

Minutes of the Regular Meeting of the Zoning Board of Appeals of the Village/Town of Mount Kisco held on Tuesday, **September 19, 2023** at 7:06 pm at the Frank J. DiMicco Board Room and via Zoom Teleconference

Members Present: Wayne Spector, Chairman
George Hoyt
Jacqueline Broth
Arthur Weise

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

New Cases:

- 1. 61 Smith Properties, LLC (Barbara Banks-Schwam) ZBA# 23-7
61 Smith Avenue Area
Mount Kisco, NY 10549
(SBL) 80.41-1-7**

Mr. Peter Helmes, of The Helmes Group, LLP, Mrs. Barbara Banks Schwam and Mr. Keith Schwam were present.

Mr. Helmes gave a presentation regarding the variances requested.

The Zoning Board discussed the plan, parking and other structures on the site.

The Zoning Board of Appeals reviewed the resolution with the Village Attorney.

Ms. Broth introduced a motion to close the public hearing; second by Mr. Wiese.

Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.

Mr. Weise introduced a motion to grant the requested variances (maximum development, number of parking spaces, and width of parking aisle). Seconded by Ms. Broth.

Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.

- 2. Simone Healthcare Development, LLC ZBA# 23-8
154 Main Street Use – Application Withdrawn
Mount Kisco, NY 10549
(SBL) 80.25-2-9**

Application withdrawn as per the applicant.

Returning Cases:

- 1. Rivera Toyota ZBA# 21-14
353 N. Bedford Road Re-Approval
Mount Kisco, NY 10549
(SBL 69.43-2-3)**

Mr. Alec Gladd , of Cuddy & Feder was present.

Mr. Gladd discussed the re-approval of the variances granted in September 2021. Previously re-approval granted in October of 2022.

The Zoning Board of Appeals reviewed the resolution with the Village Attorney.

Ms. Broth introduced a motion to close the public hearing; seconded by Mr. Spector.

Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.

Ms. Broth introduced a motion to grant the re-approval; seconded by Mr. Weise.

Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.

- 2. Fortunato Cambareri ZBA# 23-3**

**175 Main Street
Mount Kisco, NY 10549
(SBL 80.25-3-26 & 26.2)**

Area

Mr. Viktor Solarik of VKS Architects and Mr. Fortunato Cambareri were present to represent the application.

Mr. Solarik made a presentation regarding the requested variance, to allow parking on an adjacent property separated by a private road.

The Zoning Board of Appeals reviewed the resolution with the Village Attorney.

Ms. Weise introduced a motion to close the public heard; seconded by Mr. Hoyt.

Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.

Mr. Weise introduced a motion to grant the requested variances; seconded by Mr. Spector.

Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.

**3. Jamie Scoli
Hickory Lane
Mount Kisco, NY 10549
(SBL 69.75-1-4)**

**ZBA# 23-2
Area**

Mr. Weise introduced a motion to adjourn the public hearing to October 17, 2023; seconded by Mr. Hoyt.

Chairman Spector asked for all in favor. The motion carried by a vote of 4 to 0.

**4. Fortunato Cambareri
52 W. Main Street
Mount Kisco NY, 10549
(SBL) 69.80-4-2**

**ZBA# 22-14
Area**

Mr. Weise introduced a motion to adjourn the public hearing to October 17, 2023; seconded by Mr. Hoyt.

Chairman Spector asked for all in favor. The motion carried by a vote of 4 to 0.

**5. Lisa Mitchell & Alex Smoller (1 Leonard Street)
2 ½ Leonard Street
Mount Kisco, NY 10549
(SBL 80.26-1-18)**

**ZBA# 21-21
Interpretation**

Mr. Weise introduced a motion to adjourn the public hearing to October 17, 2023; seconded by Mr. Hoyt.

Chairman Spector asked for all in favor. The motion carried by a vote of 4 to 0.

Mr. Hoyt introduced motion to adjourn the meeting; seconded by Mr. Weise.

Mr. Spector asked for all in favor. The motion carried by a vote of 4 to 0.

The meeting adjourned at 7:53 pm.

The audio and video for this meeting may be found by following the below link:
<https://vimeo.com/866195083>