

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

**Tuesday, November 15, 2022**

**Regular Meeting 7:00 PM**

<https://us02web.zoom.us/j/87882537937>

Call-in; Meeting ID: 878 8253 7937

**New Cases:**

- 1. Dr. Gary Heitzler** **ZBA# 22-12**  
**111-115 Main Street** **Signage**  
**Mount Kisco, NY 10549**  
**(SBL) 80.25-3-36**

  - *Letter of Denial from the Building Inspector*
  - *Copy of Originally Submitted ARB Application*
  - *Intent to Appeal Denial*
  - *ZBA Application*
  - *Statement of Principal Points*
  - *Affidavit of Mailing*
  - *Full list of names and addresses of property owners within 300' of subject property*
  - *Copy of map of properties within 300' of subject property*
  - *Copy of Public Notice*
  - *Affidavit of Publication*
  - *Affidavit of Posting*
  - *Copy of Deed*
  - *Signage Photo Rendering*
  
- 2. A.F. Development Group** **ZBA# 22-13**  
**23 Gatto Drive** **Area**  
**Mount Kisco, NY 10549**  
**(SBL) 80.24-2-7**

  - *P. Miley Planning Board Review Memo, dated September 26, 2022*
  - *Notice of Intent to Appeal*
  - *ZBA Application*
  - *Statement of Principal Points*
  - *Affidavit of Mailing*
  - *Full list of names and addresses of property owners within 300' of subject property*
  - *Copy of map of properties within 300' of subject property*
  - *Copy of Public Notice*
  - *Affidavit of Publication*
  - *Affidavit of Posting*
  - *Copy of Deed*
  - *Proposed Plans including Demolition prepared by Arelex Consulting and Design, revised October 13, 2022 (2 Sheets)*
  
- 3. Fortunato Cambareri** **ZBA# 22-14**  
**52 W. Main Street** **Area**  
**Mount Kisco NY, 10549**  
**(SBL) 69.80-4-2**

  - *Memorandum from Peter J. Miley, Building Inspector Amended September 8, 2022*
  - *Letter of Intent to Appeal*
  - *ZBA Application*
  - *Statement of Principal Points*
  - *Affidavit of Mailing*
  - *Full list of names and addresses of property owners within 300' of subject property*
  - *Copy of map of properties within 300' of subject property*
  - *Copy of Public Notice*
  - *Affidavit of Publication*
  - *Affidavit of Posting*
  - *Copy of Deed*
  - *Site Photos*
  - *Topographic Survey prepared by H. Stanley Johnson & Co., dated May 21, 2021*
  - *Site Plans prepared by RVL Architect, revised June 21, 2022 (5 Sheets)*
  
- 4. DP 21, LLC (The Park)** **ZBA# 20-6**  
**333, 383, & 309 North Bedford Road** **Area & Signage**  
**Mount Kisco, NY 10549**  
**(SBL) 69.50-2-1, 69.51-1-3, 69.43-1- 2 & 3**

- Memorandum from JMC, dated October 25, 2022
- ZBA Application (DP 21, LLC)
- ZBA Application (DP 62, LLC)
- ZBA Application (Philar Realty Co., LLC)
- Statement of Principal points
- Highlighted Plans of Variances required
- Previously Requested Variance for 333 N. Bedford Signage, dated April 22, 2021
- Previously Requested Variance for 383 N. Bedford Signage, dated April 22, 2021
- Memorandum from JMC, dated June 30, 2020
- Previously Approved Variance Resolutions (3)
- Affidavit of Mailing
- Affidavit of Publication
- Affidavit of Publication
- Site Plan prepared by JMC, revised December 21, 2020 (7 Sheets)

**Returning Cases:**

- |   |   |
|---|---|
| <p>1. <b>2 Morgan Drive, LLC</b><br/> <b>2 Morgan Drive</b><br/> <b>Mount Kisco, NY 10549</b><br/> <b>(SBL 80.55-1-2.1)</b></p> <ul style="list-style-type: none"> <li>• Request for an Extension of the Variance</li> </ul>                      | <p><b>ZBA# 21-22</b><br/> <b>Area</b></p>           |
| <p>2. <b>Lisa Mitchell &amp; Alex Smoller (1 Leonard Street)</b><br/> <b>2 ½ Leonard Street</b><br/> <b>Mount Kisco, NY 10549</b><br/> <b>(SBL 80.26-1-18)</b></p>  | <p><b>ZBA# 21-21</b><br/> <b>Interpretation</b></p> |
| <p>3. <b>Homeland Towers</b><br/> <b>180 South Bedford Road</b><br/> <b>Mount Kisco, NY 10549</b><br/> <b>(SBL) 80.44-1-1</b></p> <ul style="list-style-type: none"> <li>• Memorandum from Snyder &amp; Snyder, dated October 27, 2022</li> </ul> | <p><b>ZBA# 20-14</b><br/> <b>Area</b></p>           |

**Discussion/Correspondence:**

4. 2023 Meeting Schedule