

Minutes
Meeting of the Planning Board
Regular Work Session
Village/Town of Mount Kisco
Tuesday, July 14, 2009

Meeting called to order at 7:30 P.M. at the Municipal Building, Mount Kisco, New York.

Members Present: Chairman Joseph Cosentino
Vice Chairman Anthony Sturniolo
Doug Hertz
Stanley Bernstein
Sol Gibbons
Joseph Morreale

Members Absent: Ralph Vigliotti

Staff Present: Nanette Bourne
Whitney Singleton
Anthony Oliveri

Minutes:

April 28, 2009

Motion: Stanley Bernstein
Second: Joseph Morreale
Aye: Sol Gibbons
Aye: Joseph Morreale
Aye: Doug Hertz
Aye: Stanley Bernstein
Aye: Vice Chairman Sturniolo
Aye: Chairman Cosentino

Continuing Review:

Mount Kisco Athletic Club
333 North Bedford Road
PB2009-05A

Motion to Schedule the Public Hearing for the Mount Kisco Athletic Club August 25, 2009

Motion: Vice Chairman Sturniolo
Second: Stanley Bernstein
Aye: Sol Gibbons
Aye: Joseph Morreale
Aye: Stanley Bernstein
Aye: Vice Chairman Sturniolo
Aye: Chairman Cosentino
Recused: Doug Hertz

Conceptual Review:

Thomas O'Brien
Boys & Girls Club of Northern Westchester
351 Main Street
PB2009-08

Present: Thomas O'Brien

Chairman Cosentino: They are requesting to construct a garage on the north end of the property near the Grove Street property.

Thomas O'Brien: The paper road at the top of Grove Street where it curves around. If you know where Brian's house is, it is on the corner and the parking lot. I am an architect in town. This is my first presentation as the new President of the Board of the Boys & Girls Club. I grew up on Grove Street and went to the club as a child. This is my first official function as a pro bono for the Boys & Girls Club. We have located a small structure. It was called a couple of different things. A shed, a garage, etc. It is really

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for storage for our equipment for maintenance of the property - rakes, wheelbarrows, etc., for our summer program stuff. Backboards, soccer nets and gear. One of the most important things is that we are always offered things like pool tables and gym equipment, and we never have anywhere to put them. In fact, we had to pass on some gym equipment, and then we had to go buy some, so it was a bit of a hardship. The idea is really for storage. We are not planning to put cars or trucks in there. There is no heat and there is an unfinished base interior. It is about the size of a three-car garage. We are using some natural material so it ties in.

Chairman Cosentino: We are probably going to ask for screening, as we have always done in that area. There are residential homes there and we need to see a landscape plan on the screening of the building.

Thomas O'Brien: Okay. One of the things we did, if you see the plans, is put the garage doors on each end. We put some small windows and a door to make it more farm like so it does not look like a three-car garage or a large structure. We could certainly look into getting shrubs and trees. We are obviously going to lose a few trees, about three good size trees and six or so small trees. We still have a pretty heavy canopy.

Chairman Cosentino: There are some families back there that are concerned. If you can show us some plan.

Nanette Bourne: You need to show a plan of the existing conditions including the existing trees for the existing site and then one with the new building in it.

Thomas O'Brien: Okay.

Chairman Cosentino: Will there be a paved road going to it?

Thomas O'Brien: No.

Chairman Cosentino: Is stormwater involved in this?

Anthony Oliveri: Actually, I think this would have to do with DEP. It is in the Main Street area, so they are going to want a stormwater pollution prevention plan and a DEP permit. It does not look like you have an existing survey.

Thomas O'Brien: We have a current survey, so we will submit that.

Anthony Oliveri: Yes, a current survey, site plans and some kind of storm water retention, drywells or something of that nature. We would too. Submit that in the formal application.

Thomas O'Brien: One of our challenges is that we have a 2009 deadline. We will move quickly.

Anthony Oliveri: DEP is the stumbling block.

Chairman Cosentino: Nanette, please give them all the help they need. The Boys & Girls Club has been here a long time, and whatever we could do for them we would want to do. We want it to be right after it is completed. I do not want to rush through this.

At this point, Ms. Bourne gave Mr. O'Brien the DEP telephone number.

Nanette Bourne: If you have Ms. Oncioiu call me, I will make sure that she knows that the board would like to work closely with the DEP on this.

Thomas O'Brien: That would be great and I appreciate that.

Chairman Cosentino: You need to make application for the next meeting. If you feel you have more information for DEP, I will put you on for the August 25 meeting. Please let Nancy know.

Thomas O'Brien: I will.

Whitney Singleton: I see that you have this site designated as two lots. Are these lot lines shown around it a separate lot? You have lots nine and ten over here constituting 15.3 acres.

Thomas O'Brien: I believe it, but I will have to double-check that.

Whitney Singleton: If it is, we cannot have a principal building on one, so we would have to merge the two lots. If you could verify what is a separate and distinct lot.

Thomas O'Brien: I think those were originally two residential lots. I will double check.

Anthony Oliveri: Austin also mentioned in his memo about verifying the setbacks based on the legal standing of Grove Street, because it is a paper street. When you do your site plan, I would verify the setback with Austin's office.

Thomas O'Brien: Even from the paper street?

Anthony Oliveri: Yes. Austin has a memo describing it. Before that goes too far with DEP, make sure you are situating it correctly.

Joseph Morreale: Are you anticipating any outdoor lighting?

Thomas O'Brien: If anything, just a small light on the building itself. No floodlighting.

Chairman Cosentino: So make application, and we will schedule you for the 25th of August.

Thomas O'Brien: Thank you very much.

Correspondence:

E-mail from Charlene Furman to Mayor Cindrich dated June 6, 2009 re Mount Kisco Diner.

Chairman Cosentino: In reference to the letter, my understanding from the operator who polices it, the Getty Station is not closing. They are there to stay.

Stanley Bernstein: I read the e-mail and she was mistaken. There is a proposal for a subdivision for a lot in the back. That means the parking will be lost at the funeral parlor.

As there was no further business, on a motion by Dr. Morreale seconded by Vice Chairman Sturniolo, the meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Stanley Bernstein
Recording Secretary

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