

Minutes
Work Session of the Planning Board
Village/Town of Mount Kisco
Tuesday, October 25, 2011

The meeting was called to order at 7:55 P.M. at the Municipal Building Mount Kisco, New York by Chairman Cosentino.

Members Present: **Chairman Joseph Cosentino**
 Vice Chairman Sturniolo
 Stanley Bernstein
 Sol Gibbons
 Ralph Vigliotti

Members Absent: **Doug Hertz (Recused)**

Staff Present: **Austin Cassidy**
 Anthony Oliveri
 Nanette Bourne
 Whitney Singleton

Acceptance of Minutes:

March 8, 2011 (Housekeeping)

Motion: **Stanley Bernstein**
Second: **Ralph Vigliotti**
All Aye

October 11, 2011

Motion: **Stanley Bernstein**
Second: **Sol Gibbons**
All Aye

Continuing Review:

Arroway Chevrolet/Cadillac
175 North Bedford Road
PB 2011-5

Present:

Scott W. Blakely, R.L.A., Sr. Vice President/Principal Landscape Architect, Insite Engineering
Vincent Franze, Franz & Franze Architects
Charles Martabano, Attorney for the Applicant

Mr. Martabano explained that Mr. Franze, Mr. Blakely and himself would explain the changes made since the last meeting with the Planning Board.

Mr. Franze explained the solar installation panel on the new roof would not be seen, as the trees that would be planted (arborvitaes) would hide it.

Mr. Blakely then presented the wetland vegetation additions along the rear of the property, the truck turning radius, solar panels and vehicle display area.

Mr. Vigliotti suggested mature trees are planted at the site, at which Mr. Martabano noted that most of the existing trees that are staying are mature at this point.

Chairman Cosentino noted that the entire project site would be a big improvement.

Mr. Oliveri called the Board's attention to two memos he had written regarding the site. He reminded the staff that a lighting/photometrics plan needs to be submitted. He also noted that the Board needs to see the comments/changes made by the Department of Environmental Protection. A jurisdiction determination letter from NYSDEC should be obtained by the applicant.

Mr. Singleton wanted to be sure the applicant was aware that according to Urban Renewal guidelines using the precedent utilized by Target, the local Urban Renewal Agency, which is the Village Board, remains a part of the overall process; therefore, approval from the Village Board should be sought. Mr. Singleton also informed the applicant that the existing gates need to be identified, and Mr. Blakely stated he was aware of that and will comply with that.

Mr. Singleton confirmed with Mr. Martabano that 70 percent of the parking was open. Discussion followed regarding gates to the rear parking area being a hindrance to access of the required parking. Mr. Martabano confirmed that the gates were opened during the day to the public and closed at night.

Mr. Singleton also asked Mr. Cassidy to confirm a matter regarding the square footage.

Ms. Bourne commented that some wetland buffers need to be negated. Mr. Blakeley illustrated to Ms. Bourne the proposed plantings on the site plan (dashed lines).

Mr. Vigliotti asked about traffic pavement markings onsite to direct flow, vehicle display areas and turning radius for emergency vehicle maneuvering. Mr. Blakely assured the board he would verify emergency vehicle maneuvering ability.

A site lighting discussion ensued in which Chairman Cosentino asked Ms. Bourne to outline the lighting guidelines for the applicant. Ms. Bourne said that the Board had directed applicants to follow them and applicants have done so. Mr. Martabano assured the Board they would comply with the code. Chairman Cosentino wanted assurance that they were following the guidelines as following the guidelines and complying with the code are actually two different issues.

Chairman Cosentino made it known to the public that Mr. Hertz was not attending tonight's meeting as he recused himself for personal reasons.

It was agreed by all parties that the public hearing would be set for November 15, 2011.

Mr. Bernstein reminded the Board that discussion is still pending regarding outdoor dining. Mr. Singleton gave each of the Board members information regarding the outdoor dining policies for other municipalities, requesting that the Board make comments. Mr. Singleton said he would be sure to see it was on an upcoming agenda.

As there was no further business to be discussed by the Planning Board, on a motion by Mr. Bernstein, seconded by Mr. Vigliotti, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Stanley Bernstein,
Recording Secretary

dm