Minutes of the ***Regular Meeting*** of the Planning Board of the Village/Town of Mount Kisco held on ***Wednesday, September 9, 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 Peter Alonge Michael Bonforte Andre Keating
Members Absent:	None
Staff Present:	William Seegmuller, Building Inspector Lisa Cobb, Village Attorney (via Zoom) Jan K. Johannessen, Village Planner (KSCJ) (via Zoom) Elaine Du, Village Traffic Engineer (AKRF)
Staff Absent:	Anthony Oliveri, Village Engineer (DRE/ AI Engineers) Suzanne Goldberg, Village Planner (BFJ) Frank Fish, Village Planner (BFJ)

Minutes:

1. August 11, 2026

Mr. McGuirk introduced a motion to approve the August 11, 2026 minutes; seconded by Mr. Phillips.

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

Public Hearings:

None

Continued Applications:

A. 60 Smith Avenue- Bet Torah
PB 2024-0466, SBL 80.41-3-4
Site Plan

Mr. Richard Williams of Insite Engineering was present.

Mr. Williams gave the board a brief update on the construction phase of the project and the request of a TCO (Temporary Certificate of Occupancy).

The Building Inspector spoke about his site visit to the subject property. He mentioned the interior of the building was fine but raised concerns about the exterior of the site.

The Village Attorney mentioned the Village Engineer's email that was sent earlier in the day in regards to the TCO being issued for the interior only.

The Village Planner stated he has no objections as long as the Building Department is satisfied with the interior.

The Planning Board asked Mr. Williams if there were any safety concerns with the external security.

Mr. Williams stated that they were satisfied.

Mr. Phillips introduced a motion to endorse the temporary certificate of occupancy in accordance with the inter-discussion that we just had; seconded by Mr. Alonge.

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

B. 487 Lexington Avenue- Mount Kisco Smokehouse
PB 2024-0464, SBL 80.64-2-12
Site Plan & Change of Use Permit

Mr. Hernan Hurtado, principal property owner was present. Mr. Pat Costabile of Steven A. Costa Engineers was present via Zoom.

Mr. Costabile gave the board a brief update on the smoke stack that was a concern from the last Planning Board meeting. He also spoke about the new façade color of the building.

The Planning Board brought up that the renderings called out CMU block being painted in the front of the building but the material appeared to be metal.

The Village Planner asked the applicant to revise the plans to be more consistent as the material on the photo rendering is not CMU in the front of the building.

The applicant acknowledged and stated that is an easy fix.

The Planning Board inquired if this change has gone to the ARB.

The Building Inspector stated that they will be on the agenda next Wednesday for the façade as the signage would require a variance.

The Building Inspector asked the applicant to adjust the plan in regards to the ADA compliant space and the access aisle.

Mr. McGuirk introduced a motion to request a draft resolution of approval for 487 Lexington Avenue, Mount Kisco Smokehouse; seconded by Mr. Phillips.

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

C. 330 (350) North Bedford Road- North Bedford Realty LLC
PB 2026-0480, SBL 69.51-2-1.1
Site Plan & Change of Use Permit

Ms. Diana B. Kolev of DelBello Donnellan Weingarten Wise & Wiederkehr, LLP was present. Mr. Umberto Annunziata of Simone Development was also present. On Zoom Mr. Keith Werner and Ms. Kristen Mitchell of Langan Engineering were also present.

Ms. Kolev brought the board up to speed with the project. She mentioned that they received approval from the ARB and that they will be going to the Zoning Board of Appeals next week for the variances for the generator pad and dumpster enclosure.

Mr. Werner presented the changes to the Board from their last appearance. He noted that they added a pedestrian access from North Bedford Road up to the site and after speaking with Westchester County, all they require is adding a concrete pad for the Bee Line bus stop.

Ms. Mitchell presented to the board the updated landscaping plan.

The Planning Board asked Ms. Mitchell to point out the three new trees added to the site. The board inquired if the applicant would be adding more vegetation to the front of the site.

The Planning Board raised the question if the applicant would be bringing the site in compliance with the 1995 Site Plan approval in regards to the landscaping or if they would create a plan substantially as robust.

Ms. Kolev inquired if the concern for landscaping was more so on the North Bedford Road side of the property.

The Village Planner stated that the site needs to be brought up to a level standard and the caliper of the trees they are adding are not to compliant to the Village Code.

The Planning Board asked the applicant to address all the sidewalks and curbing on the property.

The Village Planner commented that concrete would be a more durable material over asphalt and the site needs restoration.

The Village Traffic Engineer reviewed her memorandum and noted that AKRF's count was lower than the applicants traffic count.

The applicant stated they will take into account all comments made.

D. 47 Dakin Avenue- 47 Dakin Redevelopment
PB 2026-0481, SBL 80.25-5-7
Site Plan, Special Use & Wetlands Permits

Mr. Anthony B. Gioffre III of Cuddy and Feder LLC was present along with Mr. Carlito Holt of DTS Provident on behalf of the applicant.

Mr. Gioffre had an in-depth discussion with the Planning Board in regards to parking and asked to set a date for the Public Hearing.

Mr. Gioffre raised his concerns about the Building Inspector's memorandum about the courtyard.

The Planning Board brought up that the applicant would fund some pedestrian safety improvements at Dakin Avenue and Main Street similar as to what is on South Moger Avenue's crosswalks.

The Traffic Engineer discussed in-depth her memorandum in regards to parking and the traffic impacts.

The Planning Board raised the question on if the parking would be assigned to the tenants.

Mr. Gioffre mention to the board that this is a true transit-oriented development.

The Planning Board raised the question on what control does the Planning Board have on parking.

The Village Attorney explained to the Planning Board that a Special Use Permit will be required because of the parking structure, she also mentioned that this is why a Public Hearing was requested.

The Village Attorney also brought up that separate and apart from that is the discussion of the interplay between the code requirements, which is the minimum number of parking spaces, and the Planning Board would typically have SEQRA, but in this case she agrees with the applicant's attorney that this project is SEQRA exempt.

The Village Attorney stated that state statutes and the Village Code that give the Planning Board authority over parking in general as to any site plan application before it.

The Planning Board asked the applicant to coordinate with the Village Managers office in regards to how many 24- hour parking permits are available in the municipal lots.

The Traffic Engineer suggested to the applicant and the Planning Board to do a parking survey as part of a full parking study.

The Planning Board inquired about the school age children study in correlation to the number of vehicles each household has.

The Building Inspector discussed his memorandum briefly with the Planning Board and the applicant.

Mr. McGuirk introduced a motion that the board determined that 47 Dakin Avenue, 47 Dakin Redevelopment is exempt from SEQRA review; seconded by Mr. Keating.

Mr. McGuirk asked for all in favor. The motion carried by a vote of 5 to 1 abstention.

The Planning Board discussed waiting to schedule a Public Hearing.

Mr. McGuirk introduced a motion to close the meeting; seconded by Mr. Alonge.

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

The meeting adjourned at 8:59 pm.

The audio and video for this meeting may be found by using the following link:
https://vimeo.com/1226224917?fl=pl&fe=sh