

Minutes of the Regular Meeting of the Zoning Board of Appeals of the Village/Town of Mount Kisco held on Tuesday, June 20, 2023 at 7:12 pm at the Frank J. DiMicco Board Room and via Zoom Teleconference

Members Present: Wayne Spector, Chairman  
George Hoyt  
Jacqueline Broth

Members Absent: Arthur Weise

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

**Minutes:**

1. April 20, 2021
2. July 20, 2021
3. May 16, 2023

**Mr. Hoyt introduced a motion to approve the April 20, 2021, July 20, 2021 and May 16, 2023 minutes; seconded by Wayne Spector. The motion carried by a vote of 3 to 0.**

**New Cases:**

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|------------------------------------|------------------|
| <b>1. Fortunato Cambareri</b>      | <b>ZBA# 23-3</b> |
| <b>175 Main Street</b>             | <b>Area</b>      |
| <b>Mount Kisco, NY 10549</b>       |                  |
| <b>(SBL 80.25-3-26 &amp; 26.2)</b> |                  |

Mr. Viktor Solarik was present to represent the application.

Mr. Solarik discussed the application and requested variance. The requested variance includes an interpretation regarding off-street parking facilities.

Discussion regarding the paper road/private access and properties that have access.

Whitney Singleton requested the title report.

**Mr. Hoyt made a motion to adjourn the public hearing to July 18, 2023; seconded by Ms. Broth. The motion carried by a vote of 3 to 0.**

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|---|------------------|
| <b>2. Viktor Solarik – VKS Architects</b> | <b>ZBA# 23-4</b> |
| <b>208 West Street</b>                    | <b>Area</b>      |
| <b>Mount Kisco, NY 10549</b>              |                  |
| <b>(SBL 80.48-4-3.2)</b>                  |                  |

Mr. Viktor Solarik was present to represent the application.

Requested variances are:

- Legalization of maximum development coverage. Allowed is 40%, existing is 60.6%; variance requested is 20.6%;
- Parking within 10 feet of rear property line; and
- Minimum off-street parking requirements – 4 spaces are required, 3 are existing; variance of 1 parking space is requested.

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

**Ms. Broth introduced a motion to grant the requested variances; seconded by Mr. Hoyt. The motion carried by a vote of 3 to 0.**

**Returning Cases:**

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| <b>1. DP 21, LLC, DP 62, LLC &amp; DP 102, LLC</b>                       | <b>ZBA# 23-3</b> |
| <b>333 N. Bedford Road</b>   | <b>Area</b>      |
| <b>Mount Kisco, NY 10549</b>   |                  |
| <b>(SBL 69.50-4-1, 69.51-1-3, 69.43-1-2 &amp; 3, Bedford 71.12-2-36)</b> |                  |

Mr. Stephen Spina of JMC and Mr. Jay Black of Diamond Properties were present.

The Zoning Board of Appeals requested a resolution be prepared for the June 20<sup>th</sup> meeting. After review the Board was in a position to act on the requested variances.

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

**Mr. Hoyt introduced a motion to grant the requested variances as listed in the resolution; seconded by Ms. Broth. The motion carried by a vote of 3 to 0.**

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| <b>2. Jamie Scolio</b>       | <b>ZBA# 23-2</b> |
| <b>Hickory Lane</b>          | <b>Area</b>      |
| <b>Mount Kisco, NY 10549</b> |                  |
| <b>(SBL 69.75-1-4)</b>       |                  |

**Mr. Hoyt introduced a motion to adjourn the public hearing to July 18, 2023; seconded by Mr. Spector. The motion carried by a vote of 3 to 0.**

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|-------------------------------|-------------------|
| <b>3. Fortunato Cambareri</b> | <b>ZBA# 22-14</b> |
| <b>52 W. Main Street</b>      | <b>Area</b>       |
| <b>Mount Kisco NY, 10549</b>  |                   |
| <b>(SBL) 69.80-4-2</b>        |                   |

**Mr. Hoyt introduced a motion to adjourn the public hearing to July 18, 2023; seconded by Mr. Spector. The motion carried by a vote of 3 to 0.**

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|---|-----------------------|
| <b>4. Lisa Mitchell &amp; Alex Smoller (1 Leonard Street)</b> | <b>ZBA# 21-21</b>     |
| <b>2 ½ Leonard Street</b>                                     | <b>Interpretation</b> |
| <b>Mount Kisco, NY 10549</b>                                  |                       |
| <b>(SBL 80.26-1-18)</b>                                       |                       |

**Mr. Hoyt introduced a motion to adjourn the public hearing to July 18, 2023; seconded by Mr. Spector. The motion carried by a vote of 3 to 0.**

The meeting adjourned at 8:10 pm.