Minutes of the ***Regular Meeting*** of the Planning Board of the Village/Town of Mount Kisco held on ***Tuesday, May 12, 2026*** at 7:00 pm in the Frank J. DiMicco Board Room and via Zoom Teleconference

Members Present: Michael McGuirk, Chairman
W. Robert Phillips, Vice Chairman
Barbara Roppolo
Andre Keating
Michael Bonforte
Peter Alonge

Members Absent: None

Staff Present: Peter J. Miley, Building Inspector
Lisa Cobb, Village Attorney (via Zoom)
Anthony Oliveri, Village Engineer (via Zoom)
Jan K. Johannessen, Village Planner (via Zoom)

Minutes:

1. April 14, 2026
2. April 28, 2026

Mr. Phillips introduced a motion to approve the April 14, 2026 minutes and April 28, 2026; seconded by Mr. Keating.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 6 to 0.

Public Hearing(s):

A. Steep Slopes- 39 Carlton Drive
PB 2026-0479, SBL 80.75-1-17
Steep Slopes

Mr. McGuirk introduced a motion to open the Public Hearing; seconded by Ms. Roppolo.

Mr. McGuirk asked for all in favor. The motion carried a vote of 6 to 0.

Ms. Alyssa Manfredonia of Haynes Architects was present via Zoom. Property owners Beth and Jonathan Rothschild were also present via Zoom.

The Village Engineer discussed to the board and the applicant about updating the steep slopes narrative to meet the criteria in the Village Code.

Ms. Manfredonia had a brief discussion with the Board about addressing some concerns that the board had.

The Village Engineer asked the applicant for the next submission to include the data from the percolation test with the calculations.

The Planning Board raised the question about needing to give a waiver in regards to the 60 foot retaining wall exceeding the criteria.

The Building Inspector recommend the applicant/designer to look into 110-30 code compliant review outside of the steep slope provision with screening.

The Planning Board had no further questions.

No public comments received verbally or in writing.

The Planning Board raised the question to the Village Planner on drafting a resolution and close the public hearing.

Mr. Phillips introduced a motion to close the Public Hearing; seconded by Mr. Bonforte.

Mr. McGuirk asked for all in favor. The motion carried a vote of 6 to 0.

Continued Application(s):

B. Rooftop Helipad N.W.H – 400 E. Main Street
PB 2026-0476, SBL 80.49-3-14
Site Plan

Ms. Leslie Snyder of Snyder and Snyder, LLP was present. Mr. Patrick Smith, Mr. John Paine, and Mr. John Connelly of Northwell Health (N.W.H) were also present. Mr. Norman Dotti of Russell Acoustics was also present via Zoom.

The Planning Board discussed briefly the written comments received through April 24th, the deadline of written comments for the Public Hearing.

Ms. Leslie Snyder gave a brief overview of the project and the need for the rooftop helipad.

Mr. Norman Dotti reviewed his acoustical engineering report.

The Village Attorney along with the Village Planner discussed the changes to the Planning Board Draft Resolution.

Mr. McGuirk introduced a motion to approve the site plan approval for Northern Westchester Hospital Association's rooftop helipad for 400 Main Street; seconded by Mr. Phillips.

Mr. McGuirk asked for all in favor. The motion carried a vote of 6 to 0.

C. Maria Augusta, Jaden Romero-127 Moore Avenue
PB 2024-0463, SBL 80.40-3-13
Site Plan

Ms. Dipti Shah Architect was present via zoom.

The Planning Board discussed the request of the extension. And suggested a 6 month extension.

Mr. Keating introduced a motion to approve the extension of 6 months; seconded by Mr. Alonge.

Mr. McGuirk asked for all in favor. The motion carried a vote of 6 to 0.

Mr. Phillips made a motion to close the meeting; seconded by Mr. McGuirk.

Mr. McGuirk asked for all in favor. The motion carried a vote of 6 to 0.

The meeting adjourned at 7:43pm.

The audio and video for this meeting may be found by using the following link:
https://vimeo.com/1191748151?fl=pl&fe=sh