

Minutes of Meeting of the Planning Board  
Village/Town of Mount Kisco  
Tuesday, October 28, 2014

Chairman Cosentino called the meeting to order at 7:55 pm in the Municipal Building.

**Members Present:** Chairman Joseph Cosentino  
Ralph Vigliotti  
Enrico Mareschi  
Sol Gibbons  
Peter Grunthal

**Members Absent:** Stanley Bernstein  
Doug Hertz  
Anthony Sturniolo

**Staff Present:** Jan K. Johannessen, Village Planner  
John H. Landi, Building Inspector  
Anthony Oliveri, Village Engineer  
Whitney Singleton, Village Attorney

Chairman Cosentino led the Pledge of Allegiance.

Chairman Cosentino stated this is Tuesday, October 28<sup>th</sup> and this is a Planning Board meeting and since we have no file of the minutes we'll go to applications. I am going to take a couple out of order, and the first thing I am going to take is Frank, I don't want you waiting too long, so I'm going to take you first.

**Special Discussion**

*Mount Kisco Coach Diner Lighting Discussion*

Mr. Frank Giorgio, the owner and his son were present.

Chairman Cosentino stated and this is the diner and all that you're here for is the site lighting discussion, it's really a discussion on the site lighting and presently now the lighting was put up and of course this Board has no knowledge of what type of lighting you were going to put up, that would be put up in the front and we've noticed that the lighting is changing colors and not one set color as we've always approved, that one color would be set in the front of any one building that we've approved for the 30 years, 40 years whatever it was and we would really, we thought about this, we would really like it to comply, I think what will happen is if we continue with the colors that we have now I think that other businesses are going to come in and say why can't we have them and that's not something that we're looking for so, the Board can speak for itself but in the past we've had one color Frank and you know you had suggested that the 4<sup>th</sup> of July came and you wanted to put red white and blue, something like that, I'm not going to say no to that and this Board's not going to say not to that but our hands are tied actually because that's what we have, that's what we've passed, that's what we've done and we don't want to start to change it now, even though it looks beautiful, you've done a building that is, I've got to say it's a show piece for the Village of Mount Kisco, it's a beautiful building. Now, the Board, itself wants to talk, I am only going by what we've done for the last 40 years but this Board could talk on behalf of that which we have, we can start down here with Mr., Sol, if you want to...

Mr. Gibbons stated I haven't seen these lights and I'm not too sure whether I'd be objectionable to it but as you stated you know, going by previous experiences, we prefer to see one particular light and not a variety of them, I don't know, I'd really have to see it before I make a judgment.

Chairman Cosentino stated okay, Mr. Vigliotti.

Mr. Vigliotti stated unfortunately we can't treat this case in isolation, whether it looks good or not, what are we establishing, what kind of precedent are we establishing for the rest of the Village as other businesses come before us and they want lights that will be a variety of colors and twinkle and change, so because of that and because we in the past have not allowed it, I would agree with the Chair that one color would work fine and I think that's the right way to go.

Chairman Cosentino stated Mr. Mareschi.

Mr. Mareschi stated I haven't seen all the lights you know change, into all colors, so I can't comment on it.

Mr. Grunthal stated my preference is for one light, one solid light, bearing in mind what we've done.

Chairman Cosentino stated I wish it wasn't that way but that's what it is, I wish we had other places within the Village with this...

Frank Giorgio stated with all due respect before you make a decision, I would like to tell you that we didn't do it on our own, we went to the Architectural Review, we didn't take it upon ourselves and we told them what wanted do and they voted and they voted for it, they didn't...

Chairman Cosentino stated see the problem is the ARB doesn't do lighting.

Frank Giorgio stated I wish they had told us who was in control, they should have told us, you know where to go to, I mean I invested some money there...

Chairman Cosentino stated I know.

Frank Giorgio stated the electrician to put it up, I didn't do something on my own. The lights are LED, very small, they are not neon lights that they are annoying, this is a small transition.

Chairman Cosentino stated can you take the minutes of ARB out.

Mr. Giorgio stated I have them right here, from that night, as a matter of fact the Chairman says you should put this, you know, this under the building, it would look, you know to give (inaudible 6:25) to the roof.

Chairman Cosentino stated where does it say that, I don't want to read the whole...

Frank Giorgio stated its where the Chairman says, it's only 8' of this light.

Chairman Cosentino stated I know, I want to help you but I can't just change something, I mean the Board wants to help you, we just can't...

Mr. Giorgio stated the last three lines it says there.

Chairman Cosentino stated the last three lines, Chairman, said they might want to... No, it doesn't say that they approved lighting.

Whitney Singleton stated it doesn't, Chairman...

Chairman Cosentino stated it doesn't say that.

Whitney Singleton stated I reviewed the minutes, it doesn't say that.

Chairman Cosentino stated no, that doesn't say that.

Whitney Singleton stated it says that he liked the lighting that he's proposed, the fixtures.

Chairman Cosentino stated I think they were approving the fixtures not the color of the lighting.

Frank Giorgio stated there, to give more (inaudible) to the roof.

Mr. Giorgio stated they say want the full 8 strip to go along the soffit but it doesn't specially say that, I have two questions if I may...

Chairman Cosentino stated go ahead.

Mr. Giorgio stated I know this is purely, I understand the whole meeting the precedents and I actually and I do understand that but...

Chairman Cosentino stated that's the problem we have.

Mr. Giorgio stated which makes a lot of sense however Code doesn't say anything in the Code opposing the LED lights, I know it says for neon lights not to be allowed but LED's when we transition, if you weigh it both it kind of one battles the other but precedent is very strong in this matter but I'm not here to argue, so my second question would be is one color, yes, for Christmas can I put red or green, Thanksgiving can I put orange, can I put a yellow to match my awnings, am I allowed to use a color weekly as long as it's not rotating colors, is that kind of what I'm getting or does it have to be one color throughout the year, only on holidays I can change.

Mr. Vigliotti stated just as long as you're not changing the colors every 15 seconds.

Mr. Giorgio stated okay.

Mr. Grunthal stated I'd be comfortable with one color, that is one color for on evening shall we say or one day.

Mr. Giorgio stated you just don't want them changing every 20 seconds.

Chairman Cosentino stated you change it, change it every once in awhile, change it.

Mr. Mareschi stated no rotation.

Mr. Grunthal stated and if it were orange in color...

Chairman Cosentino stated really we should say no color, really, if we really want to be technical okay and go along with the past and what's happened in the past okay, we really should be up here and saying you're only allowed one color, okay. It's happened, it's there, you've spent money on it, okay, not with the approval of this Board but you did spend on it.

Frank Giorgio stated I sure did.

Chairman Cosentino stated if you want the change colors, I don't know, you know I would be in favor if they wanted to change the color.

Mr. Mareschi stated put it one color a week.

Mr. Vigliotti stated just as long as it's not every 15 seconds.

Frank Giorgio stated it's very smooth, the transition, you can hardly feel it, it's like a velvet, it's not annoying, I mean if it was I wouldn't put it there myself.

Mr. Mareschi stated Chairman, can they change the color per week, one color per week.

Mr. Giorgio stated as long as it's not change every 15-20 seconds, I get it.

Mr. Grunthal stated I think this is more than precedent, years ago the Village Board put in a sign law, the kind of signs we can have throughout the Village and yhe thinking behind that is that we wanted some consistency throughout the Village of what the Village looks like, trying to present the Village to the public in a certain way and so lighting is part of the presentation of the Village and the one thing that the Board did not want at the time, if I may put it as gaudy signs, gaudy lights and so forth, I am not for one moment suggesting yours are gaudy but that's part of the thinking behind one color, not changing except perhaps on different occasions.

Chairman Cosentino stated look it, I'm going to do something that I didn't want to do, okay, because it's you...

Frank Giorgio stated thank you.

Chairman Cosentino stated and there's going to be a lot of people upset with me here, okay.

Frank Giorgio stated no, I don't want that.

Chairman Cosentino stated only because your calamari's good.

Frank Giorgio stated my steaks and my seafood is...

Chairman Cosentino stated I didn't want to cite your menu but, if you want to change it once a week and just change it to a different color, I don't think this Board has anything against that. Is that fair enough.

Mr. Giorgio stated that's fair.

Frank Giorgio stated okay, we'll take that.

Chairman Cosentino stated alright and go whatever you have to do to do it.

Mr. Giorgio stated very good.

Frank Giorgio stated thank you.

Chairman Cosentino stated alright.

Mr. Giorgio stated have a good night everybody.

Mr. Mareschi stated take care guys.

**Open Door Family Medical – 185 Kisco Avenue  
PB2014-0277, 69.57-1-4 (SBL)  
Amended Site Plan and Change of Use**

Chairman Cosentino stated thank you. The second thing I'm going to take out of order is the Open Door. Anybody for the Open Door, that's representing the Open Door, come up identify yourselves for the record and we will listen to your conceptual. Jerri, how are you.

Ms. Tortorella stated good thank you. Good evening Geraldine Tortorella, of Hoeherman, Tortorella, and Wekstein and we are counsel for Open Door. We brought our full team here this evening, I know it's just a conceptual review but we've spent a lot of time working on this and we wanted to make sure that we were able to give you a fair presentation and get your feedback on this application. With me this evening are Gary GiFransesco from Arconics Architecture who is the project architect on the application and Bernard Adler from Adler Consulting, Transportation, Planning, and Traffic Engineering, Mr. Adler is a professional traffic engineer.

Chairman Cosentino stated welcome.

Ms. Tortorella stated Open Door as you know is, has, currently has an office, a medical office in Town at 30 West Main Street, it's a not-for-profit, Federally qualified, health center that provides medical services to it's patients on a sliding fee basis. Its current operation is for primary health care, it has leased space over at 185 Kisco Avenue for specialty medical services and related services and non-medical services, 185 is the building at the intersection of Preston Way and Kisco Avenue. The proposal in the terms of services would be a combination of dental services that would provided in coordination with a dental residency program, specialty medical services for women's health, including prenatal care, we have some minor behavioral health services, wellness services and hopefully if we get the approval from the State, we will be able to provide nutritional counseling which would be offered to women, infants, and children, pregnant women and children up to 5 years of age and that's a combination of nutritional counseling and some financial assistance to those people. If I can I would just like to ask Gary to be able to describe to you what we're proposing in terms of the interior space, we have very minor exterior or site plan renovations that would be necessary to accommodate our use and then what you'll hear about is we have the right to use 24 parking spaces at the 185 Kisco Avenue location, if you do the math and apply the 1 per 150 square footage requirements for parking, we would require more than that for the amount of space we have, it's about 9,686 square feet that we are leasing, that's actually usable space for our facility. So we had a parking utilization study done at 185 Kisco Avenue, Mr. Adler is here to discuss that this evening. We did meet with staff over the summer to discuss some of these items and some aspects of the proposed use and how we propose to deal with the parking situation and we can get into that after you get an overview of the project.

Mr. Gianfrancesco stated Mr. Chairman, Members of the Board, Gary Gianfrancesco from Arconics Architecture, P.C., we are the architects and planners working with Open Door with regard to this change of use. What you have before you is a site plan of which there's not much site work to be done if any, the lot as Gerri has described is 96,600 square feet 2.21 acres, there's a 125 parking spaces on the site, it is improved by a mostly one story 42,600 square foot

building, the open door space is proposed to go in the northwest corner of the ground floor of the building, right here. The site is served by a two way curb cut down at this end, the Open Door portion of the building is served by a one way driveway in. This line delineates the two story portion of the building, this is all one story so approximately 7,266 square feet of currently warehouse space is proposed to be converted into the Open Door medical, dental, and office space and approximately 2,250 square feet of existing office space is proposed to be converted into the WIC offices, which accompany the entire space. There are no real site improvements proposed by this project, what we have done though is we've taken two handicap spaces which currently exist down over here and we're proposing to shift them down closer to the main entrance for the Open Door space there is an existing loading space which is generally configured in this location and we've shifted that down, we're proposing to shift that down as well. At the top of the page is the parking lot elevation of the building, this being Kisco Avenue and this being the parking lot, this is the two story portion of the building of which we are just utilizing the lower portion. One of the improvements that we proposing to the exterior fenestration is there currently are a pair of windows similar to this, in this location, we are proposing to construct a new entrance and this will be the entrance into our WIC offices, this is an existing door which will continue to be used for delivery and staff entrance into our space, it is a common vestibule with the space up on the second floor which is not utilized by us. As we come down a little further, this is the demarcation of the 9,686 square feet of the Open Door space, currently there is an overhead door in this location because this is the existing warehouse space, we are proposing to remove that overhead door and we are essentially making that the main entrance into our medical and dental offices. The overhead door which was in this location was an approved loading position on the site plan, we are proposing to have that shifted down into this space which is essentially warehouse space, these windows currently exist, there is a passage door right here which we are proposing to shift down and a 10' by 10' overhead door is proposed in this location, it is not part of the Open Door space but as a part of these improvements that work is proposed to be done. This is the parking lot elevation of our building, this is Kisco Avenue, all ingress into the Open Door space is from the parking lot entrances, this is that WIC office space over here, this is the new door way, we have proposed to cut into the building, this is the existing door, this is that common stair that serves the upper floor and this will be our main employee entrance and delivery entrance, the main entrance into the medical, dental, and office space is down here through these double doors and as you enter the space we have our waiting and reception area, our dental component is essentially configured down at this end of the space, our medical component is essentially configured in this area, the office space of which there is a fair amount, our providers, the mental health, there is a significant amount of space, wellness space, a large conference room that are not typical medical spaces and they would generally considered as common office space which comprised this portion of the space. The WIC space, again essentially is office space and as part of that component we have our lunch and staff room and locker areas to support the entire footprint of the space. The 185 Kisco entrance vestibule which currently exists on the building will be utilized only as an emergency exit from the medical, dental, and office space that serve Open Door this will be an alarmed door and it will only be used in case of emergency, there are adequate means of egress and ingress with the three spaces, the three positions that I pointed out earlier that serve the space. I can answer any questions relative to the layout.

Chairman Cosentino stated I have no questions...

Ms. Tortorella stated you don't have any right now.

Chairman Cosentino stated I just have one question that I'm, just in your, page 5 paragraph 3 down at the bottom, you say that 45% of the patients will be walking to the facility, does that mean the majority of the patients will be coming from the Village of Mount Kisco.

Ms. Tortorella stated that reference to 45% is an observation that was made in the Zoning Board of Appeals decisions when we got the parking variance for the 30 West Main Street site, so that's that reference, we do anticipate a substantial percentage of our patients walk, will continue to walk as they do now to 30 West Main Street.

Chairman Cosentino stated right.

Ms. Tortorella stated and that's kind of a proven construct, that site has a parking variance as well, it does not have the number of parking space that is technically required under your Code which is the 1 per 150.

Chairman Cosentino stated they're leasing maybe 30, if I'm right Gerri, 30 parking spaces or something like that from the Village.

Ms. Tortorella stated we have, what happens is we have on-site parking for patients, we have 16 on-site spaces and then we purchased parking tags in the Village for staff.

Chairman Cosentino stated and that's in the north lot.

Ms. Tortorella stated that is at the Annie Sez lot, that's the north lot...

Chairman Cosentino stated the north lot.

Ms. Tortorella stated that's the north lot and our proposal here would be to do the same thing, to reserve the 24 spaces that we have available to us at 185 Kisco Avenue for patients and then to purchase parking tags, parking permits for our staff, presumably in that same lot and I did check with the Village Attorney back in the summer and he consulted with someone in Village Administration and it was reported back to us that there is a sufficient availability or capacity in that lot to accommodate additional permits for us to purchase, so we will purchase as many as we need. We are anticipating that we have the equivalent of 23 full time employees before we get the approval for the WIC or Women, Infant, and Children program and then the addition of that program can add up to three additional employees, so we will purchase whatever we need in terms of parking permits, we are prepared to do and what happens is because of the patient population we serve, an overwhelming percentage of our population does not own vehicles and are not able to drive themselves to the appointments and what we did was and Mr. Adler can speak to this, we did a parking utilization study at 30 West Main Street and we did one at 185 [Kisco Avenue] what we wanted to do was figure out how many of those parking spaces are being used at 30 West Main Street, so to kind of prove out the theory that the majority of our patients don't arrive by driving themselves or needing to park and then we also wanted to see what the availability is at 185 [Kisco Avenue] to demonstrate that there's sufficient capacity, so Mr. Adler can speak very briefly to that, if you want to know the results of that parking utilization analysis and we will be brief.

Chairman Cosentino stated well it's a conceptual, so we just want to listen...

Mr. Adler stated for the record my name is Bernard Adler, I am a license professional engineer, excuse my voice, I'm just getting rid of laryngitis; Gerri did an excellent job of setting the ground. Basically what we did is we studied the parking utilization at 30 West Main and we found that of the 16 spaces the peak demand occurred at 9:30, 10:30 in the morning when only 10 spaces were occupied and the remainder of the day, the occupancy of the parking went down, most importantly knowing that the type of services that we're going to be moving over to 185 Kisco Avenue, which are dental services and OB/GYN type services would have a lower demand, we see fewer patients, two per hour for example in each of the facilities but we use those numbers, the ratio of the occupancy of the number of parking spaces at 30 West Main to the total demand to the total supply there and to the total size of the building and then extrapolated that to 185 Kisco [Avenue] to the 24 spaces that are available to us here and knowing that demand we determined that the number of parking spaces that will actually be needed will be only 23 and again these are for clients, these are not for employees, as Gerri pointed out the employees will be parking at Annie Sez. So based on the type of information that we collected which is statistically sound, we determined that the demand will be satisfied with the 24 spaces that are being provided.

Ms. Tortorella stated to clarify we all know we won't be parking at Annie Sez because if you've ever tried to park at Annie Sez and not go into Annie Sez, you understand that that doesn't happen but.

Chairman Cosentino stated now, in doing this I noticed that you pointed out dental labs, I guess there was 4 or 5 dental offices there.

Ms. Tortorella stated they're more than that, they're examine rooms.

Chairman Cosentino stated does that mean that the there will be no more bus and that the bus will not be parking down there. Right now they have a travelling dental, so that means we're eliminating that bus and it will not be parked down at the site because right now it's parked at the Boys & Girls Club.

Ms. Tortorella stated correct, the mobile dental van, Anita Wellankin is the chief operating officer from Open Door is here but I can answer it and you can correct me if you need to. The mobile dental van actually provides services to a number of different communities, it no longer

will be necessary to provide services in Mount Kisco. You're correct, it currently during parts of the year is parked at the Boys & Girls Club, during the winter months it's currently parked at the Sleepy Hollow location for Open Door but it will not be parked any longer, will not need to be parked any longer at the Mount Kisco Boys & Girls Club.

Chairman Cosentino stated Boys & Girls Club and it will not be parked at 185 [Kisco Avenue].

Ms. Tortorella stated no, we're not allowed to park it at 185 [Kisco Avenue].

Chairman Cosentino stated that was going to be my second...

Ms. Tortorella stated we're not allowed under our lease to park it there, I mean we have to be able to keep those spaces open A. for use and B. for the practicality of cleaning the parking lot.

Chairman Cosentino stated good, that's good news.

Ms. Tortorella stated so it will not be.

Chairman Cosentino stated okay...

Ms. Tortorella stated so what we would, you know your Code has a provision that specifies how many parking spaces per square footage based on use we're required to provide, there is a provision in the Code that allows where there's a variation of the use, it allows the Board to give us some relief, this Board to give us some relief, as opposed to having to go get a variance. We are hoping and will be making formal application to your Board to get that relief in this particular application, based on this being the not for profit medical office, I mean we are unique construct, we're not proposing that any relief you grant us would be applicable for a for-profit private medical, we understand it would be limited to our use and what we're proposing because we have a unique limit on parking demand based on the nature of our clientele and the nature of our business operation, so that will be part of the application we make to your Board with our change of use application and I don't know if you have any feedback, any reaction to that, any feedback from that, any concerns that you want to make sure we address.

Chairman Cosentino stated well the Code doesn't say to treat not-for-profit any different than we treat anybody else but we do want to help and we understand the problem, yes we are going to consider that, absolutely.

Ms. Tortorella stated okay, is there any other questions, anything more that you want information wise from us because that's where we'd be moving yes.

Mr. Grunthal stated can I ask a question.

Chairman Cosentino stated sure.

Whitney Singleton stated Chairman.

Chairman Cosentino stated.

Whitney Singleton stated just, first of all Gary did a terrific job on the color coding to make the parking delineation a little bit easier to follow, the colors were very helpful, for challenged people such as myself. With regard to how you came about those parking spaces, some of them are per Code, some of them are per C.O., some of them are per owner, some of them are per lease, it's like you've picked and chosen what works for you but the Planning Board is going to need to see one column that says everything per Code, so we know what the total required parking is by today's standards on the site so they can get a better appreciation of the magnitude of which they are being sought to wait.

Ms. Tortorella stated the, just to be clear though, I think with respect to a use that would not change the certificate of occupancy requirements, I would think would govern if you're going from office, non-medical office to non-medical office and your C.O., because it was C.O.'d prior to the change in the Code and it said you needed 15 spaces that shouldn't require a change.

Whitney Singleton stated right but and sorry to cut you off Gerri, but if you're looking at use here that is, if you're looking at a use here under today's requirements that's twice or three times the parking that your listing the Planning Board is going to want to know to what degree is that currently pre-existing, non-conforming for one client, you can call it whatever you want to call it

but they're going to want to know under today's Code what would be the total parking for that space regardless of what its deemed to be, issued a C.O. for, or grandfathered.

Ms. Tortorella stated so what do we do about the spaces that don't have a specified use and there are a number of different uses allowed in the code, I mean there are some space, there's one that's indicated as flexible and it may that it's warehouse, office...

Whitney Singleton stated well whatever the last approved use was.

Ms. Tortorella stated okay.

Whitney Singleton stated if it was general office at 1 to 150, then it's general office 1 to 150.

Ms. Tortorella stated okay, we will provide that, I'm sure we're going to be pressured by the landlord to continue to include the C.O. information and whatever, so we will do that...

Whitney Singleton stated that's fine, I don't mind if you provide that...

Ms. Tortorella stated he wants to add a column of required under current code.

Mr. Grunthal stated I do have a question, I think this is a terrific project but I do have a question for Mr. Adler if you don't mind coming back. The basis of your study is a study at 30 west Main Street to see how much parking goes on over there and I saw you did the study, I hope the laryngitis isn't contagious.

Mr. Adler stated I hope it didn't go over the table.

Whitney Singleton stated 21 days.

Mr. Grunthal stated I saw that you did the study on one day and I wonder how representative one day especially one day in August can be which is the summer of course, a hot day in August, I mean I (inaudible) among other things and it seems to me studies should be representative by having several days, different days of the week, different months of the year, how do you justify one day.

Mr. Adler stated well typically a traffic engineering study is done over a day that's considered typical, whether, I would never do a study in August when I have to base it on traffic volumes for example on Main but when the office building is occupied and the staff and the clients represent a typical operation which we checked before we did that, it's like if people are coming to work, they're coming to work, if people are going to visit their doctor, they're visiting the doctor, so they all came and that's what we typically do, that one day study. It's possible to check it another day, there usually is some slight apparitions but it tends to be in the same nature and by the way we've done other studies in other facilities and it's always very low.

Ms. Tortorella stated we did, Open Door doesn't have the same kind of ghost town feel in August like you do in many other businesses including medical offices, again, by virtue of that fact that it's a little bit different creature then you have your private, traditional private medical offices. The day of the week was one of the busier ones, Wednesdays tend to be one of the busier days of the week and we were advised by Open Door that they had full staff there and that they had full operation.

Mr. Adler stated full operation.

Ms. Tortorella stated so we did check that before we did it.

Mr. Grunthal stated okay, thank you.

Mr. Adler stated the other reason we did it in August is because we needed some preliminary information about the site, about the interviews that we collected that Gerri referred to before, just to see how, 30 West Main is operating and then once we did that, and we wanted to meet with the Village early on and that was just before the August data collection, just after the August data collection so we had some information to provide the Village.

Mr. Grunthal stated okay.

Chairman Cosentino stated I think 30 West Main Street worked out nice.



Ms. Tortorella stated thank you.

Chairman Cosentino stated since it conception of it, everything that they said they were going to do, they did.

Ms. Tortorella stated it's almost ten years.

Chairman Cosentino stated is it that long.

Ms. Tortorella stated it's almost ten years, so kind of, we have a proven track record of how it operated and what's its experiences.

Chairman Cosentino stated now...

Ms. Tortorella stated and Open Door also has offices in Sleepy Hollow, Portchester, Ossining and now in Brewster.

Chairman Cosentino stated it was well run, it was well kept, a good track record.

Ms. Tortorella stated thank you very much, we appreciate that.

Chairman Cosentino stated okay then we are going to digest this, it's only conceptual.

Jan Johannessen stated Joe...

Mr. Adler stated Jan.

Mr. Grunthal stated Jan was going to say something.

Chairman Cosentino stated Jan.

Jan Johannessen stated I would recommend that the Board engage it's traffic engineer to review the report that was submitted.

Chairman Cosentino stated yes. Anything else from Staff or from Members here.

Mr. Mareschi stated no, Chairman.

Chairman Cosentino stated John, anything.

John Landi stated no, I'm good.

Chairman Cosentino stated you're going to have to come in for, this is conceptual, for application and you'll see Michelle downstairs and work with Michelle on an application, she's the one.

Ms. Tortorella stated good, that will be our next step, we'll start working on that and we'll come in with a formal application.

Mr. Gianfrancesco stated thank you.

Chairman Cosentino stated thank you for coming.

Ms. Tortorella stated thank you and thank you for taking us out of order.

The Secretary stated chairman, would you like to do Bet Torah.

Chairman Cosentino stated yes, Bet Torah, would you come up and identify yourself for the record please.

**Bet Torah – 60 Smith Avenue  
PB2014-0283, 80.41-3-25 (SBL)  
Amended Site Plan**

Linda Dishner was present.

Ms. Dishner stated Linda Dishner, architectural consultant for Bet Torah and Mindy Ceterra, director of Bet Torah Nursery School..

Ms. Ceterra stated I'm the director of Bet Torah Nursery school.

Ms. Dishner stated so Bet Torah Nursery School is interested in putting up an awning, shade structure against it's west end of it's building, it's 144 square feet so therefore we need site plan.

Chairman Cosentino stated over 100 square you need an approval.

Ms. Dishner stated we need approval from the Board.

Chairman Cosentino stated just for, what color is this going to be anyway.

Ms. Dishner stated it's red to match the red wall.

Chairman Cosentino stated red.

Ms. Dishner stated it's the same, this is not the size of it but this the same structure they use at the Bedford Parks all through Town.

Chairman Cosentino stated we're talking of a sun, rain structure, canopy, that's going to accommodate the children from the sun or from the rain. If it was normally 100 square foot canopy, they would just have to go downstairs and get a permit and that would be it since it's 133 square feet...

Ms. Dishner stated 144.

Chairman Cosentino stated 144 square feet, they needed to come before here. We do have a resolution before us, I read the resolution, Mr. Singleton you've gone through the resolution, Jan, you've gone through the resolution, are there any questions on this resolution.

Whitney Singleton stated there was just going to be one additional whereas clause as we previously discussed, citing the support of the application from residents.

Chairman Cosentino stated we got two letters in support of the application by two neighbors, we'll enter that Jan.

Jan Johannessen stated Joe, I just wanted the applicant to be aware, I'm not sure if you read the resolution but one of the conditions include a provision that the canopy be removed during the months of November through March.

Ms. Ceterra stated that's right, it's a temporary shade awning.

Ms. Dishner stated that's absolutely correct.

Ms. Ceterra stated it's not meant to be up there for the whole year, we want to take it down any time there's a possibility of snow, so it will not be up for the whole year.

Chairman Cosentino stated right, I don't have any questions, does anybody else have any questions on this, let's get this off our plate. We have a resolution, does somebody want to...

Mr. Vigliotti stated Mr. Chair, I'll move to amend the site plan for Bet Torah Synagogue, the shade structure at 60 Smith Avenue, application PB2014-0283, October 28, 2014.

Mr. Mareschi stated I'll second that.

Chairman Cosentino stated and this is known as the Bet Torah Synagogue. On the question, will the Secretary poll the Board please.

Upon Roll Call Vote:

Mr. Vigliotti	-	aye
Mr. Mareschi	-	aye
Mr. Gibbon	-	aye

Mr. Grunthal - aye  
Chairman Cosentino - aye

Motion carries by a vote of 5 to 0.

Chairman Cosentino stated go get it.

Ms. Ceterra stated thank you very much, thank you so much, appreciate it.

Ms. Dishner stated thank you.

Mr. Mareschi stated you're welcome, thank you.

Chairman Cosentino stated alright, back to conceptual, we have a medical use at 118 North Bedford Road, does somebody want to come up and identify yourself for the record please.

**Medical use at 118 North Bedford Road  
PB2014-0273, 69.74-2-1 (SBL)  
Amended Site Plan and Change of Use**

Mr. Mark Ellman of Celestial Capital and Mr. Richard Pearson of JMC Site Development Consultants

Mr. Elman stated good evening gentlemen, my name is Mark Ellman, I am the managing partner of 188 North Bedford Road Associates, which not surprisingly owns 118 North Bedford Road, we acquired the building in foreclosure in 2001, we then renovated, it took about a year to lease it up and we have had a waiting list through the remaining years until about two years ago when the County department of Health moved out and then we had a guardian life insurance close that office and withdrew from that market. So we have roughly a little over 20% of the building vacant, it has been over two years and we have had essentially no interest, no traffic at all for a straight office use, so as you will probably recall, I appeared before several months ago to broach the possibility of a medical use in the building. At that point the Board expressed a desire to be of help and suggested that our traffic consultant liaise with the Town's traffic consultant to see what could be done so we are now coming back after that, Rich Pearson is our traffic consultant and he will explain the dialogue.

Mr. Pearson stated good evening Richard Pearson with JMC, formally known as John Meyer consulting, I've been with the firm for more than 30 years, I'm a partner with the firm. I'm a professional engineer and a certified professional traffic operations engineer. As Mark mentioned where there was discussion during the summer about coming in with the larger percentage of the building to be reoccupied as medical office, I had some discussion with various staff people and I believe there was a desire to come in with a smaller percentage of the vacant space as medical office. So we've now come in with request for 3,825 square feet to be medical office, we have shown on our site plan which shows 5 handicap spaces proposed to comply with current ADA requirements, there are a couple of handicap spaces currently delineated on the site but they don't have the proper things required by ADA including an access aisle between the spaces, so with those improvements there would be a reduction in two spaces overall on the site plan, we would also be reconstructing the sidewalk and providing handicap ramps for those handicap spaces. There are also some spaces on the site that were previously approved as compact spaces which your code no longer has a provision for, so at the direction of the Village staff we have shown those to be employee parking spaces. Also, during the review, the Building Department noted that the original approval back from 1985 was based on a parking ratio of 1 space per 275 square feet for the entire site and it should have been, unless there was a change since then, it should have been approved based on 1 per 250 square feet for the first 10,000 square feet of building area so there's essentially a deficit of three spaces based on the requirement differential of 1 per 250 versus 1 per 275 for the first 10,000 square feet. There is a reduction in three spaces based on the request to provide current handicap requirement for ADA and then there is a twelve space reduction based on our requested modification from office space to medical office space, so overall there is a net deficit of seventeen spaces per code. We did look at some of the utilization while we did not do a, what could be considered a full all day long parking analysis, we did look at a couple of days, I looked at it this past Friday at 11:15 in the morning, there were fifty-two occupied spaces and today at 2:30, excuse me, yesterday at 2:30 there was sixty-two occupied spaces, we are providing 126 spaces in the future and so there's less than half of the existing spaces are currently occupied, there is a total vacancy right now of 8,568 square feet, so what we did is, I took the conservative observed occupancy, peak

occupancy of sixty-two spaces, I added twenty-six spaces per your code for the 3,825 square feet and also reoccupied the vacant office space, should I continue...

Mr. Mareschi stated yeah, you can.

Mr. Pearson stated okay, so there was a result of twenty surplus spaces, we had based on the observed parking utilization and the re-occupancy of the vacant space, we come up with a total future demand of 106 spaces which is twenty spaces below, whoa, the flag is about go, good catch. So we would have a surplus of twenty spaces and that essentially summarizes our application.

Chairman Cosentino stated well if you read the Gannet yesterday that most of offices are now going medical throughout the...

Mr. Ellman stated well actually, not only did I read it but we have been on the forefront of doing that.

Chairman Cosentino stated yeah, oh you did read that then.

Mr. Ellman stated yeah, we actually converted 550 and 600 Mamaroneck Avenue in Harrison from straight office to now the better part of it is medical.

Chairman Cosentino stated yeah, that's what's happening in the industry today.

Mr. Ellman stated well what's happened in a broader scheme just in terms of, first of all suburban office is as out of favor as it has been in my 40 years in the business, everyone wants to be in the city, secondly the, there is a densification in the use of space, the old rule of thumb was 250 square feet per employee, it's not done a 150 and heading towards 100. So what happens is in the county, in the mature county life, in Westchester where you have no population growth, no job creation, you have by definition an oversupply of office space just to give you a sense, my wife practices law in the city, her firm which is one of the largest just signed a letter of intent to move into half a million square feet, their current space is 850,000 square feet, another one of those firms is staying where they are on 3<sup>rd</sup> Avenue and they're going from 800 to 600.

Chairman Cosentino stated sure.

Mr. Ellman stated and this is, and this isn't going to change, this is going to continue so ultimately when you have no demand for your office space, people are looking for where is growth in demand and in the county it has been biotech and it has medical services, so that's the reason that everyone is doing it, because there is no demand to support the current inventory space in the county.

Chairman Cosentino stated okay, this is a conceptual, we heard that, jan, you want to iterate on this, there are, we have to give him some relief I understand on...

Whitney Singleton stated Chairman...

Chairman Cosentino stated yeah.

Whitney Singleton stated let me see if I can summarize what Rich droned on about. You're basically saying that you're taking 3,800 square feet, approximately 3,800 square feet and switching it from a, from a office use which previously had a requirement for 1 per 275 and is being converted to an office use at 1 per 150...

Mr. Pearson stated medical office, yes.

Whitney Singleton stated so the net, forget all the other extraneous factors, the next just for that 3,800 square feet is approximately six spaces.

Mr. Pearson stated twelve.

Whitney Singleton stated twelve.

Mr. Ellman stated the net increase.

Whitney Singleton stated the net increase...

Mr. Pearson stated the differential.

Whitney Singleton stated as to those spaces, so they're going up 125 square feet per space, I thought it was six spaces but maybe my math is wrong and you'd like this Board to consider that without the necessity of a full blown traffic analysis and that was the direction that this Board has anticipated based upon your site visits and your individual observations of the site over the past couple years, so my recommendation would be for Mr. Pearson to prepare a report that can be confirmed or refuted by our traffic consultant, not a study, just a report of his observations and availability of parking on site for our consultant to approve and based upon that your Board can entertain an application, not to go to the Zoning Board for a variance...

Chairman Cosentino stated no.

Whitney Singleton stated but to modify the parking requirements for the unique uses on this particular site under 110-28 of the code.

Chairman Cosentino stated that shouldn't be a problem.

Mr. Pearson stated so essentially document in writing what I verbalized and arguable droned on about tonight.

Chairman Cosentino stated right.

Whitney Singleton stated okay, so Rich, if you could simply prepare as part of your formal application a narrative of what your observations about the site and the overall site conditions and we will just have our consultant review that and we can put them back on for the Board's action.

Mr. Pearson stated for the November meeting.

Whitney Singleton stated yeah but we need a formal application and required escrow and everything.

Mr. Pearson stated understood.

Chairman Cosentino stated I'm not going to argue with him.

Whitney Singleton stated that's all I have.

Chairman Cosentino stated I don't have anything, anybody else have any...

Mr. Mareschi stated no, chairman.

Chairman Cosentino stated you do what you have to do.

Mr. Ellman stated thank you.

Mr. Pearson stated thank you very much.

**Mercedes Benz of Mount Kisco – 333 N. Bedford Road  
PB2014-0285, 69.50-2-1 (SBL)  
Amended Site Plan and Change of Use**

Chairman Cosentino stated Mercedes Benz of Mount Kisco, would you come up and identify yourselves for the record please.

Mr. Monteleone stated good evening gentlemen, lady. I am Anthony Monteleone, Monteleone & Monteleone, attorney for Mercedes Benz. Have Pietro Catizone who is the engineer for the site plan and sitting in the back is Mr. Chris Buonanno, the owner of Mercedes Benz which is presently located in Goldens Bridge and is relocated here into both Mount Kisco and Bedford. As the site plan will indicate we are leasing significant portion of property from Diamond properties, by the way Jim wasn't able to make it tonight, he will be here at a subsequent meeting and that's 113,000 square feet presently occupied by Wine Enthusiast. We are also purchasing the Nohilly truck property...

Chairman Cosentino stated in Bedford.

Mr. Monteleone stated which is on North Bedford Road which is in the Town of Bedford, last week we were before the Bedford Planning Board and the Bedford Planning Board at that time indicated that they did want to have a joint meeting with your Board as your Building Inspector indicated in the memo we received. These two sites will be connected and Mr. Catizone will go through the site plan and present both sites to you.

Mr. Catizone stated okay so the first site is entirely within the Town of Bedford, it's the Nohilly parcel and actually this is the plan that this Board has but we've incorporated comments from the Town of Bedford, they had some concerns with circulation and things like that so we just want to show that we, you know made some progress, we're responsive to both Boards and we hope to make a submittal with your comments but this is the new layout. The Nohilly parcel there are twenty-eight on site spaces and then the remainder of the spaces which are sixty-two are on the 333 parcel.

Mr. Monteleone stated that's a portion that we've leased from Diamond Properties, diamond Properties owns that portion of property adjacent to the water tower, so we've leased that from Diamond as part of our lease.

Mr. Catizone stated so I just want to point out before we go to the remainder of the site, is that this is luxury car dealership and this building is approximately 7,000 square feet, it's for sales only of certified pre-owned vehicles but it is the gateway, if, I'm sure we've all driven by this site 1,000 time but the elevation on Bedford Road is much higher than this building, so they have very limited visibility for this parcel, so this is the gateway. Per the Town of Bedford we have right turns in only, they wanted full circulation in this area, which we've provided and we are providing a connection from this site, the certified pre-owned site to the Diamond Properties site...

Mr. Monteleone stated as both ingress and egress, right.

Chairman Cosentino stated proposed that you're going to do that.

Mr. Catizone stated with respect to the remainder, the balance of the lease area, 113,280 square feet currently occupied by Wine Enthusiast, what we're going to do is this area is currently a loading dock, it's depressed approximately 4' below the finished floor, we propose to fill this and provide additional parking, most of it is paved currently and we will be converting some landscaped area to pavement in this area, the way this site is going to work is this will be new car sales, it will be service for both the certified pre-owned and new vehicles so it doesn't matter whether you purchased here or there, the service is on the Diamond Properties parcel...

Mr. Monteleone stated and all contained within the building.

Mr. Catizone stated there will be a valet, I don't know if we call it valet but Mr. Buonanno can give the technical terms but basically vehicles drive in here similar to the Preston Way Chevrolet Dealership, vehicles drive in here and the service personnel will take in that vehicle and the service will take place in this area and then when that vehicles service has been completed, they'll exit it out either to the customer or stage it internally and exit it out at the time when the customer picks it up. We previously proposed two ramps that was basically to get the vehicles out, now we're looking at a redesign of this building with the new grades here to be able to accomplish this drop off, you know drop off of vehicles and delivery it to the customer internally rather than using the ramps.

Mr. Monteleone stated and if I may, at my suggestion that would be a DEP issue and we're trying to avoid as many DEP issues as possible.

Chairman Cosentino stated I would.

Mr. Monteleone stated so we're eliminating those ramps which are on the west side and having ingress and egress through the building, the front of the building, would be the north side of the building.

Mr. Catizone stated the other, we'll just zoom in a little bit, basically this is a blow up of the new car sales, service, parts, you can see it a little bit better, there is also a site wide parking table, I know that was one of the comments from the Building Inspector but this has all the uses and the demand for parking, our required parking spaces 1,023. There are currently 799 spaces on the

site, our proposal brings that up to about 900, depending on where the doors end up on this façade, we will lose a few spaces on this row but we will be bringing that parking count up like I said from 799 to approximately 900. That includes the additional spaces here which is a net increase of 45 and the 60 spaces plus or minus on the northern parcel, northeast parcel which is again, this is what was submitted to you, this is the amended plan with the Town of Bedford comments, so the combination of the 45 spaces plus 62 in this area gives us the additional, approximately, again we don't know where the doorways are going to end up on the western portion, there is a possibility that a space or two might be lost here just with grading and things like that but that's the direction we're heading.

Jan Johannessen stated you're talking about the next increase in, net increase in parking spaces, is that on 333...

Mr. Catizone stated it's on 333.

Jan Johannessen stated or both parcels.

Mr. Catizone stated no, no...

Mr. Monteleone stated both parcels.

Mr. Catizone stated the net increase...

Jan Johannessen stated the net increase is a hundred something spaces, that's on both parcels.

Mr. Catizone stated that's on 333.

Jan Johannessen stated just 333.

Mr. Catizone stated 333.

Mr. Monteleone stated no, doesn't that include the ones on the...

Mr. Catizone stated no, it does not, there's an additional 28 spaces that...

Jan Johannessen stated so what's the parking requirement for the uses just on 333 compared to the net increase on 333.

Mr. Catizone stated what are the...

Jan Johannessen stated what's the parking requirement for the dealership just on 333.

Mr. Catizone stated for the dealership.

Jan Johannessen stated yup, not the pre-owned, just the 333.

Mr. Catizone stated so there were several sections relating to automotive parking requirements and we tried to break that up as best we could but it looks like 91 plus 6 plus 105.

Jan Johannessen stated what is that.

Mr. Catizone stated let me just add them up, 91 plus 6 plus 105.

The Secretary stated 202.

Mr. Catizone stated two, yeah. Now some of these for example, the number of spaces required for a service bay for a lift, I think was one in three, in speaking with our client, they would argue that realistically that's more in the range of one and two mechanics per workstation rather than three. There is also workstations such as the tire mounting, balancing, which doesn't have a dedicated mechanic there, so someone would take the tire off a lift and bring it into that work area to mount and balance a new tires, so it's not an additional person so we tried to outline it per the code.

Jan Johannessen stated so then the, there's required 202 parking spaces and you're providing an increase of 100...

Mr. Catizone stated about a hundred, yeah.

Jan Johannessen stated okay, so the Board is aware, I believe that the, there is a current shortfall in parking on the property of about 200 spaces.

Mr. Catizone stated with the new proposal the required for the entire site is 1,023 and that's a number 799 right now, I don't have it here but I do have the, with the current conditions what the shortage is.

Chairman Cosentino stated tell me something, the egress and ingress will be the, which parcel.

Mr. Catizone stated well what we're envisioning is once you own a Mercedes, you're going to know where to go for the service, the egress should follow the, the current setup in that left turns are permitted on Ice House Road and the customers would drive here and they could exit you know, from the main entrance but there is not left out of there, they would have to exit left out of Ice House Road. The reason we have another access here on the Nohilly parcel is again that's the gateway, people who are looking for new car, certified pre-owned car, we just don't want them to you know miss these exits, if you're not from the area as you know, it could be very confusing as to how to get in and out of this site, once your familiar with the site, I think it's not a, it's a pretty steep curve, you figure it out pretty quick but this again is the gateway.

Chairman Cosentino stated what are you doing with the other, the egress and ingress that's there, to the south of it.

Mr. Catizone stated this one here, we are leaving that the Nohilly parcels are independent, this will be restricted access it would be right turns in only, no exit, we've angled the parking and we've actually...

Chairman Cosentino stated you will have no exit on the Nohilly parcel.

Mr. Catizone stated on Nohilly, that's correct.

Chairman Cosentino stated no exit.

Mr. Catizone stated no exit.

Chairman Cosentino stated so in order to get out of the site, you would either have to go to Ice House Road...

Mr. Catizone stated you'd either have to drive out this way to Ice House or to the main entrance or drive down and you know whether you take this access or drive through the site to make a left onto...

Whitney Singleton stated so all traffic must go through Mount Kisco.

Mr. Catizone stated no, this northern entrance is in Bedford.

Whitney Singleton stated I understand that but you can't make a left hand turn out of there.

Mr. Catizone stated all traffic must, that's a correct statement.

Whitney Singleton stated how are you getting your deliveries, all traffic through Mount Kisco.

Mr. Catizone stated correct, the Ice House Road access is for trucks, I was involved in the adaptive reuse in this back in, 2003 or so and the reason for the improvements to Ice House was to route truck traffic through that, through Ice House rather than through the main entrance which has an offset intersection just like this one but it's offset in the wrong direction to allow signalized left turn.

Jan Johannessen stated when you originally submitted to the Town of Bedford was the entrance to the Nohilly property right in only or originally intended...

Mr. Monteleone stated no, we initially submitted that as an ingress and egress...

Jan Johannessen stated that was a comment of theirs.



Mr. Monteleone stated Bedford came back to us that they only wanted southbound traffic to make a right into it and they asked us design our entrance that way so a left could not be made, now that having been said, the main entrance to the Diamond Property which is two way with an island in between while you're not supposed to make a left turn, a lot of people do.

Whitney Singleton stated historically there was no restriction on making a left turn until that was imposed recently.

Mr. Monteleone stated I don't think there's any sign that says no left turn.

Whitney Singleton stated yes there is.

Mr. Monteleone stated oh, there is.

Whitney Singleton stated and that was his sole entrance and exit because Ice House Road was an insufficient point of egress and now all of the traffic is going to go on Ice House Road.

Mr. Monteleone stated no any traffic that's going to come south will come out of the mains trance and turn...

Whitney Singleton stated into Mount Kisco.

Mr. Monteleone stated into Mount Kisco but it may not every make it into the Village, it may very well then go across and hook up to the Saw Mill and Kisco Avenue.

Mr. Mareschi stated all the trucks have to go through the Village, trucks and trailers.

Mr. Catizone stated right.

Whitney Singleton stated all the truck deliveries in and out have to go through Mount Kisco.

Mr. Mareschi stated they have to go 684, they have to go through the Village.

Whitney Singleton stated they can go through Katonah but the way it's being setup it won't be possible.

Mr. Mareschi stated right, so they'll go through the Village, they'll go on Main Street.

Jan Johannessen stated They can go up the bypass to 684.

Mr. Mareschi stated down by the hospital, to 684.

Mr. Catizone stated the trucks could enter through here from Katonah, that's correct and just so this Board knows and we'll try and keep this as consistent between both Bedford and the Village of Mount Kisco, the plans that we submitted to you are the same as what we've submitted to Mount Kisco...

Mr. Monteleone stated to Bedford.

Mr. Catizone stated to Bedford.

Mr. Mareschi stated are they moving the whole dealer here.

Mr. Monteleone stated the whole dealer.

Mr. Catizone stated the whole dealer.

Mr. Mareschi stated so that dealer is shutting down.

Mr. Vigliotti stated Mr. Chair, when you get a chance, I'd like to make a comment.

Chairman Cosentino stated yeah, go ahead, you can make it now.

Mr. Vigliotti stated okay a number of years ago, it could be seven or eight years ago, I had proposed that the main entrance be aligned with the traffic light, it seemed at the time to be somewhat of a statement that was sort of laughed at a little bit but today we see that Mercedes

has purchased the Nohilly property which is to the north of the entrance, what I'm proposing and it may be laughed again is that the property just south of the main entrance be purchased to align the site with the traffic light to alleviate the major, major congestion that is going to happen at Ice House Road, as a matter of fact Ice House Road now, the owner of 333 is before us to put in another entrance because Ice House Road is a problem, so I put on the table again that this may be the opportunity for this proposed use and the property owner to take very, very serious look and I think at the property just south of the main entrance, it abuts the main entrance to align once and for all the traffic light, I can understand why Bedford is so concerned about left hand turns and right hand turns but they're not so concerned about what happens down at the south at Ice House Road, just as long as their problems are moved south, what we're saying is let's work together, let's make this traffic light work once and for all, the site is only going to be more intense over the years as it becomes more popular with those that are looking for properties that have that type of parking because there's plenty of it. So I place that on the table, I have some real serious problems with all the trucks entering Ice House Road, as it is now, it's backed up, now the trucks may take four or five parking, four or five cars that would normally sit to make the left, now those cars are going to be pushed back waiting in the traffic lanes within the site, so we do have some issues that our consultants need to really take a hard look at. I really don't want to, I know it may be poo poo'd again but we need to take a very serious look at this juncture, okay because the Wine Enthusiast, okay did not have a lot of movement of vehicles, this proposal does and I wish it luck and welcome to Mount Kisco but the bottom line is we need to address some issues.

Mr. Monteleone stated we have a, John Collins on board as traffic engineer and we've talked to him about this. One possibility is to move that light, I think much more traffic comes in and out of the Diamond Property than comes in and out of that shopping center...

Mr. Catizone stated the problem is...

Mr. Vigliotti stated aligning the light is key, whatever way it happens.

Mr. Catizone stated yeah.

Mr. Monteleone stated and requiring one applicant or the other to buy a piece of property, I think that Diamond has looked into that a number of times and it hasn't be practical to do but Jim can direct that, address that to you himself. We hear you, I don't disagree that a traffic signal there would be important and maybe we can move it, we'll see.

Mr. Vigliotti stated it only enhances your client's business.

Mr. Monteleone stated let me ask, Chris how many car carriers come in a week.

Mr. Catizone stated you have no argument from...

Mr. Vigliotti stated it only enhances it. No one wants to travel almost a mile through a parking lot.

Mr. Bounanno stated two, three.

Mr. Monteleone stated two or three car carriers come in a week, that's all we have so other than that I don't think there are any trucks to speak of, are there.

Jan Johannessen stated is the facility in Goldens Bridge closing down.

Mr. Catizone stated yes.

Mr. Monteleone stated it will be vacant and the timetable here is probably 2016.

Whitney Singleton stated where are you picking up 100 plus parking spaces on site.

Mr. Catizone stated there's a net increase of 45 here, currently this area is a loading area so there are no spaces, it's paved but there are no spaces there that are counted in, so we're striping the paved area so there's a net increase here of 45...

Whitney Singleton stated okay.

Mr. Catizone stated and then there's another let me go to the...

Whitney Singleton stated that's because you're removing the loading docks, removing utilization of the loading docks.

Mr. Catizone stated yes, we're bringing the grade even with the first, plus or minus with the first floor, so there will be no loading docks there.

Whitney Singleton stated okay.

Mr. Catizone stated there are 62 spaces in this area which are on the 333 parcel, so you know, I know that this Board...

Whitney Singleton stated wait a second you're going to put behind...

Chairman Cosentino stated Nohilly.

Mr. Grunthal stated are those in Bedford or in Mount Kisco.

Mr. Catizone stated all the spaces that we're talking about are in Bedford with the exception of some of the ones against the building are partial both.

Mr. Monteleone stated Mount Kisco controls the lower parking.

Mr. Grunthal stated I've got the...

Mr. Catizone stated can I give you guys...

Whitney Singleton stated but that's in Bedford, that's not on this site.

Jan Johannessen stated you said that there's 100 spaces, new spaces on 333.

Mr. Catizone stated yes, that's correct, on 333.

Jan Johannessen stated in Mount Kisco, in Bedford but not on Nohilly's...

Mr. Catizone stated the site, the parking for the site as I understand it is looked at site wide, there's a Town/Village line here.

Whitney Singleton stated right.

Mr. Catizone stated but you know...

Whitney Singleton stated you're 100% correct.

Mr. Catizone stated they're not in Mount Kisco, that is correct, the spaces are.

Anthony Oliveri stated 60 spaces are part of the parcel, the 333.

Mr. Catizone stated they're on 333.

Anthony Oliveri stated the tandem spaces there, that's for car storage.

Mr. Catizone stated yeah, the tandem spaces are obviously you know car storage.

Mr. Monteleone stated when he's saying the 333 parcel, he's including this area that we're leasing from Diamond. That's part of the 333 parcel.

Whitney Singleton stated and are you paving over the area that's currently just gravel.

Mr. Catizone stated that area is here, we would like to, this area here...

Mr. Monteleone stated that's a work in progress.

Mr. Catizone stated this area here is largely paved, we are padding some spaces in a currently landscaped area, so we haven't met with the Town of Bedford Wetland Commission but our intent is to pave you know all the parking areas.

Mr. Monteleone stated and that's one of the issues with the joint meeting, that particular area, who has jurisdiction over that area, you or they.

Whitney Singleton stated both.

Mr. Catizone stated yeah, overall parking.

Mr. Monteleone stated okay well you know, we're willing to work with both of you and try to work it out. One comment about traffic coming into Mount Kisco, there's no question this particular use is going to generate traffic but this is upscale traffic and these people who are going to be buying and having their cars serviced at Mercedes, if they come into Mount Kisco, are going to be very valuable shoppers to the entire community and if they're here, they're going to stop and shop.

Mr. Vigliotti stated I don't think there's any difference between upscale or downscale traffic, traffic is traffic.

Mr. Monteleone stated no but money is...

Mr. Vigliotti stated whether you know, whether they come in to shop or not that's one other issue which may be a very good one but we're still dealing with lots of cars on a regular basis getting services and sales and what not coming down Ice House Road and coming through the entire 333 roadway system.

Mr. Catizone stated right, one other point I just want to make about service because obviously the service a large part of the day to day, typically it, I can't speak for my client but typically you know, the weekends are when people shop for cars but service is pretty much all week long so Mercedes Benz offers a valet service where they actually will go to the customer's house, they'll drop a loaner vehicle there, they'll bring the vehicle back, it doesn't reduce the traffic, it's still a car being serviced and the same amount of trips...

Mr. Vigliotti stated well there goes the shopping.

Mr. Monteleone stated well some, the really high end ones are going get somebody to drive them, it's the medium high end.

Mr. Catizone stated it takes out some of the, it takes out some of the confusion of...

Mr. Mareschi stated some traffic.

Mr. Catizone stated of people going through the site.

Unknown speaker stated Peter, more than half the customers use that service. More than half the customers use the drop/loaner car service.

Mr. Catizone stated more than half the customers.

Mr. Mareschi stated would the dealership be open on Sunday s as well. No.

Chairman Cosentino stated a lot to digest here.

Mr. Monteleone stated a lot yes, we're here open to your comments, the Building Inspector's comments, I think we've dealt with all of them, a zoning analysis relating to the entire proposal, we'll talk to you about that.

Chairman Cosentino stated this is just a conceptual.

Mr. Monteleone stated yeah.

Chairman Cosentino stated Tony this is just a conceptual, we do want to entertain it, we could say don't come back, we don't want you to do that, we want you to come back, I think what you're going to have to do is, again see Michelle, okay and come in with a application so we can entertain it, in the meantime there's going to be a lot of homework on your side and our side and we will after you come back again, we will set up a meeting or two meetings or three meetings,

whatever we need to with the Town of Bedford so we can work on this together and possibly work something out but I think Ralph...

Mr. Vigliotti stated and I'd like to bring that up again and that is, I know the Board is interested in hearing from you how you might work with the Village, the Town of Bedford and the property owner and the future owner of the Mercedes dealership to align that traffic light. I think that's the only way this is going to work and I think the rest of the Board is beginning to appreciate that.

Mr. Grunthal stated is that a DOT traffic light.

Mr. Catizone stated yes.

Mr. Vigliotti stated so please don't walk away thinking that you're not going to be looking into that, we expect you to come back with something, okay, thank you.

Mr. Monteleone stated we will.

Mr. Catizone stated we will certainly do that.

Mr. Mareschi stated thank you.

Mr. Monteleone stated we will explore that.

Mr. Catizone stated and just to, just to be transparent just to keep this Board up to date, we do have a field trip schedule on November 21<sup>st</sup> with the Town of Bedford and you know we...

Mr. Monteleone stated that's a Friday morning at 9 o'clock.

Mr. Catizone stated 9 o'clock, right, if anybody would like to join.

Chairman Cosentino stated we'll schedule our own and then we will schedule one with them but we just want to get the...

Whitney Singleton stated I think what the chairman is trying to tell you is that this Board's not going to be doing any further work without a formal application being submitted.

Mr. Catizone stated that's fine.

Mr. Monteleone stated we're ready for that.

Mr. Catizone stated we're ready.

Mr. Mareschi stated thank you.

Chairman Cosentino stated okay, thank you for coming, thank you Tony.

Mr. Monteleone stated we'll actually address everything you raised, thank you.

Mr. Mareschi stated thank you, have a good night. Chairman you want to...

Chairman Cosentino stated since there's nothing else, if you have in front of you...

Mr. Mareschi stated yup.

Chairman Cosentino stated a design in Armonk Square...

The Secretary stated the Village Manager asked me to pass that on to the Planning Board Members.

Mr. Mareschi stated great.

Chairman Cosentino stated yeah, there's also a school, I think it's in Hawaii, we're all going to go, the Village is paying. Motion to adjourn.

Mr. Gibbons stated so moved.

Mr. Grunthal stated second.

Chairman Cosentino asked for all in favor. The motion carried by a vote of 5 to 0.

The meeting adjourned at 9:25 p.m.