

**MT. KISCO ZONING BOARD OF APPEALS
AGENDA**

**Tuesday, May 21, 2024
Regular Meeting 7:00 PM**

Join Zoom:

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

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

New Cases:

- | | |
|---|---------------------------|
| 1. Anthony Cutri
137 Croton Avenue
Mount Kisco, NY 10549
(SBL 69.63-2-2) | ZBA# 24-8
Area |
|---|---------------------------|

Applicant is seeking a 5 foot side yard setback variance for the proposed construction of a garage addition.

- *Denial Letter, dated March 25, 2024*
- *Intent to Appeal*
- *ZBA Application*
- *Affidavit of Mailing*
- *Public Notice*
- *Full List of Names and Addresses*
- *Copy of Map*
- *Affidavit of Publication*
- *Affidavit of Posting*
- *Survey prepared by H. Stanley Johnson & Co., dated January 9, 2024*
- *Garage Addition Plans, prepared by O'Brien Architecture, LLC, dated November 11, 2023 (2 Sheets)*

Returning Cases:

- | | |
|--|------------------------------|
| 1. Signart Graphix
333 N Bedford Road
(SBL 69.50-2-1) | ZBA# 24-1
Signage |
|--|------------------------------|

Applicant is seeking variances pursuant to Section (s) 89-11A (2) (4) and 89-9A for building mounted signage.

- *Sign Rendering & Locations Plan*

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

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

- *Memorandum from Snyder & Snyder, LLP, dated April 26, 2024*
- *Tesla Megapack specifications*
- *333 North Bedford Road BESS – HMA, dated April 24, 2024*
- *Full EAF Part I*
- *Battery BESS Plans, prepared by New Leaf Energy, revised April 9, 2024 (7 Sheets)*

- | | |
|---|--------------------------------------|
| 3. Lisa Mitchell & Alex Smoller (1 Leonard Street)
2 ½ Leonard Street
Mount Kisco, NY 10549
(SBL 80.26-1-18) | ZBA# 21-21
Interpretation |
|---|--------------------------------------|

- *Request to adjourn to June 18, 2024*