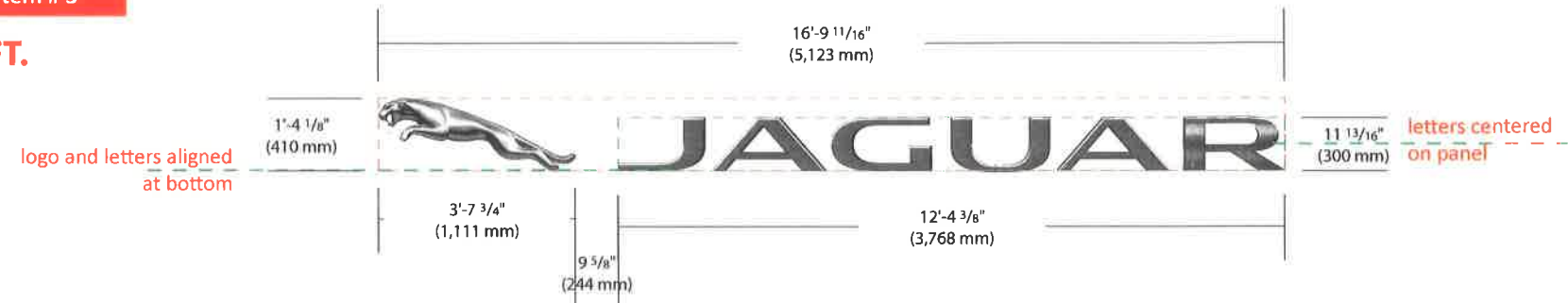
Signature _____

MM/DD/YYYY _____

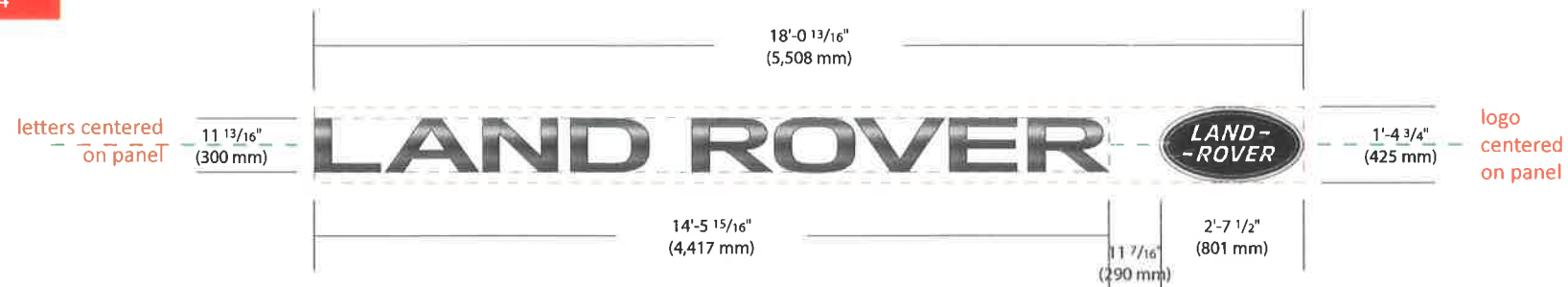
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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JWLS - Sign Item # 3
23.78 SQ.FT.



LWLS- Sign Item # 4
25.19 SQ.FT.



OPTIONAL SIGNAGE

Specifications:

Illuminated Individual Letters & Logo Facade Signage (Side Elevations)

JAGUAR:

Moulded Chrome Leaper & Letters
White LED Halo Illumination

Colors: Chrome

1 circuit
140.22 Watts
3 LED Power Supplies
.97A/Power Supply
2.91A Total Amps

LAND ROVER:

Land Rover Ellipse Moulded
Decorated to Corporate Colors
Chrome Land Rover Letters
White LED Halo Illumination

Colors: Chrome, Stainless Steel Brushed #4m, Green PMS 341

1 circuit
182.86 Watts
4 LED Power Supplies
.97A/Power Supply
3.88 Total Amps

Project ID

LF1-36295

Date: DEC-12-2020

Scale: 1/4"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R1

Date: FEB-25-2022

Revision Note:

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Project ID

LF1-36295

Date: DEC-12-2020

Scale: 3/8"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R1

Date: FEB-25-2022

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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JLR Mt. Kisco - R0614

299 Kisco Avenue

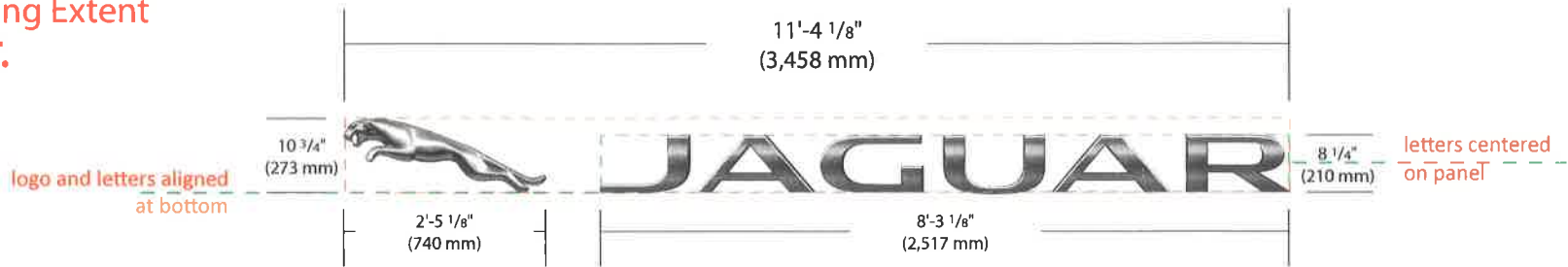
Mt. Kisco, NY - 10549

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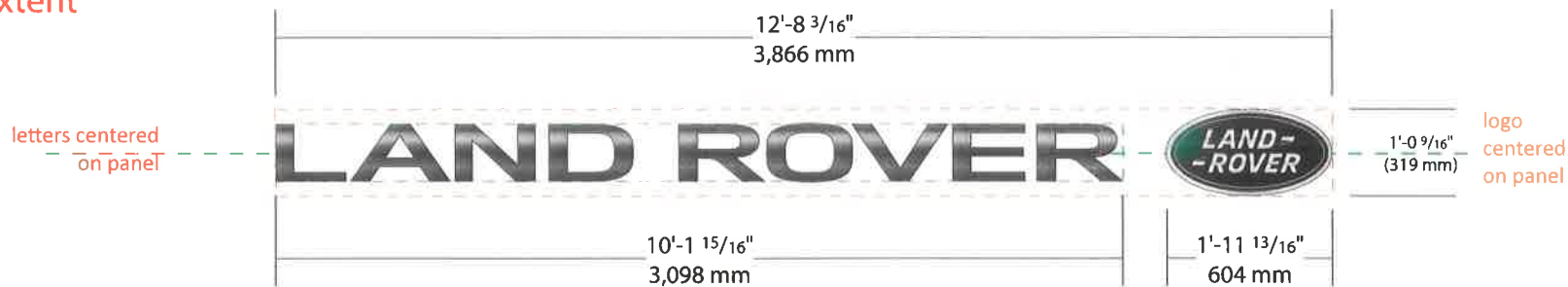
JWS- Sign Item # 5

81% of Glazing Extent
10.16 SQ.FT.



LWS- Sign Item # 6

90% of Glazing Extent
13.27 SQ.FT.



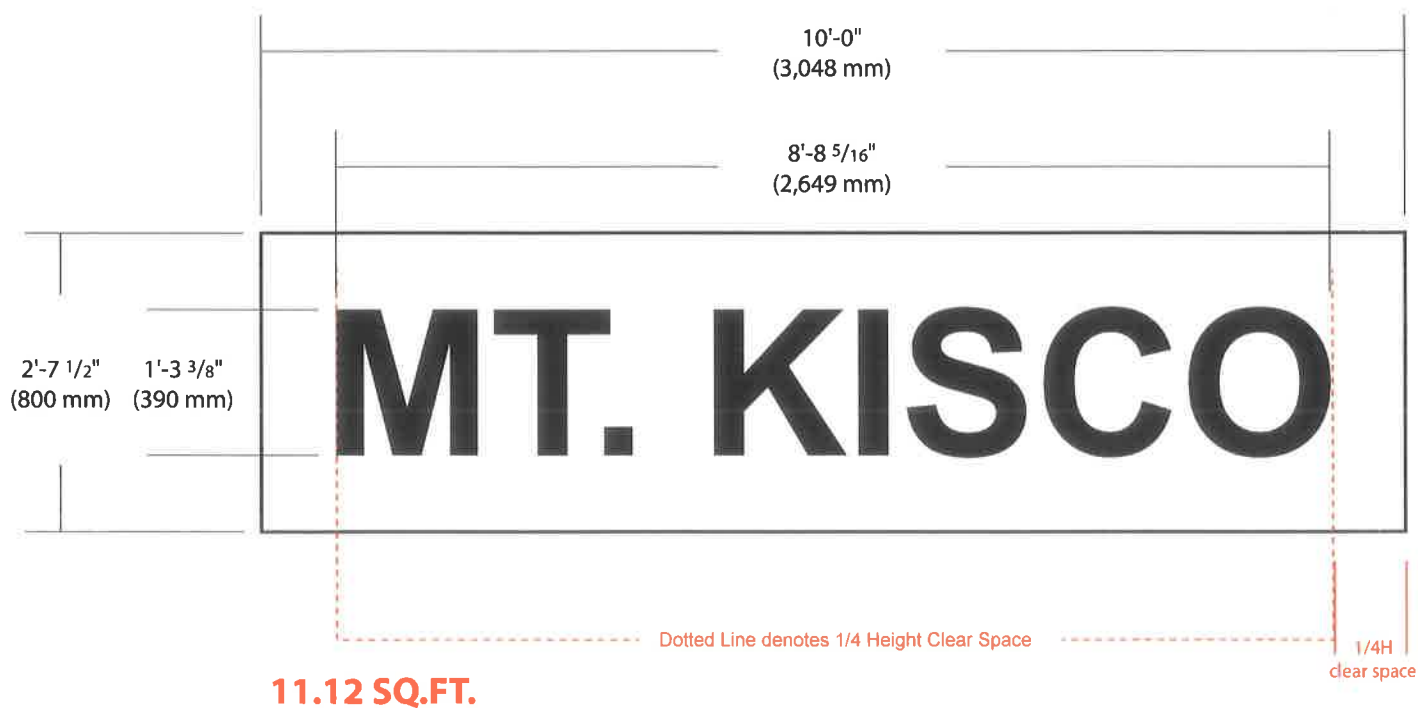
Specifications:

Illuminated Individual Letters & Logo Facade Signage
(East Elevation)

JAGUAR: JV3
Moulded Chrome Leaper & Letters
White LED Halo Illumination
Colors: Chrome
1 circuit
140.22 Watts
3 LED Power Supplies
.97A/Power Supply
2.91A Total Amps

LAND ROVER : LV2
Land Rover Ellipse Moulded
Decorated to Corporate Colors
Chrome Land Rover Letters
White LED Halo Illumination
Colors: Chrome, Stainless Steel Brushed #4m, Green PMS 341
1 circuit
182.86 Watts
4 LED Power Supplies
.97A/Power Supply
3.88 Total Amps

EXTRA SMALL FACADE



CUSTOM - ADL-390- Sign Item # 7 - # 8

Specifications:

Illuminated Individual Letters DBA Signage
TWO (2) sets required
1)-front elevation
2)-rear elevation

Built Up Acrylic Letters
Gloss Black Faces with Opal Acrylic Returns
White Halo LED Illumination
Colors: Gloss Black, Matte White (Opal)
1 circuit
38 Watts each
1 LED Power Supply

Colours:

- ☒ Black Acrylic Faces
☐ Opal Acrylic Returns

Project ID

LF1-36295

Date: DEC-12-2020
Scale: 1/2"=1'-0"
Sales: A.Di Marco
Designer: C. Kostecki

Rev. #: R1

Date: FEB-25-2022

Revision Note:

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

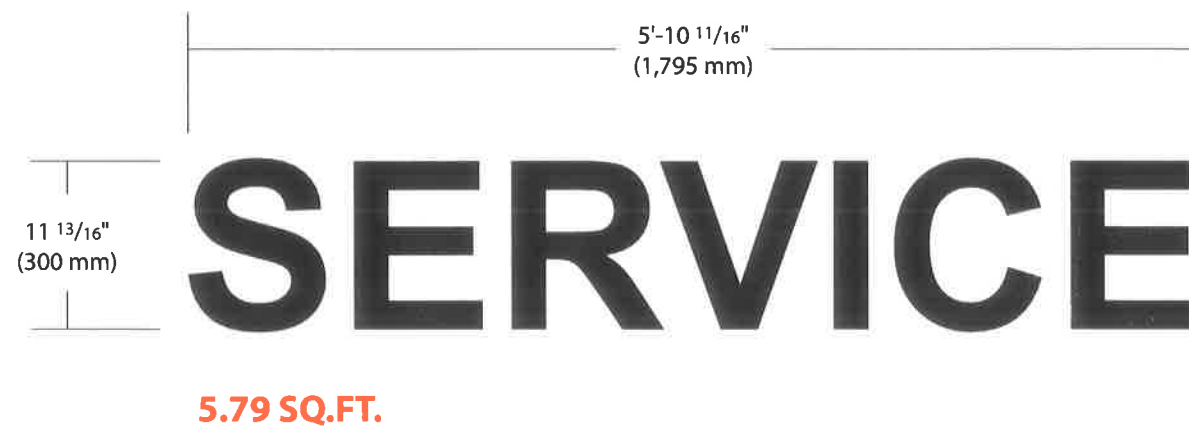
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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JLR Mt. Kisco - R0614
299 Kisco Avenue
Mt. Kisco, NY - 10549

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ADL-300- Sign Item # 9

Specifications:

Illuminated Individual Letters Service Signage

Built Up Acrylic Letters
Gloss Black Faces with Opal Acrylic Returns
White Halo LED Illumination
Colors: Gloss Black, Matte White (Opal)
1 Circuit
38 Watts each
1 LED Power Supply

Colours:

- ☒ Black Acrylic Faces
☐ Opal Acrylic Returns

Project ID

LF1-36295

Date: DEC-12-2020
Scale: 3/4"=1'-0"
Sales: A.Di Marco
Designer: C. Kostecki

Rev. #: R2

Date: FEB-25-2022

Revision Note:

☐ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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299 Kisco Avenue
Mt. Kisco, NY - 10549

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Project ID

LF1-36295

Date: DEC-12-2020

Scale: 3/8"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R1

Date: FEB-25-2022

Revision Note:

Conceptual

Information Required:

Master

Electrical

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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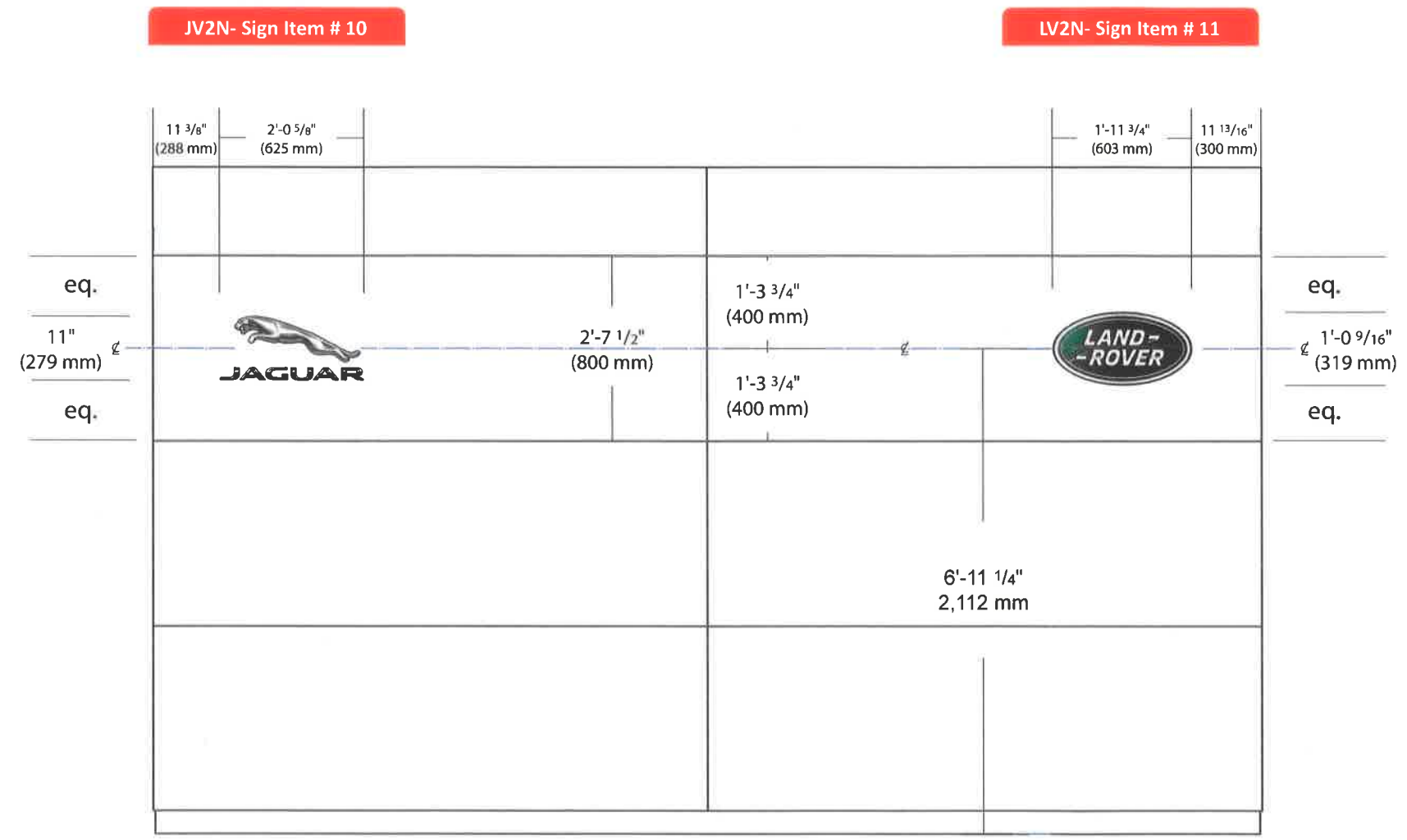
JLR Mt. Kisco - R0614

299 Kisco Avenue

Mt. Kisco, NY - 10549

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Specifications:

Reception Screen Logo

Non-Illuminated

Wall-Mounted Flush

Jaguar:

Colors: Chrome

Interior Sign

Land Rover:

Colors: Chrome, Stainless Steel Brushed #4m, Green PMS 341

Interior sign

MAX

MAX



ATWV- 50 Sign Item # 12

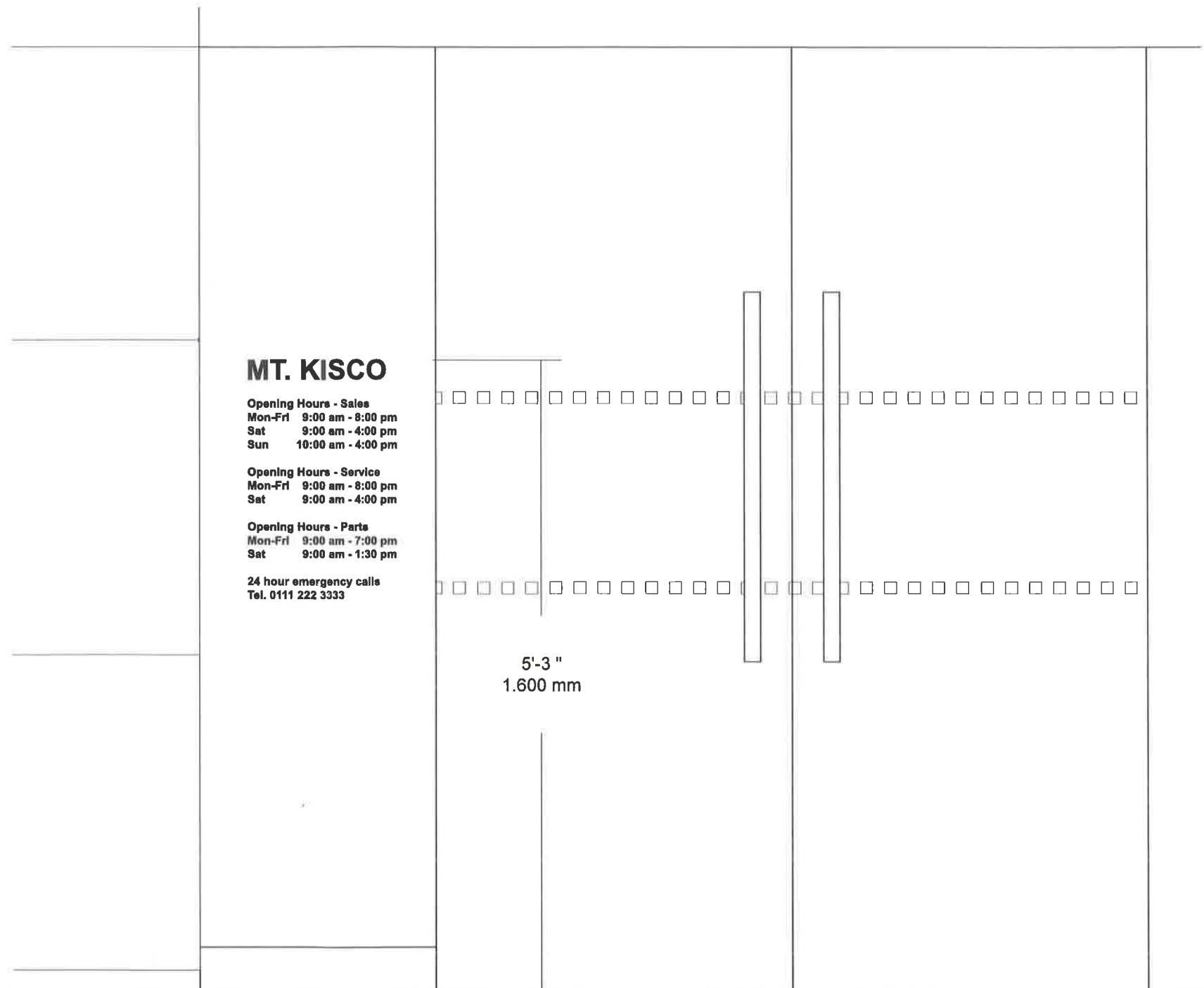
Specifications:

Window Graphics: 3M 7725SE-314 Dusted Crystal Vinyl
Applied Second Surface to the Inside Face of Glass

Final Hours of Operation & Telephone Numbers to be
Supplied by Dealer

Colors: 3M 7725SE-34 Dusted Crystal Vinyl
Interior Vinyl

Dealer Name
Centered Horizontally
on Sidelight



Project ID

LF1-36295

Date: DEC-12-2020
Scale: 1 1/2"=1'-0"
Sales: A.Di Marco
Designer: C. Kostecki

Rev. #: R1
Date: FEB-25-2022

Revision Note:

Conceptual

Information Required:

Master

Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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299 Kisco Avenue
Mt. Kisco, NY - 10549

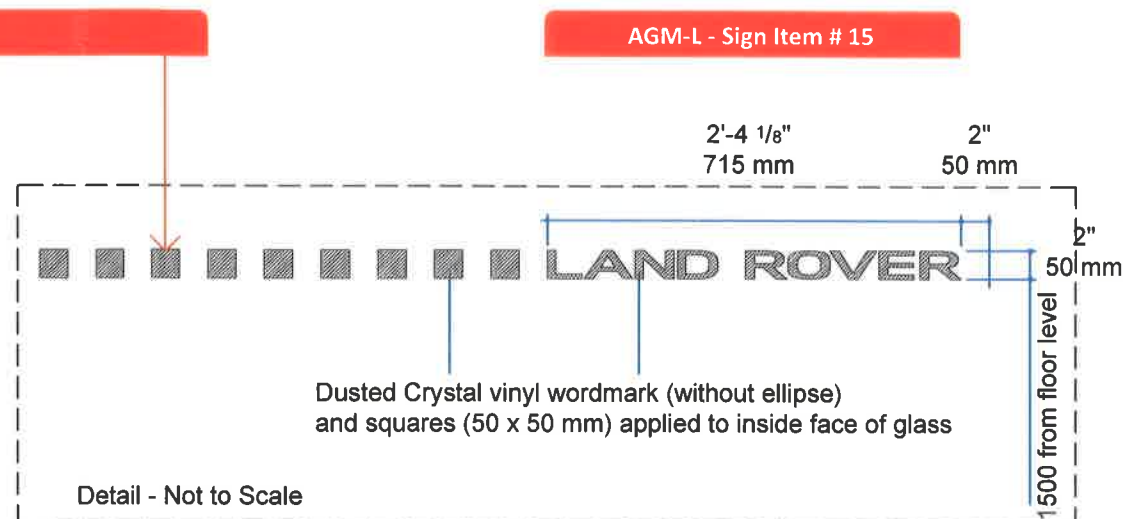
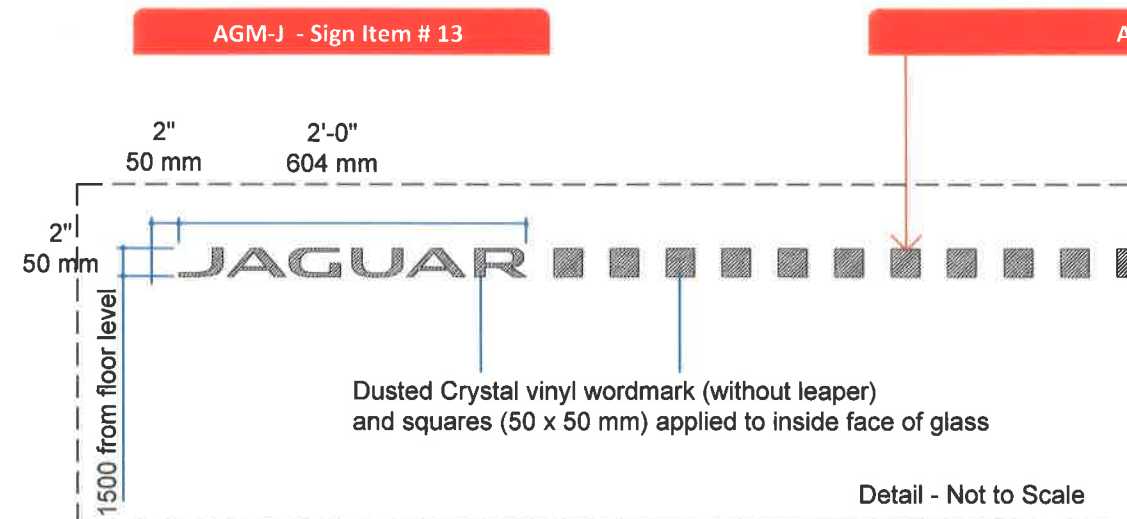
Page



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

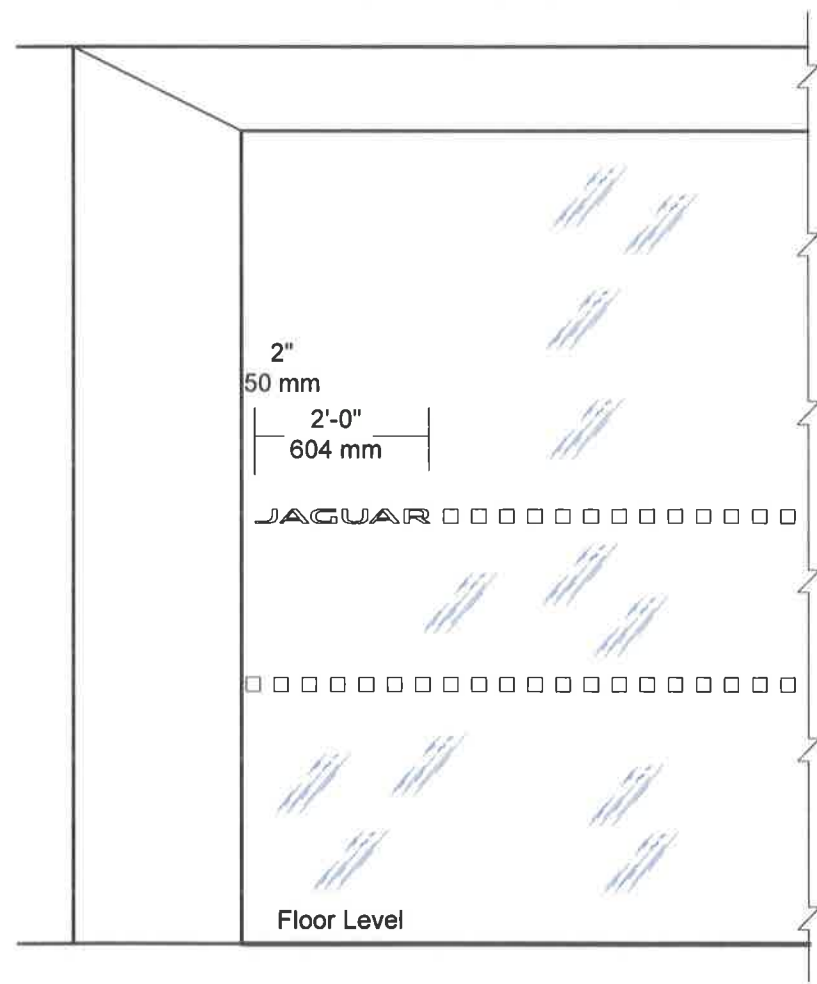


Specifications:

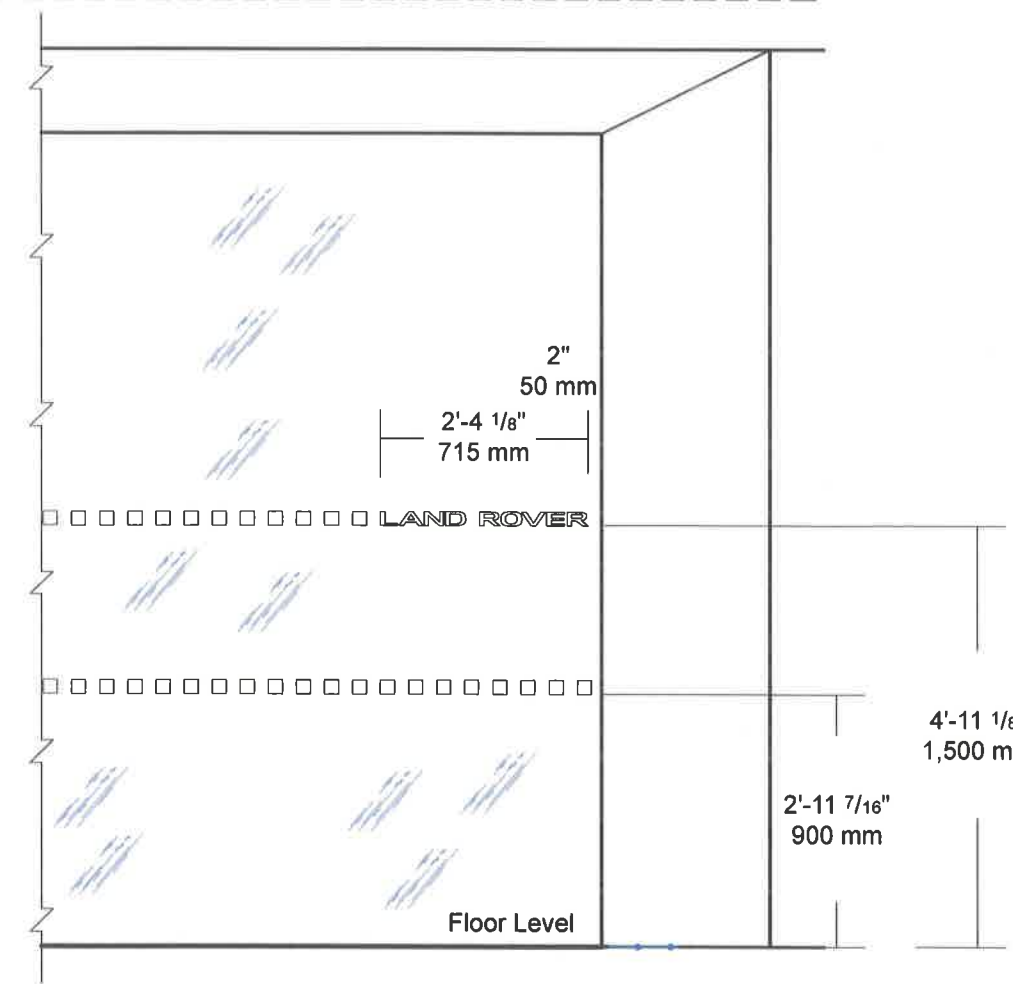
Vinyl Window Graphics in Dusted Crystal -3M 210-314
Applied Second Surface to the Inside Face of Glass

Colors: 3M 7725SE-34 Dusted Crystal Vinyl
Interior Vinyl

THREE Jaguar Vinyl
THREE Land Rover Vinyl
and 15 Bands of Linear Vinyl
(Each band contains 4 Metres Linear)
TOTAL: 60m = 197' Feet Linear



Recommended Dimensions



Recommended Dimensions

Project ID
LF1-36295

Date: DEC-12-2020
Scale: 1/4"=1'-0"
Sales: A.Di Marco
Designer: C. Kostecki

Rev. #: R1
Date: FEB-25-2022

Revision Note:

☒ **Conceptual**

Information Required:

☐ Master

☒ **Electrical**

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

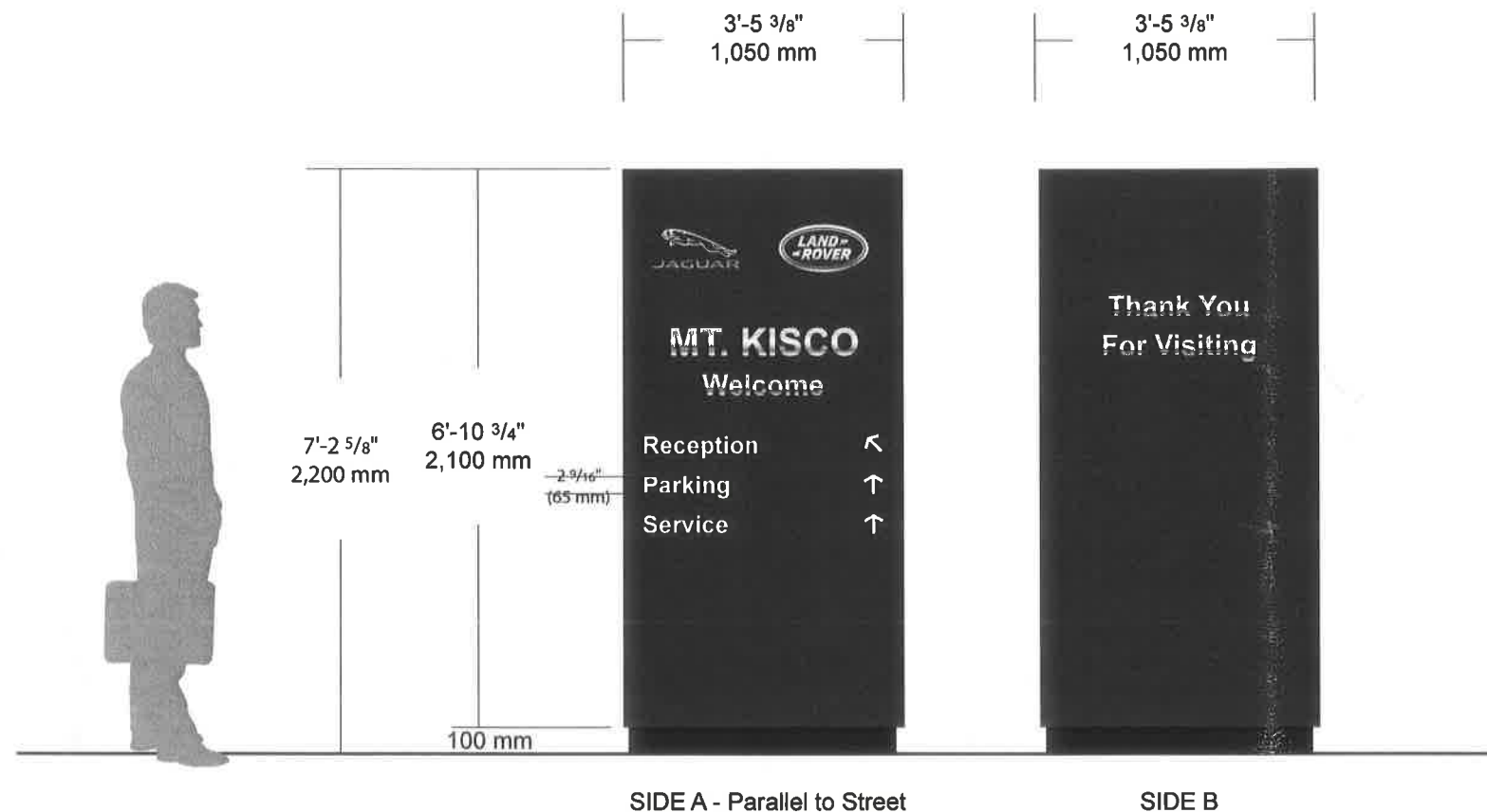
Signature _____
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Mt. Kisco, NY - 10549

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AWS-D1- Sign Item # 17

23.79 SQ.FT.

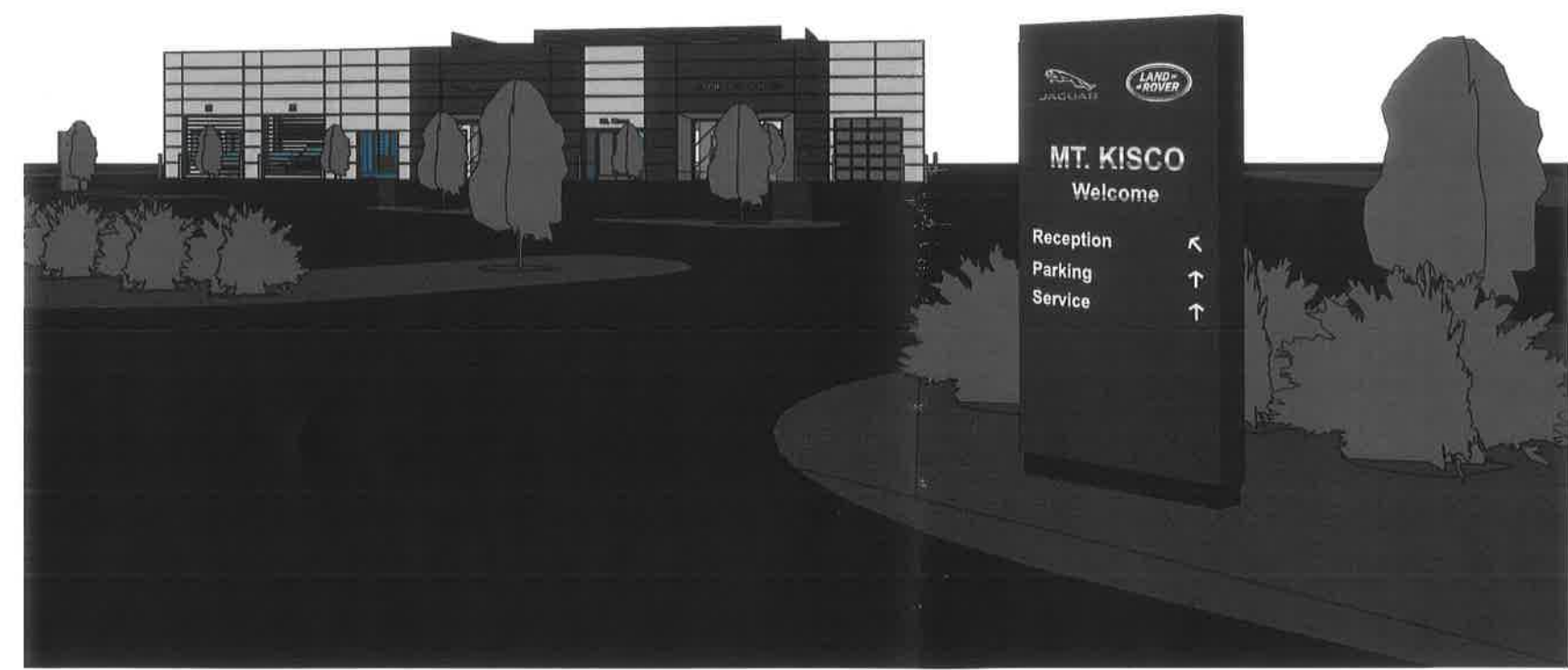
Specifications:

Welcome-Directional Sign
1050 x 2100 mm Face

- D/F Non-Illuminated
- 3mm Thick Aluminum Composite Panels
- Finished Sunshine Gray
- Silver Graphics (3M 3630-121 Silver)

Colors: Clear Anodized Aluminum, Metallic Gray PMS 424, Silver PMS Cool Gray 4
Sign is non-illuminated no electrical details

NOTE:
The Welcome-Directional Sign must be located beside the Main Vehicle access to the Site, Parallel to the Road & Set Back Sufficiently to Maintain Good Visibility & Local Regulations



Project ID
LF1-36295

Date: DEC-12-2020
Scale: 3/8"=1'-0"
Sales: A.Di Marco
Designer: C. Kostecki

Rev. #: R6
Date: FEB-25-2022

Revision Note:
Adjusted arrows & added Thank You message to back of sign

☐ Conceptual
Information Required:

☐ Master

☒ Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____
MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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299 Kisco Avenue
Mt. Kisco, NY - 10549

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ACP-D- Sign Item # 18

23.79 SQ.FT.

Specifications:

Approved Customer Promise Signs (Certified Pre-Owned)

1050 x 2100 mm Face

- D/F Non- Illuminated
- 3mm Thick Aluminum Composite Panels
- Finished Sunshine Gray
- Silver Graphics (3M 3630-121 Silver)

Colors: Clear Anodized Aluminum, Metallic Gray PMS 424, Silver PMS Cool Gray 4
Sign is non-illuminated no electrical details

NOTE:

The Customer Promise Sign must be Displayed adjacent to the Approved Vehicle Display Area



Project ID

LF1-36295

Date: DEC-12-2020

Scale: 3/8"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R5

Date: FEB-25-2022

Revision Note:

Added image requested by Architect

Conceptual

Information Required:

Master

Electrical

☐ 120V ☐ 347V

☐ Other _____

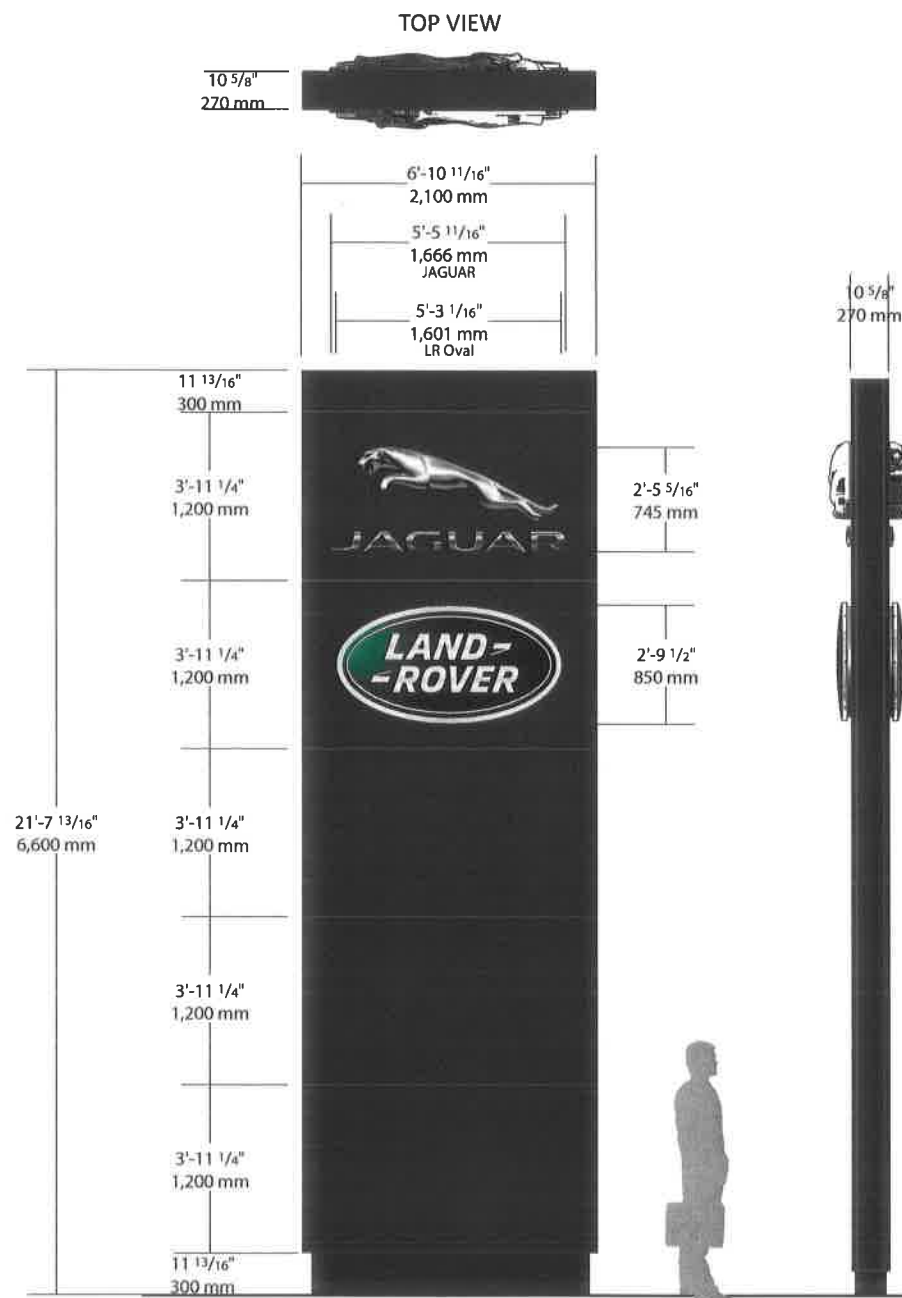
Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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APL-D5 - Sign Item # 19

149.18 SQ.FT.

Specifications:

APL-D5-D/F Large Dual Brand
2100 X 6600 mm

Note: No Visible Fixings

- Internally Illuminated with White LEDs

- 3mm Thick Aluminum Composite Panels

Finished Sunshine Gray

- Satin Silver Anodized Aluminium Edging & Trim

- Black ABS Skirt

Colors: Clear Anodized Aluminum, Metallic Gray PMS 424, Chrome, Stainless Steel Brushed #4m, Green PMS 341

1 circuit

Not fluorescent (150 LED modules)

123 Watts

1 LED Power Supplies

2.5A/Power Supply

2.5A Total Amps



Project ID

LF1-36295

Date: DEC-12-2020

Scale: 1/4"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R5

Date: FEB-25-2022

Revision Note:

Added image requested by Architect

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V

☐ Other _____

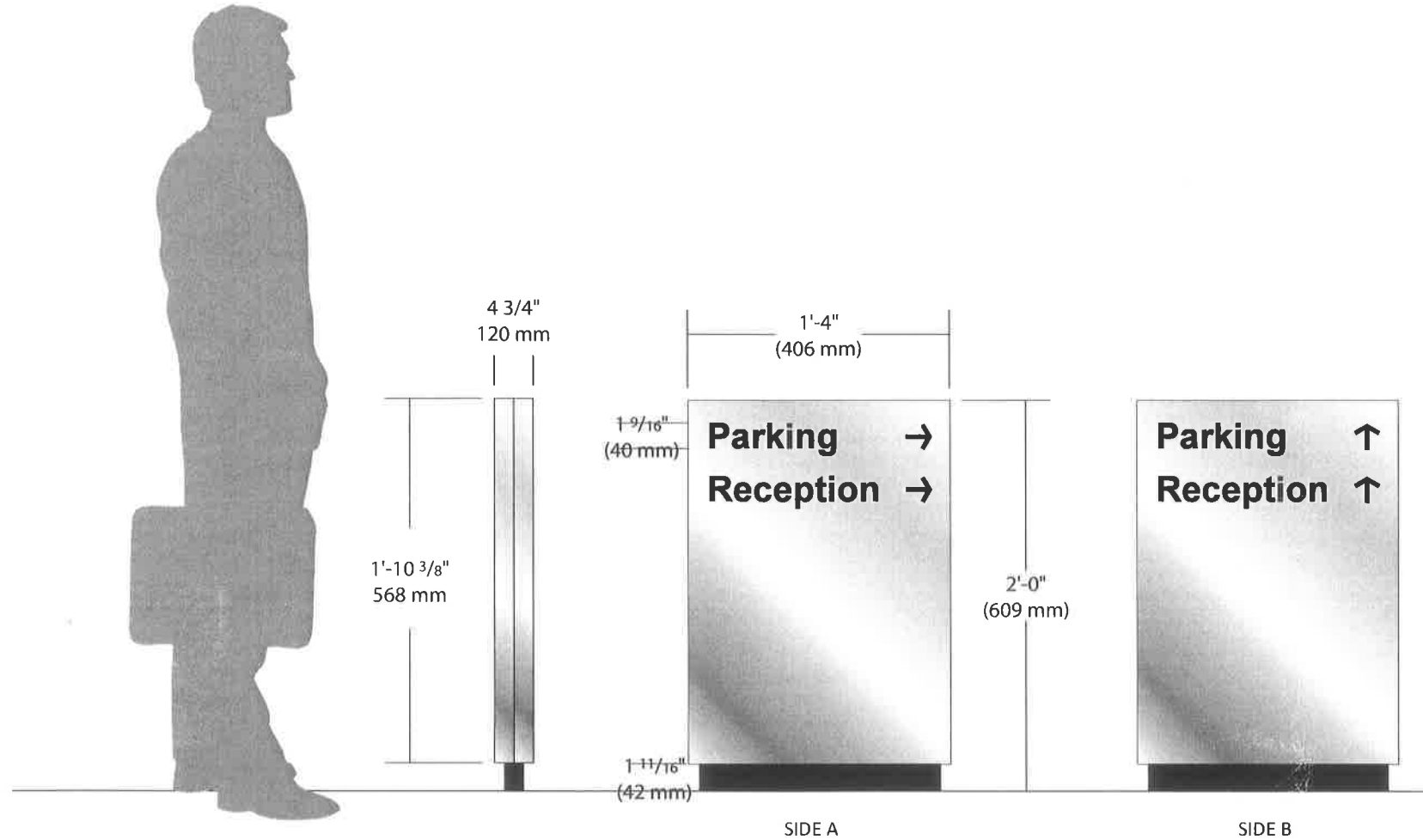
Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Custom-ATDF2100 - Sign Item # 20

6 SQ.FT.

Specifications:

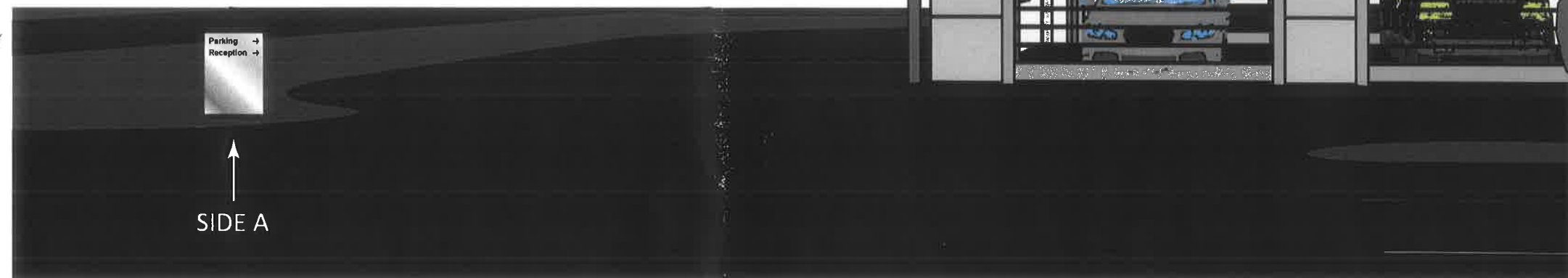
Non-Illuminated Post-Mounted Directional Signage
ONE (1) Required

- Silver RAL 9006 Aluminum Composite Material
- Satin Black Vinyl Copy & Arrows

Colors: Clear Anodized Aluminum, Silver Metallic PMS Cool Grey 4, Satin Black
 Sign is non-illuminated no electrical details



Holyday Inn Drive



Project ID

LF1-36295

Date: DEC-12-2020

Scale: 1"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R6

Date: FEB-25-2022

Revision Note:

Removed Service from side A, and added Parking and Reception to side B

Conceptual

Information Required:

Master

Electrical

☐ 120V ☐ 347V

☐ Other _____

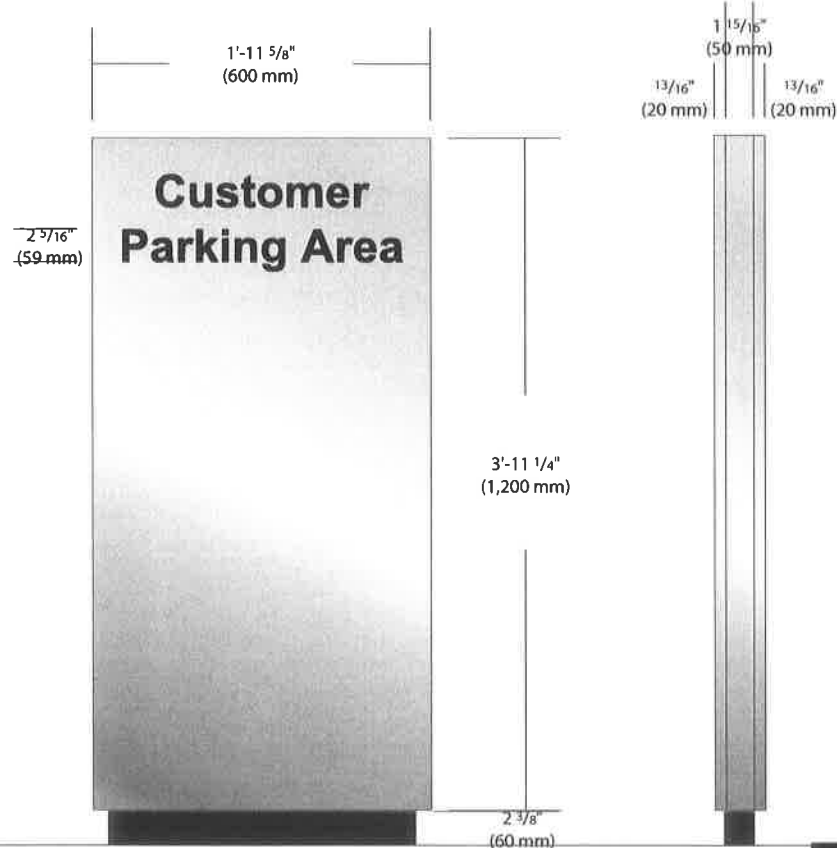
Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Front Side (Viewed from Street)

7.75 SQ.FT.

ATDF1200 - Sign Item # 21

Specifications:

Non-Illuminated Customer Parking Totem Signage

- Silver RAL 9006 Aluminum Composite Material
- Satin Black Vinyl Copy

QTY: ONE (1)

Colors: Clear Anodized Aluminum, Silver Metallic PMS Cool Grey 4, Satin Black
Sign is non-illuminated no electrical details



Project ID

LF1-36295

Date: DEC-12-2020
Scale: 3/4"=1'-0"
Sales: A.Di Marco
Designer: C. Kostecki

Rev. #: R5

Date: FEB-25-2022

Revision Note:

Reduced quantity and
show rendering as per
Architect request

✓ Conceptual

Information Required:

Master

Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Pattison Sign Group
Powering Your Brand

555 Ellesmere Road
Toronto, Ontario, Canada M1R 4E8
www.pattisonsign.com

(T) 416.759.1111
(F) 1.855.759.4965
(TF) 1.800.268.6536



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



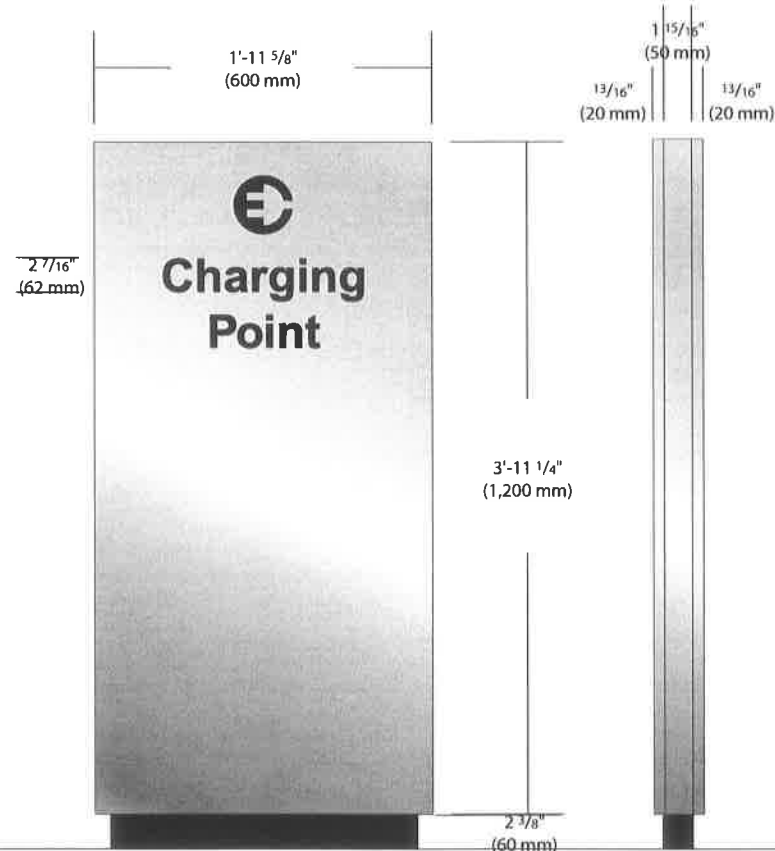
JLR Mt. Kisco - R0614
299 Kisco Avenue
Mt. Kisco, NY - 10549

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Opposite side is blank



Front Side (Viewed from Street)

ATDF1200 - Sign Item # 22 7.75 SQ.FT.

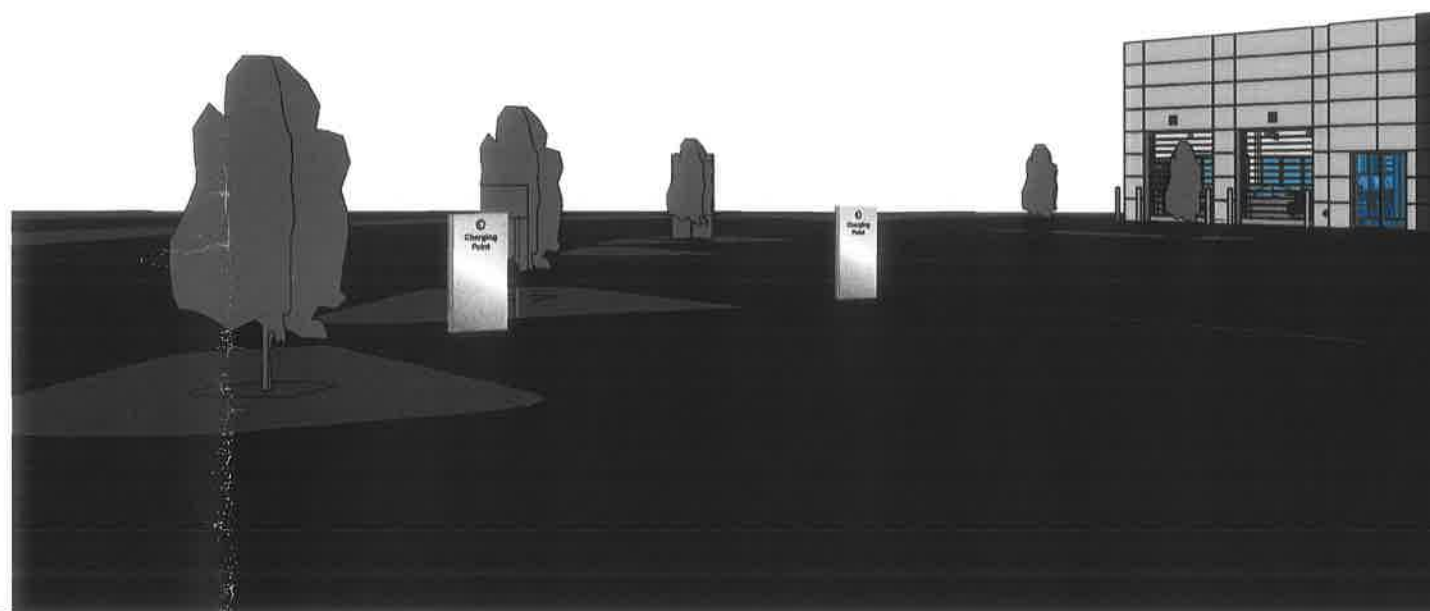
Specifications:

Non-Illuminated Charging Point Totem Signage

- Silver RAL 9006 Aluminum Composite Material
- Satin Black Vinyl Copy

QTY: TWO (2)

Colors: Clear Anodized Aluminum, Silver Metallic PMS Cool Grey 4, Satin Black
Sign is non-illuminated no electrical details



Project ID

LF1-36295

Date: DEC-12-2020

Scale: 3/4"=1'-0"

Sales: A.Di Marco

Designer: C. Kostecki

Rev. #: R6

Date: FEB-25-2022

Revision Note:

Changed design to match
Customer Parking signs

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Project ID

LF1-36295

Date: DEC-12-2020

Sales: N.T.S.

Designer: A.DI Marco

Rev. #: RS AK

Date: SEP-24-2021

Revision Note:
Removed Service Lane
Arrows

Conceptual

Information Required:

Master

Electrical

Other

120V

347V

Customer Approval

Signature

MM/DD/YYYY

Page

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JLR Mt. Kisco - R0614

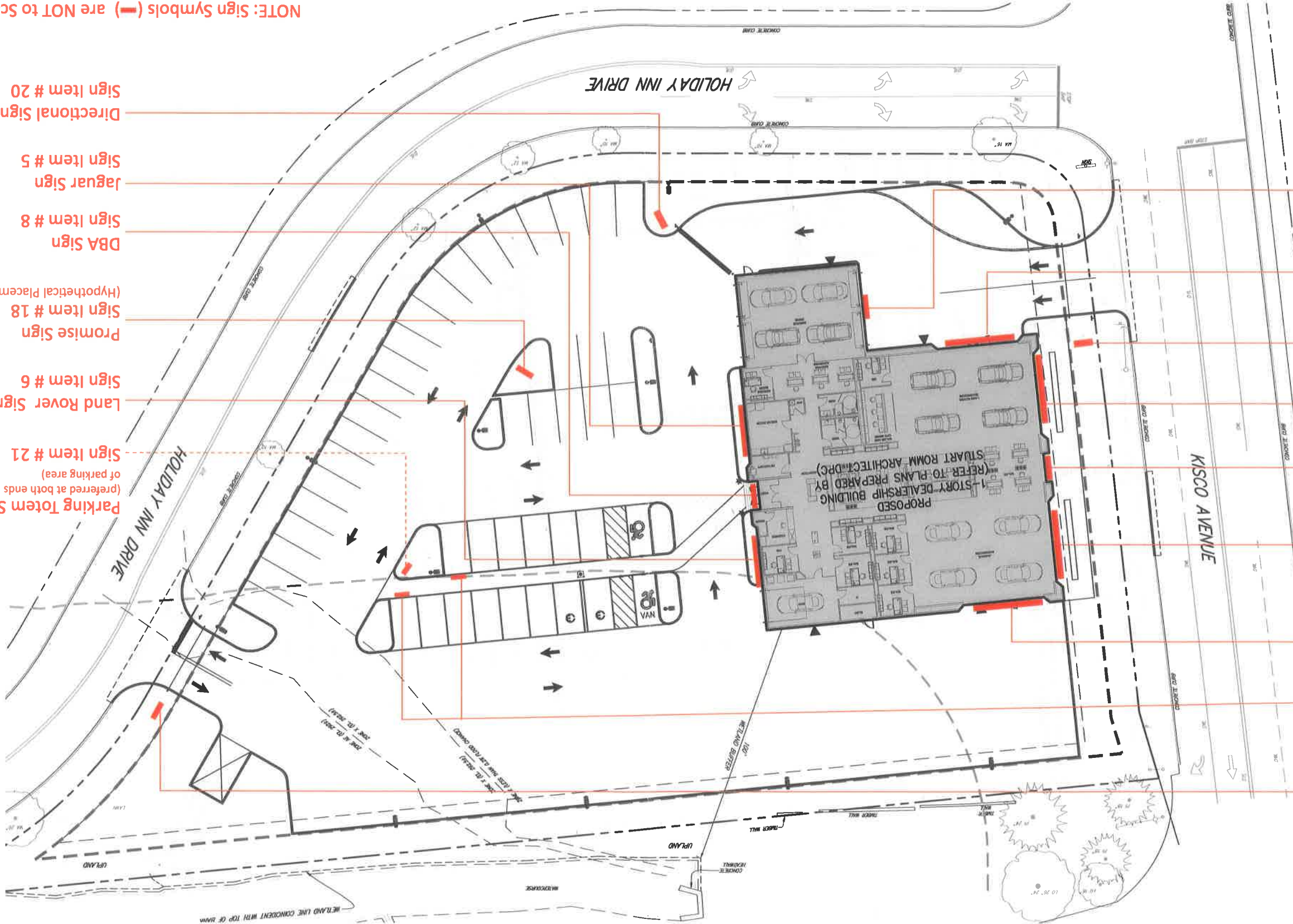
299 Kisco Avenue

Mt. Kisco, NY - 10549

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask P&G to provide further details if required. All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

NOTE: Sign Symbols (==) are NOT to Scale

- Sign Item # 21
Parking Totem Sign
(preferred at both ends
of parking area)
- Sign Item # 6
Land Rover Sign
- Sign Item # 18
Promise Sign
(Hypothetical Placement)
- Sign Item # 8
DBA Sign
- Sign Item # 5
Jaguar Sign
- Sign Item # 20
Directional Sign



- Sign Item # 17
Welcome/Directional
- Sign Item # 22
Charging Point Signs
- Sign Item # 3
Jaguar Sign
- Sign Item # 1
Jaguar Sign
- Sign Item # 7
DBA Sign
- Sign Item # 2
Land Rover Sign
- Sign Item # 19
JLR Pylon Sign
- Sign Item # 4
Land Rover Sign
- Sign Item # 8
Service Sign

555 Ellesmere Road
Toronto, Ontario, Canada M1R 4E8
www.pattisonsign.com
(T) 416.759.1111
(F) 1.855.759.4965
(TF) 1.800.268.6536
This sign to be installed in accordance with the requirements of
Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.
Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps
according to Local, Provincial, State or Federal Laws.

Pattison Sign Group
Powering Your Brand





VILLAGE/TOWN OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK

104 Main Street
Mount Kisco, New York 10549-0150

Telephone
(914) 241-0500

RECEIVED

JUN 28 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

June 3, 2022

DH Self Storage LLC
Attn: Tim Fisher
8 Briarcliff Road
Chappaqua, NY 10514

Re: Notice of Denial – Sign Permit Application for DH Self Storage LLC
150 Radio Circle, Property ID#: 80.55-1-3

Dear Mr.Fisher:

Please be notified that your sign permit application for DH Self Storage LLC, to install new and various signage at the above captioned property is hereby denied. This denial is based on the following facts:

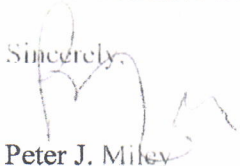
- Section 89-11A(4) of the Code of the Village/Town of Mount Kisco states that “The types of signs permitted and the regulation of the number, placement, and use of signs is hereby established. No sign shall be erected unless it conforms to the specifications for signs in that sign district, nor shall any sign be used for any purpose or in any manner except as permitted by the regulations for the district in which such sign is to be located or maintained.”
- The subject property is located in the RDX Zoning District, and is therefore subject to the regulations of the Commercial Signage District #3.
- Section 89-11 General Provisions A states: “Each business establishment shall be limited to one (1) principal sign of any type permitted within such district at the primary public entrance... In no event will there be more than two (2) signs on any building for any establishment. A total of five (5) signs are proposed for this building. **Three (3) of these signs will each require a variance for number of signs to be placed on the building.**
- Two channel letter wall signs are proposed, one to be placed on the southern (front) façade and one to be placed on the northern (rear) façade. **These two signs will each require a variance for location as they are not being placed at public entrances.**
- Section 89-5 Prohibited Signs states prohibited signs include but are not limited to I. Second floor exterior signage. Two (2) channel letter wall signs, one to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) façade, are proposed to be placed on the third floor of this building. **These two signs will each require a variance for being placed above the first floor of the building.**
- Section 89-11 Table 1 page 6 of the code states: maximum sign length for wall –individual letters 75% of storefront not to exceed 15 feet. Two channel letter signs, one to be placed on

the southern (front) façade and one proposed to be placed on the northern (rear) façade that are 17' wide. **Each of these signs will require a variance of 2' for length of sign.**

- Section 89-11 Table 1 page 6 of the code states: maximum letter height for wall –individual letters is 18 inches. Two channel letter signs, one proposed to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) that are 24" high. **These two signs will each require a variance of 6" for maximum letter height.**
- Three of the proposed wall signs are dimensionally compliant and will not require any additional variance beyond what are listed above.

A sign permit cannot be issued for any sign application that does not comply with the Village Sign Code. You have a right to appeal this decision to the Zoning Board of Appeals within 60 days.

Sincerely,


Peter J. Miley
Building Inspector

/pat

I submit the following attached documents, drawings, photographs and any other items listed as evidence and support and to be part of this application:

The following items **MUST** be submitted:

- a) Attached hereto is a copy of the order or decision (Notice of Denial) issued by the Building Inspector or duly authorized administrative official issued on _____ upon which this application is based.
- b) Copy of notice to the administrative official that I have appealed, setting forth the grounds of appeal and have requested the application to be scheduled for a public hearing.
- c) A typewritten statement of the principal points (facts and circumstances) on which I base my application with a description of the proposed work.
- d) Ten (10) sets of site plans, plat or as-built survey drawings professionally signed and sealed (as may be required).
- e) A block diagram with street names, block and lot numbers, and street frontage showing all property affected within 300' of the subject property, with a North point of the compass indicated.
- f) A full list of names and addresses of the owners of all property shown on the above noted block diagram that lie within or tangent to the 300' radius from the subject property.
- g) A copy of the Public Notice for the public hearing of this application.
- h) A sworn Affidavit of Mailing, duly notarized, that a true copy of said Public Notice has been sent by mail to all property owners within 300 feet of this premises at least 10 days prior to the public hearing.

NOTE: APPLICANT MUST CAUSE A TRUE COPY OF THE PUBLIC NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE VILLAGE AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING.

- i) A true copy of the filed deed and/or signed lease or contract for the use of the subject property.
- *j) At least two sets of unmounted photographs, 4" by 6" in size, showing actual conditions on both sides of street, between intersecting streets. Print street names and mark premises in question.
- *k) A floor plan of the subject building with all the necessary measurements.
- *l) A longitudinal section of the subject building and heights marked thereon as well as front elevations.

* Optional - As Needed

Date: _____

Case No.: _____

Fee: _____

Date Filed: _____

Village/Town of Mount Kisco
Municipal Building
104 Main Street, Mt. Kisco, NY 10549

**Zoning Board of Appeals
Application**

Appellant: Tim Fisher / DH Self Storage LLC

Address: 446 Bedford Rd. Pleasantville, NY 10570

Address of subject property (if different): 150 Radio Circle Dr Mt. Kisco, NY 10549

Appellant's relationship to subject property: Owner Lessee x Other

Property owner (if different): Radio Vision Cristiana

Address: 419 Broadway, Paterson, NY 07501

TO THE CHAIRMAN, ZONING BOARD OF APPEALS: An appeal is hereby taken from the decision of the Building Inspector, Peter J. Miley dated 6/3/2022. Application is hereby made for the following:

 X Variation or Interpretation of Section of the Code of the Village/Town of Mount Kisco,

to permit the: X Erection; Alteration; Conversion; Maintenance of

1) Five (5) signs are proposed for this building. Three (3) of these signs will each require a variance for number of signs to be placed on the building.

2) Two (2) channel letter wall signs, one to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) façade on the third floor of the building. These two signs will each require a variance for location as they are not being placed at public entrances.

3) Two (2) channel letter wall signs, one to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) façade, are proposed to be placed on the third floor of this building. These two signs will each require a variance for being placed above the first floor of the building.

4) Two (2) channel letter signs, one to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) façade that are 17' wide
5) Two (2) channel letter signs, one proposed to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) that are 24" high. These two signs will each require a variance of 6" for maximum letter height.

 in accordance with plans filed on (date) 5/26/2022 for Property ID #

80.55-1-3 located in the RDX Zoning District. The subject premises is situated on the North side of

(street) 150 Radio Circle Dr. in the Village/Town of Mount Kisco, County of Westchester, NY. Does property face on two different public streets?

Yes/No Yes (If on two streets, give both street names)

Radio Circle Dr. and Morgan Dr.

I hereby depose & say that all the above statements and the statements contained in the papers submitted herewith are true.

Timothy J. Fisher
(Appellant to sign here)

Sworn to before me this day of: 24TH June 2020

Notary Public, Westchester, County, NY

Jill L. Piro

JILL L. PIRO
Notary Public, State of New York
No. 01PI5001214
Qualified in Westchester County
Term Expires August 31, 2022

[TO BE COMPLETED IF APPELLANT IS NOT THE PROPERTY OWNER IN FEE]

State of New York }
County of Westchester } ss

Being duly sworn, deposes and say that he resides at 150 Radio Circle Dr. Mt. Kisco, NY 10549 in the County of Westchester, in the State of New York, that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Mount Kisco, County of Westchester aforesaid and known and designated as number 80.55 Block 1 Lot 3 and that he hereby authorized Timothy J. Fisher to make the annexed application in his behalf and that the statements contained in said application are true.

[Signature]
(sign here)

Mr. Wayne Spector
Chairman, Zoning Board
104 Main St.
Mt. Kisco, NY 10649

Timothy J. Fisher
DH Self Storage, LLC
446 Bedford Rd.
Pleasantville, NY 10570

Dear Mr. Spector,

I am writing to appeal to the Chairman of the Zoning Board seeking to address the letter of denial from building inspector Peter Miley dated June 3rd, 2022 regarding our request for the number of signs, locations of signage, and height/length of signage for our construction project located at 150 Radio Circle Dr.

My firm wishes to present our case on the July 19, 2022 Zoning Board meeting and formally request to be added to the agenda for that evening.

Please feel free to reach out to me for any additional questions you may have. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Timothy J. Fisher". The signature is written in a cursive style with a large, stylized "T" and "F".

Timothy J Fisher
DH Self Storage LLC
(347) 266-3514
tfisher@DHIPGroup.com

Village/Town of Mt. Kisco
Zoning Board of Appeals
104 Main St.
Mt. Kisco, NY 10549

Timothy J. Fisher
DH Self Storage, LLC
446 Bedford Rd.
Pleasantville, NY 10570

Dear Mr. Peter Miley,

We are writing today to appeal our Notice of Denial regarding our updated sign permit application for our site plan at 150 Radio Circle Dr, property ID 80.55-1-13, in the RDX zoning district. Per Building Inspector Peter Miley's Letter of Denial, we will require five (5) variances. I have numbered each, with our request and reasoning in boldface below:

1. Each business establishment shall be limited to one (1) principal sign of any type permitted within such district at the primary public entrance... In no event will there be more than two (2) signs on any building for any establishment. A total of five (5) signs are proposed for this building. Three (3) of these signs will each require a variance for number of signs to be placed on the building.

We are seeking a variance for two (2) channel letter 'CubeSmart Self Storage' exterior wall signs on both the north and south facing façades, as well as one (1) small "Loading" sign on the eastern façade. Because we are not in a heavily trafficked area of the town but are indeed a retail business, we are seeking to drive traffic to our facility. Additionally, we believe these high-quality signs on our brand-new facility will drive more commercial/retail traffic to the business park in general, which will be beneficial to the town and community. As such, we are seeking a variance for additional 'CubeSmart Self Storage' signage. Its purpose is indicating what exactly our facility is so it can be visible from the Post Office/Morgan Drive as well as Radio Circle Dr. We do not believe the additions of these signs will be a detriment to the character of the neighborhood, nor a detriment to any private residences as there are none visible from our facility. Moreover, the signage will not present a detriment to the local environment, flora, or fauna. Lastly, the "Loading" sign will serve to guide customers' vehicles to the area they would need to load/unload their goods which will mitigate traffic in our parking lot, reduce noise and emissions.

2. Two (2) channel letter wall signs, one to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) façade on the third floor of the building. These two signs will each require a variance for location as they are not being placed at public entrances.

As we are hoping to drive commercial traffic to the business park and our storage facility, we believe that the added visibility from the Post Office on Morgan Drive would be helpful, not only to us, but also to our neighboring businesses such as the Lexington Avenue Gym or Pins & Needles. As such, we are seeking a variance for the placement of CubeSmart Self Storage signs on the third floor so that customers of the Post Office and traffic on Radio Circle Drive will know what purpose this single tenant facility serves. We do not believe that the location of the signage will negatively affect the character of the business park, nor will it be visible from private residences. Unlike other buildings in the business park that have multiple tenants, we are single use facility (climate controlled self-storage), which affords us the opportunity to affix a sign indicating the sole purpose of the building.

3. Section 89-5 Prohibited Signs states prohibited signs include but are not limited to Second floor exterior signage. Two (2) channel letter wall signs, one to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) façade, are proposed to be placed on the third floor of this building. These two signs will each require a variance for being placed above the first floor of the building

The elevations of the “CubeSmart Self Storage” signs to the third floor on both the north and south facing facades would be extremely beneficial, as stated above, in our efforts toward attracting customers to both our facility and our neighbors’ businesses. As such we are seeking a variance for the allowance of this signage at the top of the building on the third floor. Importantly, as the eye reads from top-down, placing CubeSmart’s signage on the third floor (IE the top of the building) will create a more aesthetically pleasing façade(s), negating the blank space that would be left on the 2nd and 3rd floors should signage remain on the 1st floor only. We believe that keeping our signage on the first floor would negatively affect the character of the business park because it’s less aesthetically pleasing to have signage anywhere other than the top of a multi floor building. We do not believe that the height of the signage will negatively affect the character of the business park, nor will it be visible from private residences.

4. Section 89-11 Table I page 6 of the code states: maximum sign length for wall -individual letters 75% of storefront not to exceed 15 feet. Two channel letter signs, one to be placed on 150 Radio the southern (front) façade and one proposed to be placed on the northern (rear) façade that are 17' wide. Each of these signs will require a variance of 2' for length of sign. **We are seeking a variance to widen the size of our “CubeSmart Self Storage” signs to 17' from the code that states the maximum of 15.' The reason is for added visibility. According to our sign consultants, it is difficult to read 15' wide signage from distances over 100' away, which is a challenge with which we expect to be contending. The width of this signage is also per CubeSmart’s signage consultants’ standards and practices for standard visibility. We also want to have new customers who are driving into Radio Circle Drive able to see the exact**

building they are going to, as there are other multi-story buildings in the business park. As stated earlier, we are trying to attract greater commercial traffic to this industrial section of town and believe this signage would have a very positive economic impact on the local businesses, with no negative effect. These signs could attract additional retail tenants to vacancies in neighboring buildings, creating an economic uplift to the Village/Town of Mt. Kisco.

5. Section 89-11 Table 1 page 6 of the code states: maximum letter height for wall -individual letters is 18 inches. Two channel letter signs, one proposed to be placed on the southern (front) façade and one proposed to be placed on the northern (rear) that are 24" high. These two signs will each require a variance of 6" for maximum letter height.

Similar the variance we are requesting above, we are seeking a variance to increase the lettering size of the "CubeSmart Self Storage" to 24" in height to increase visibility for our retail customers trying to locate the building. This was the recommendation of CubeSmart's signage consultants' standards and practices and is due to the difficulty reading 18" lettering at distances over 100.' This will be extremely beneficial for attracting potential customers to both our facility as well as other local businesses. As a single tenant building with a retail-facing business, it is important to distinguish our building from other multi-story buildings in the business park. This is standard signage sizing for a Class A, institutional-grade, climate controlled self-storage facility. It will have no negative effect on the character of the business park nor an environmental impact. In fact, we believe it could attract other retail businesses to vacant commercial space and new retail customers to existing businesses in the neighborhood.

We look forward to presenting our case before the zoning board of appeals. If there are any additional comments, questions, or concerns, we can be reached at the phone number and email address I've provided below. Thank you.

Sincerely,



Timothy J Fisher

DH Self Storage LLC

(347) 266-3514

tfisher@DHIPGroup.com

11,500

GIS

This part was now the local municipality. The map is generally as a public service by Westchester County residents for general information and planning purposes only and should not be relied upon as a legal authority. The County of Westchester hereby disclaims any liability for one of the above happenings by the people's Tax Service. This disclaimer is made in full and shall live to all who should NOT be there as if said tax service were not there. Any further disclaimer may be made.

It is noted from every fee to be paid on the date of each of the following:

- (a) The fee to be paid on the date of each of the following:

| OWNERNAME | PROPADDRESS | PROPCITY | PROPZIP | PROPPRINTKEY | c/o | Mailing Address | City | State | Zip |
|-------------------------------|---------------------|-------------|---------|---------------|-------------------------|---------------------------------------|-------------------|-------|-------|
| Katz, Saul | Radio Circle Dr | MOUNT KISCO | 10549 | 80.55-1-1 | | 26 Hillsborough Ct | Rockaway | NJ | 07866 |
| Radio Vision Cristiana Mgmt. | 150 Radio Circle Dr | MOUNT KISCO | 10549 | 80.55-1-3 | NA | | | | |
| Radio Circle Realty INC. | Radio Circle Dr | MOUNT KISCO | 10549 | 80.63-2-1 | Lucia DeFeo Mfg | 15 Center Drive | Mahopac | NY | 10541 |
| United States Postal Service | 3 Morgan Dr | MOUNT KISCO | 10549 | 80.55-1-2.1/2 | | 160 Inverness Drive | Englewood | CO | 80112 |
| Creme de la Creme (Mt Kisco) | 6 Morgan Dr | MOUNT KISCO | 10549 | 80.55-1-2.1/3 | | 6400 S Fidlers Green Circle, Ste 1400 | Greenwood Village | CO | 80111 |
| Linden Lane Associates, LLC | 131 Radio Circle Dr | MOUNT KISCO | 10549 | 80.63-1-1.1 | | | | | |
| Mt. Kisco Country Club Rlty. | Bedford Rd | MOUNT KISCO | 10549 | 80.62-1-1 | | 10 Taylor Road | Mt Kisco | NY | 10549 |
| 128 Radio Circle LLC | 128 Radio Circle Dr | MOUNT KISCO | 10549 | 80.63-2-2 | MRE Mgmt Corp | 27 Radio Circle Drive | Mt Kisco | NY | 10549 |
| West. Fndtn. for the Disabled | 135 Radio Circle Dr | MOUNT KISCO | 10549 | 80.63-1-1.2 | Frederick B Eisman, Esq | 135 Radio Circle Drive | Mt Kisco | NY | 10549 |

MAILED 6/27/22

AFFIDAVIT OF MAILING

STATE OF NEW YORK

}

}SS.:

}

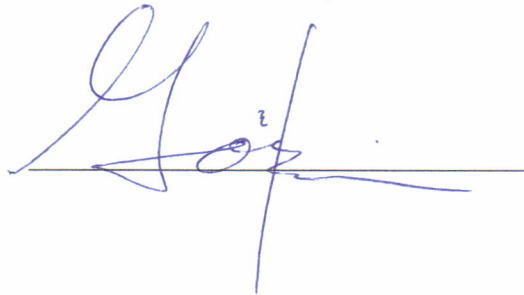
COUNTY OF WESTCHESTER

GREGORY O'BRIEN being duly sworn, deposes and says:

I reside at 446 BEDFORD RD, PLEASANTVILLE NY 10570

On 6/27/2022 20__ I served a notice of hearing, a copy of which is attached hereto and labeled Exhibit A, upon persons whose names are listed in a schedule of property owners within 300 feet of the subject property identified in this notice. A copy of this schedule of property owners' names is attached hereto and labeled Exhibit B.

I placed a true copy of such notice in a postage paid property addressed wrapper addressed to the addresses set forth in Exhibit B, in a post office or official depository under the exclusive care and custody of the United States Post Office, within the County of Westchester.



Sworn to before me on this

27th day of June 20 22

Michelle K. Russo

(Notary Public)

MICHELLE K. RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6313298
Qualified In Putnam County
My Commission Expires 10-20-2022

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the 19th day of July 2022 at the Municipal Building, Mount Kisco, New York, beginning at 7:00 PM pursuant to the Zoning Ordinance on the Appeal of

Timothy J. Fisher / DH Self Storage LLC

(Name of Applicant)

446 Bedford Rd, Pleasantville, NY 10570

(Address of Applicant)

from the decision of Peter J. Miley, Building Inspector, dated 6/3/2022
(Date of Denial Letter)
denying the application dated to permit the erecting, placing, and sizing of signage.
(Proposed Work)

The property involved is known as 150 Radio Circle Dr. Mt. Kisco, NY 10549
(Address of Property)

and described on the Village Tax Map as Section 80.55 Block 1 Lot 3

and is located on the North side of Radio Circle Dr. in a
east/west/n/s (Street Name)

RDX Zoning District. Said Appeal is being made to obtain a

variance from Section(s) Section 89-11A, 89-5, 89-11 Table 1 Page 6 of the Code
(Identify specific zoning code section number(s))

of the Village/Town of Mount Kisco, which requires variances for sign lengths, locations, sizes, and number of signs on the building

Wayne Spector, Chair
Zoning Board of Appeals
Village/Town of Mount Kisco



AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin
County of Brown, ss.:

On the 30 day of June in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tutt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

Zone:
Westchester

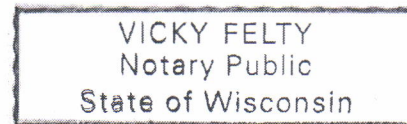
Run Dates:
06/30/2022

Linda Tutt
Signature

Sworn to before me, this 30 day of June, 2022

Vicky Felty
Notary Public, State of Wisconsin, County of Brown

9/19/25



My commission expires

Legend:

WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005317463

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the 19th day of July, 2022 at the Municipal Building, Mount Kisco, New York, beginning at 7:00 PM pursuant to the Zoning Ordinance on the Appeal of DH Self Storage LLC, 446 Bedford Rd., Pleasantville, NY 10570 from the decision of Peter J. Miley, Building Inspector, dated 6/3/2022 denying the application dated to permit the erecting, placing and sizing of signage. The Property involved is known as 150 Radio Circle Dr., Mt. Kisco, NY 10549 and described on the Village Tax Map as Section 80.55 Block 1 Lot 3 and is located on the north side of Radio Circle Dr., in a RDX Zoning District. Said appeal is being made to obtain a variance from Section 89-11A, 89-5, 89-11 Table 1 Page 6 of the Code of the Village/Town of Mount Kisco, which requires variances for sign lengths, locations, sizes and number of signs on the building.

Wayne Spector, Chair
Zoning Board of Appeals
Village/Town of Mount Kisco

RECEIVED

State of New York)
) ss:
 County of Westchester)

AFFIDAVIT OF POSTING JUL 08 2022

Zoning Board of Appeals
 Village/Town of Mount Kisco

Gilmar Palacios Chin, being duly sworn, says that on the 11th day of July 2022, he conspicuously fastened up and posted in seven public places, in the Village/Town of Mount Kisco, County of Westchester, a printed notice of which the annexed is a true copy, to Wit: ---

Municipal Building –
 104 Main Street

X

Public Library
 100 Main Street

X

Fox Center

X

Justice Court – Green Street
 40 Green Street

X

Mt. Kisco Ambulance Corp
 310 Lexington Ave

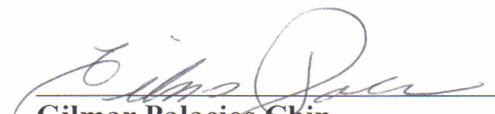
X

Carpenter Avenue Community House
 200 Carpenter Avenue

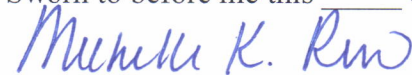
X

Leonard Park Multi Purpose Bldg

X


Gilmar Palacios Chin

Sworn to before me this 11th day of July 2022



Notary Public

MICHELLE K. RUSSO
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01RU6313298
 Qualified In Putnam County
 My Commission Expires 10-20-2022

KELLEY DRYE & WARREN LLP

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

101 PARK AVENUE

NEW YORK, NEW YORK 10178

(212) 808-7800

WASHINGTON, DC

LOS ANGELES, CA

CHICAGO, IL

STAMFORD, CT

PARSIPPANY, NJ

BRUSSELS, BELGIUM

HONG KONG

AFFILIATE OFFICES

BANGKOK, THAILAND

JAKARTA, INDONESIA

MANILA, THE PHILIPPINES

MUMBAI, INDIA

TOKYO, JAPAN

FACSIMILE

(212) 808-7897

DIRECT LINE: (212) 808-5018

EMAIL: akokas@kelleydrye.com

March 7, 2003

VIA FEDEX

Mr. Jose Lastra
Chief Financial Officer
Radio Vision Cristiana Management
419 Broadway
Paterson, New Jersey 07501

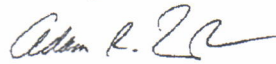
Re: Property in Mount Kisco

Dear Jose:

Enclosed is the original filed deed for the property in Mount Kisco, New York,
which I have just received.

Thank you.

Sincerely,



Adam R. Kokas

ARK:dp
Enclosure

NY01/KOKAA/316164.1



423450153DEDG

| | | |
|------------------------------------|--------------------------------------|-------------------------------|
| Control Number 423450153 | WIID Number 2002345-000089 | Instrument Type DED |
|------------------------------------|--------------------------------------|-------------------------------|



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE ***

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 6

TOTAL PAGES 6

RECORDING FEES

| | |
|------------------------|----------------|
| STATUTORY CHARGE | \$6.00 |
| RECORDING CHARGE | \$18.00 |
| RECORD MGT. FUND | \$19.00 |
| RP 5217 | \$25.00 |
| TP-584 | \$5.00 |
| CROSS REFERENCE | \$0.00 |
| MISCELLANEOUS | \$0.00 |
| TOTAL FEES PAID | \$73.00 |

TRANSFER TAXES

| | |
|----------------|--------------|
| CONSIDERATION | \$703,000.00 |
| TAX PAID | \$2,812.00 |
| TRANSFER TAX # | 9073 |

RECORDING DATE 12/27/2002
TIME 12:06:00

MORTGAGE TAXES

| | |
|-------------------|---------------|
| MORTGAGE DATE | |
| MORTGAGE AMOUNT | \$0.00 |
| EXEMPT | |
| YONKERS | \$0.00 |
| BASIC | \$0.00 |
| ADDITIONAL | \$0.00 |
| SUBTOTAL | \$0.00 |
| MTA | \$0.00 |
| SPECIAL | \$0.00 |
| TOTAL PAID | \$0.00 |

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF NEW CASTLE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
BRIDGE SERVICE CORP
277 BROADWAY, #510
NEW YORK, NY 10007

4875-21

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 21st day of August, 2002,

between Kisco Partners, LLC, of

Having an address at 1490 DAYTON Avenue, Greenwich, CT 06830

party of the first part, and

of

Radio Vision Cristiana Management

Having an address at 419 Broadway, Paterson, NJ 07501

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

*557
#2812* **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

~~XXXXXXXXXX~~ Town of New Castle, County of Westchester and State of New York, being more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

NYSBA Residential Real Estate Forms on HotDocs® (9/00)

Copyright Capsoft® Development

-1-

NY01/LEWID/718986.2

02.3706.4895-W

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Kisco Partners, LLC, by its sole member,
Brookridge Development, LLC

Name: John T. Becker ✓
Title: Manager

Name: Frank Pisano
Title:

IN PRESENCE OF:

Frank Pisano

~~Century National Title Insurance Company of New York~~

March 11, 2002 024886 WPC

Exhibit A

ALL that certain plot, piece or parcel of land, lying and being in the Village of Mount Kisco, Town of New Castle, County of Westchester and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Lexington Avenue at the easterly end of a curve having a radius of 30.00 feet and a length of 47.15 feet connecting the westerly side of Lexington Avenue with the northerly side of a proposed street 60 feet wide, designated as Radio Circle, all as shown on "Map of a proposed street prepared for Kay Area Real Estate Corp. in the Village of Mt. Kisco, Town of New Castle, Westchester County, New York", made by Harold F. Campbell, Civil Engineers & Surveyors, Chappaqua, New York, filed in the Westchester County Clerk's Office, Division of Land Records, on June 12, 1964 as Map No. 13971;

RUNNING THENCE along the northerly side of said proposed road in a general northwesterly and southwesterly direction, the following courses and distances:

- (1) on a curve to the right having a radius of 30.00 feet, a central angle of 90 degrees 02 minutes 39 seconds, a distance of 47.15 feet;
- (2) North 86 degrees 02 minutes 33 seconds West 643.42 feet;
- (3) on a curve to the left having a radius of 260.00 feet, a central angle of 38 degrees 53 minutes 07 seconds, a distance of 176.46 feet;
- (4) South 55 degrees 04 minutes 20 seconds West 516.27 feet;
- (5) on a curve to the right having a radius of 100.00 feet, a central angle of 90 degrees 00 minutes 10 seconds, a distance of 157.08 feet to a point in the easterly side of proposed road;

THENCE along the easterly side of said proposed road, North 34 degrees 55 minutes 30 seconds West 476.67 feet to the true point or place of beginning of the parcel herein described;

RUNNING THENCE from said point and place of beginning as so defined and located, North 55 degrees 04 minutes 30 seconds East 170.91 feet to a monument at a corner in the lands of the City of New York;

THENCE along said last mentioned lands, North 24 degrees 53 minutes 10 seconds East 467.13 feet to a point;

THENCE North 34 degrees 55 minutes 30 seconds West 163.56 feet to a point of curve;

THENCE in a general westerly direction on a curve to the left having a radius of 195.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a distance of 306.31 feet to point;

THENCE South 55 degrees 04 minutes 30 seconds West 187.29 feet to a point of curve;

THE POLICY TO BE ISSUED under this Certificate will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A-I (DESCRIPTION)

~~Fidelity National Title Insurance Company of New York~~

March 11, 2002 024895.WPI

Exhibit A

— Continued —

THENCE in a general westerly and southerly direction on a curve to the left having a radius of 192.40 feet, a central angle of 90 degrees 00 minutes 00 seconds, a distance of 302.22 feet to a point on the easterly side of said proposed road;

THENCE along the easterly side of said proposed road, South 34 degrees 55 minutes 30 seconds East 401.06 feet to a point and place of BEGINNING.

THE POLICY TO BE ISSUED under this Certificate will insure the title to such buildings and improvements on premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of, in and to land lying in the street in front of and adjoining said premises.

SCHEDULE A-I (DESCRIPTION)

Acknowledgement taken in New York State

State of New York, County of

, ss:

On the _____ day of _____, in the year _____, before me,
the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgement by Subscribing Witness taken in New York State

State of New York, County of

, ss:

On the _____ day of _____, in the year _____, before me,
the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she/they reside(s) in

that he/she/they know(s) _____
to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____
execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Title No.:

02 3706-4895-W

TO

FIDELITY NATIONAL TITLE
INSURANCE CO. OF NY
TWO RIVERVIEW ST. 10TH FLOOR
NEW YORK, N.Y. 10016
1-212-481-5858

Acknowledgement taken in New York State

State of New York, County of

, ss:

On the _____ day of _____, in the year _____, before me,
the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgement taken outside New York State

* State of Connecticut, County of Fairfield, ss:
* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the 26th day of August, in the year 2002, before me,
the undersigned, personally appeared

John T. Beckor
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the Town of Greenwich
(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

VAL ZALUSKI
Notary Public

Fairfield County, Connecticut
My Commission Expires April 30, 2005

SECTION 80.55

BLOCK 1

LOT 3

COUNTY OR TOWN

Town of Mt. Kisco
County of Westchester

RETURN BY MAIL TO:

Please Record & Return to:
Bridge Service Corp.
800-225-2736
277 Broadway, #510
New York, NY 10007-2001



CUBESMART

self storage

LOCATION 0000 | 150 RADIO CIRCLE
MOUNT KISCO, NY

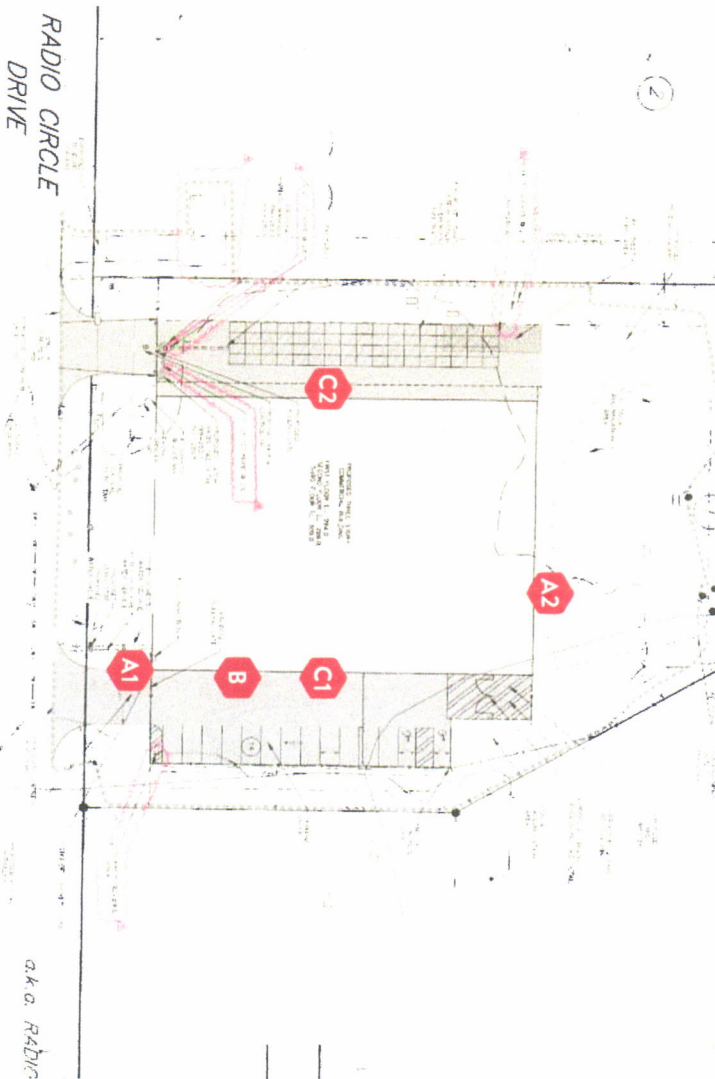
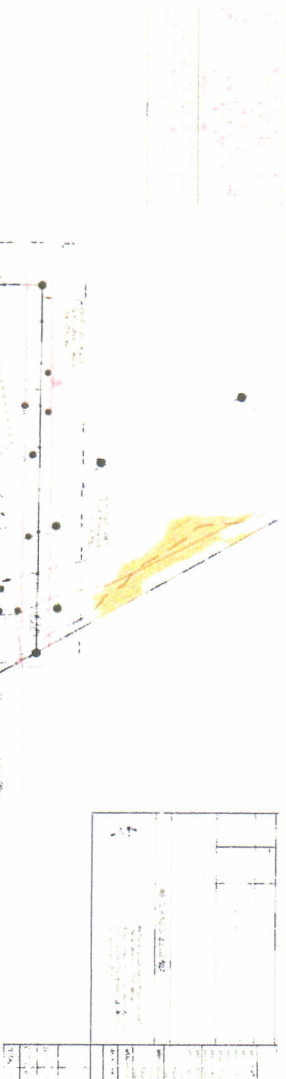


Site Plan



EZZI SIGNS

10001 N. 10th Ave, Suite 100
Phoenix, AZ 85020
602.998.1234
EZSIGNS.COM



SITE PLAN
SCALE: NTS



Installation requirements: This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable codes. This includes proper grounding and bonding of the sign.

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APPROVALS / DATE

DESIGNER

PROJECT NUMBER

DATE

ADDRESS

PROJECT

REVISIONS

R1

R2

R3



EZZI SIGNS

1000 West 10th Street, Suite 100
Ogden, UT 84401
801.466.1154
EZSIGNS.COM

PROJECT

ADDRESS: C

DATE

PROJECT NUMBER

DESIGNER

REVISIONS

R1
R2
R3

APPROVALS / DATE

CLIENT

NOTES



Installation requirements: This sign shall be installed in accordance with the requirements of article 600 of the national electric code (NEC) that apply to all signs. This includes proper grounding and bonding of this sign.

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EZZI SIGNS

100 M...
EZZISIGNS.COM

PROJECT

ADDRESS:

A... NY

DATE

PROJECT NUMBER:

DESIGNER

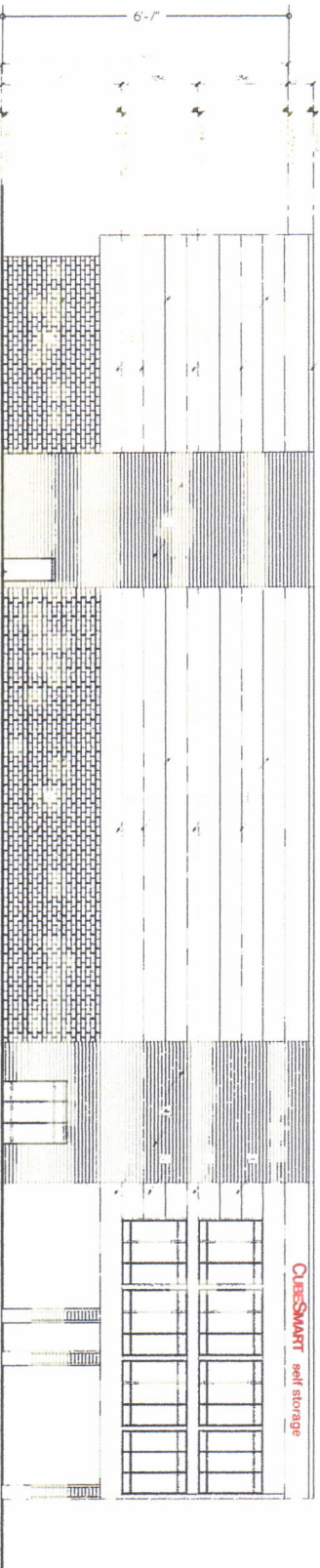
REVISIONS

R1
R2
R3

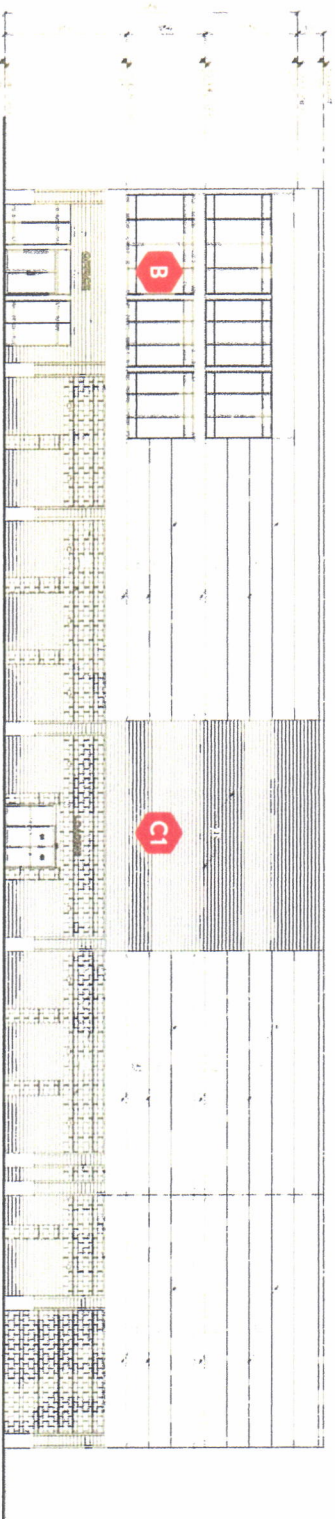
APPROVALS DATE



Installation requires...
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PROPOSED SOUTH FRONT ELEVATION



PROPOSED EAST FRONT ELEVATION

UPDATED ELEVATION
SCALE: 1/16" = 1' 0"



EZI SIGNS

7800 S. 10th Ave.
Suite 100
Tucson, AZ 85710
520.796.7800
EZISIGNS.COM

PROJECT:

ADDRESS:

DATE:

PROJECT NUMBER:

DESIGNER:

REVISIONS:
R1:

R2:

R3:

APPROVALS: DATE:

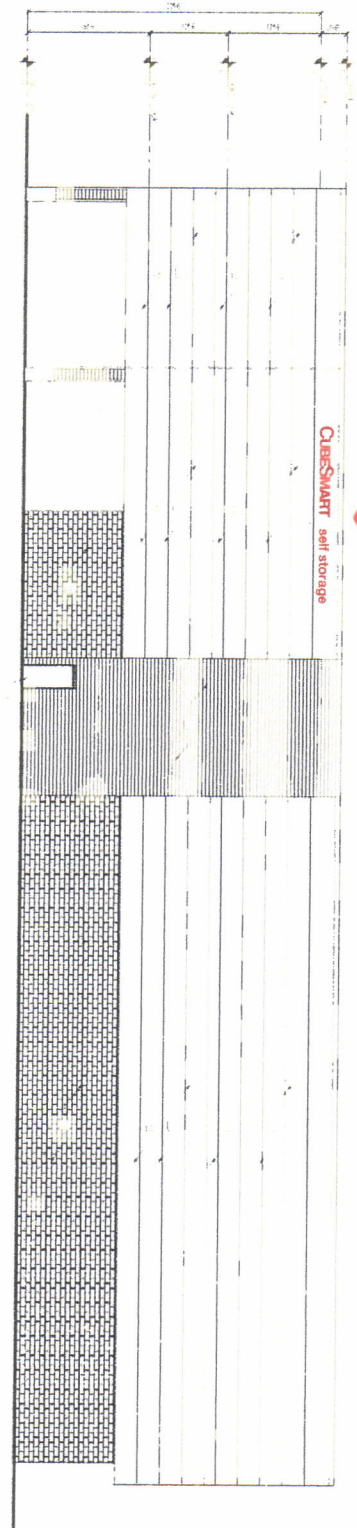


⑦ Installation required. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. The includes proper grounding and bonding of the sign.

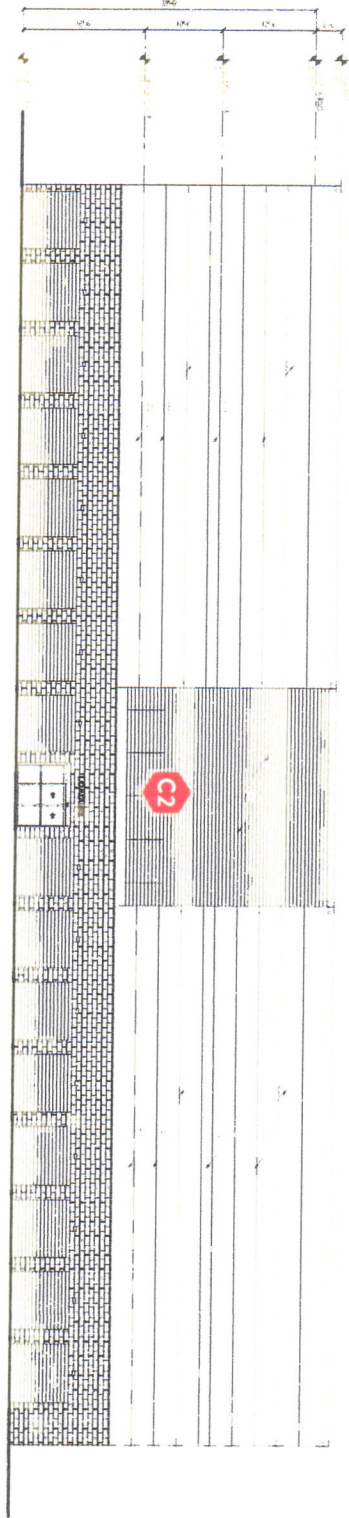
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PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION





ADDRESS:

100

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

2000

REVISION
R1

82

R3

[illegible]

Ⓜ Inst. alone requires this sign to be installed in accordance with the requirements of article 600 of the national electric code and other applicable local codes. This includes proper grounding and bonding of the sign.

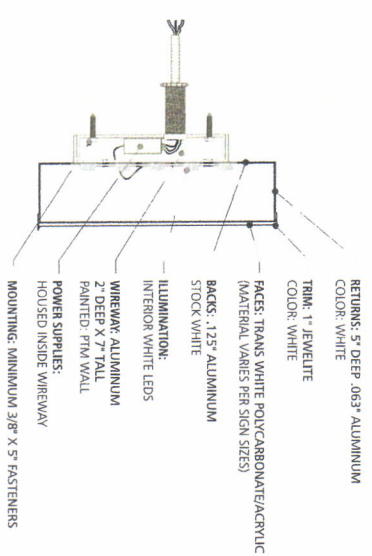
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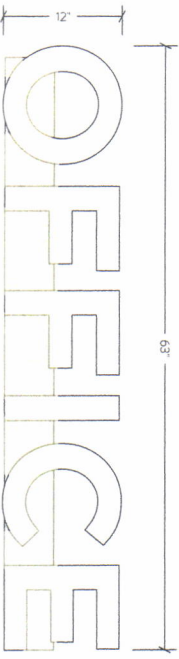


Page 7

FACE LIT CHANNEL LETTERS W/ WIREWAY - TYPICAL DETAIL
SCALE: NTS



SIGN DESIGN
SCALE: 1" = 1'-0"



C
QTY 2
4.60 ft²



800.475.8888
www.ezzi.com
EZZISIGNS.COM

PROJECT
C-100

ADDRESS:
1000 N. 10TH ST.

CITY: TULSA, OK 74103

DATE: 01/15/2015

PROJECT NUMBER
C-100

DESIGNER
EZZI SIGNS

REVISIONS
R1

R2:

R3:

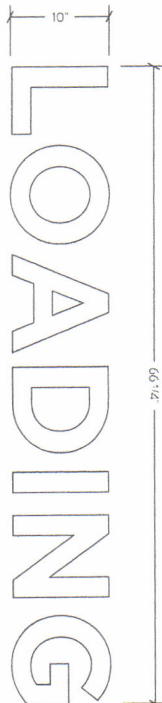
APPROVALS / DATE

DESIGNER

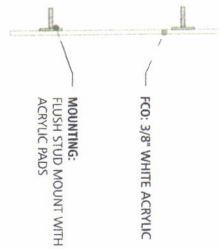
PROJECT NUMBER



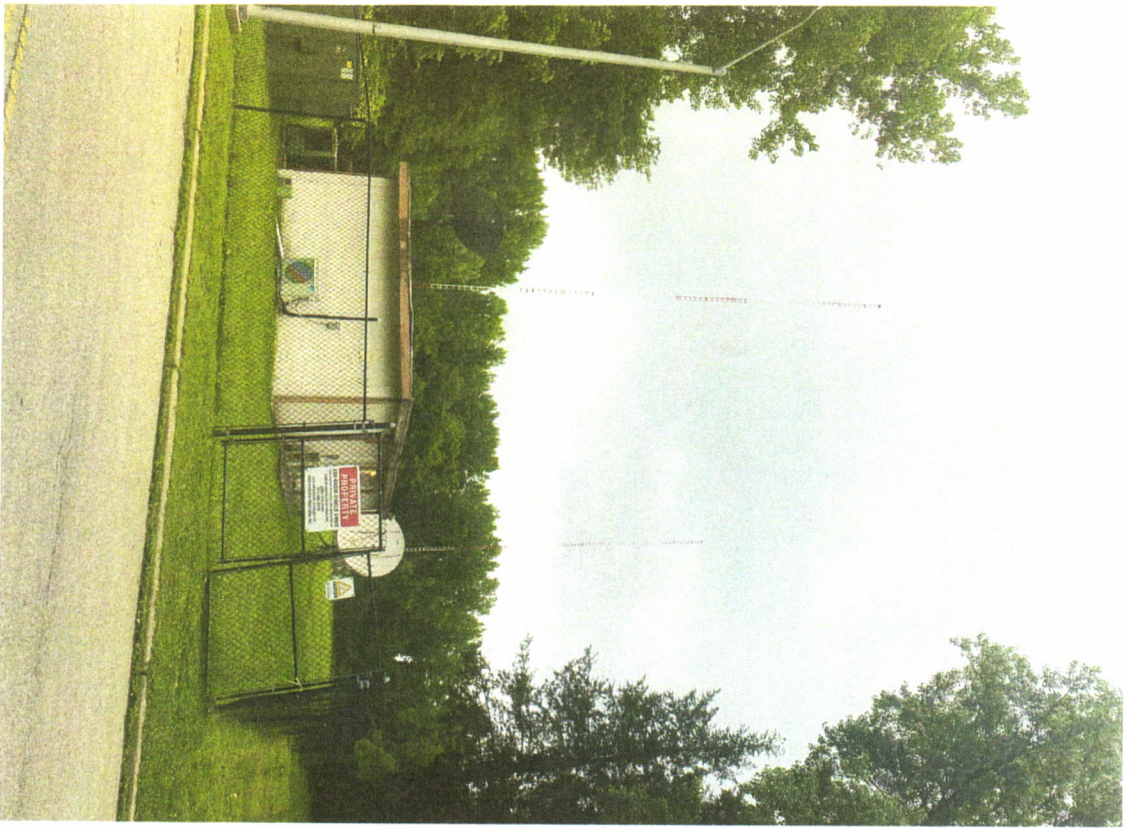
⑦ Installation requirements: This sign shall be installed in accordance with the requirements of article 600 of the national electric code and applicable local code. This includes proper grounding and bonding of the sign.
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SIGN DESIGN
SCALE: 1" = 1'-0"



FLATCUT OUT - TYPICAL DETAIL
SCALE: NTS



JUL 06 2022

RECEIVED

Village/Town of Mount Kisco
Building Department
104 Main Street
Mount Kisco, New York 10549
(914) 864-0019 FAX (914) 864-1085

APPLICATION FOR ARB REVIEW AND SIGN PERMIT

Application #: _____ Date Rec'd: _____
Permit #: _____ Date Issued: _____

Applicant's Name: David Visaggi - Panhard Medneke
Applicant's Address: 491 Westchester Ave, Yonkers, NY 10701
Applicant's Telephone #: _____ Fax #: _____ E-mail: _____

Owner's Name: (If different) 269 North Bedford Road Mt Kisco Corp
Owner's Address: 27 Radio Circle, Mt Kisco, NY 10549
Owner's Telephone #: 914-242-2000 Fax #: _____ E-mail: dbm@mmre corp.com

Project Name: Sign on Building

Address/Location of Subject Property: 269 N Bedford Rd.

Section/Block/Lot(s): 69.50-2-11 Sign District: _____ Zoning District CL

Sign Contractor: Signarama Millwood
Address: 5 Schuman Road, Millwood
Phone #: 914-666-7446 Fax #: _____

Architect or Engineer: _____ NYS Lic. #: _____
Address: _____
Phone #: _____ Fax #: _____

Electrician: _____ Phone #: _____ WC Lic. #: _____

SIGNAGE

Temporary Sign _____ Permanent Sign X

Description of Proposed Signage in Detail: 1 New Light box Facing North

Wall Sign Type: Light box Material: Aluminum Light box w/ Acrylic Face
Sign Height: 23" Sign Length: 191"
Letter Height: 12" Lighting Method: LED Lit
Sign Colors: Red, Yellow, Black


Awning/Canopy: Type of material proposed? _____
Shape: _____ Height: _____ Length: _____
Principal color: _____ Type of Illumination: _____
Text or logo information: _____
Copy Area Height: _____ Copy Area Length: _____
Letter Height: _____ Lighting Method: _____
Text/logo Colors: _____

Freestanding/Monument Sign Type: _____ Material: _____
Sign Height: _____ Sign Length: _____
Letter Height: _____ Lighting Method: _____
Sign Colors: _____

Any additional signage or awning/canopy information? _____

Is there any other information that you wish to add to this application? _____

The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.


Applicant's Signature

PROPERTY OWNER AUTHORIZATION:

The undersigned, property owner, being duly sworn, deposes and says:

1. that he/she (or the identified corporation) is the owner of the premises described in this application;
2. that the applicant identified in the application is duly authorized by the undersigned to submit and upon approval by the Village/Town of Mount Kisco, execute said application, including any design revisions deemed feasible and necessary by the applicant together with the Village/Town of Mount Kisco in order to obtain said approval;
3. that the applicant is hereby designated as the owner's additional representative with whom the Village/Town of Mount Kisco may deal in all respects to the subject work
4. that this owner's authorization shall continue without interruption until the completion and final approval by the Village/Town of Mount Kisco of all work approved as a result of this application;
5. that revocation of said authorization by the undersigned must be accompanied by a written notice of such revocation to the Village/Town of Mount Kisco
6. that the receipt of such notice of the owner's authorization revocation by the Village/Town of Mount Kisco shall cause any permit as a result of this application to be suspended until further notice.

Owner's Name: 269 North Bedford Road Mount Kisco Corp

(Please print clearly)

X Owner's Signature: [Signature] Date: July 6, 2022

Owner's Current Address: 27 Radio Circle, Mount Kisco NY

Owner's Telephone #: 914-469-5944 Fax #: 914-242-5072 Email: clsmprmc@corp.com

X Subscribed and sworn to before me this 6th day of July, 2022

Notary Public: [Signature]

CHRISTINA M. MARTABANO
Notary Public-State of New York
No. 02MA4949038
Qualified in Westchester County
Commission Expires May 17, 2023

OFFICE USE ONLY

Fee Amount Paid: _____
Check Number: _____

Received by: _____
Receipt Number: _____

Sign Application Review : Refer to ARB

Approved: _____
Date

Denied: _____
Date

Building Inspector Signature

ARB Case No. _____
Approved: _____
Date

Meeting Date: _____
Denied: _____
Date

ARB Chairperson Signature

ZBA Case No. _____
Approved: _____
Date

Meeting Date: _____
Denied: _____
Date

ZBA Chairperson Signature

Issue Sign Permit:
Approved: _____
Date

Denied: _____
Date

Building Inspector Signature



/SignaramaMillwood

(914) 666-7446

Signarama-Millwood.com

5 Schuman Rd. Millwood, NY 10546



Millwood, NY
SignaramaTM
The way to grow your business.

Project Image - Meineke Car Care Center - Page 1

Project Information

269 N. Bedford Road,
Mount Kisco, NY 10549

- Width: 204 in
- Height: 24 in
- Acrylic Face with Vinyl Graphics
- ~~Two~~ New Lightboxes Affixed to Building With Appropriate Hardware (One Lightbox on North-facing side & ~~One~~ Lightbox on South-facing side)
- 6.5" depth
- Largest Letter Size: 12 in
- Colors (CMYK):
Black
White





/SignaramaMillwood

(914) 666-7446

Signarama-Millwood.com

5 Schuman Rd. Millwood, NY 10546



Millwood, NY
Signarama[™]
The way to grow your business.

Project Image - Meineke Car Care Center - Page 1

Project Information

269 N. Bedford Road,
Mount Kisco, NY 10549

- Width: 192 in
- Height: 24 in
- Acrylic Face with Vinyl Graphics
- ~~Two~~ New Lightboxes Affixed to Building With Appropriate Hardware (One Lightbox on North-facing side & ~~One~~ ~~Lightbox on South-facing side~~)
- 6.5" depth
- Largest Letter Size: 12 in
- Colors (CMYK):
Yellow: C-0 M-9 Y-94 K-0
Black
White

