

## Minutes

Meeting of the Planning Board  
Village/Town of Mount Kisco  
Tuesday, February 11, 2014

*Mr. Vigliotti chaired the meeting in Chairman Cosentino's absence. Mr. Vigliotti called the meeting to order at 7:45 P.M. in the Municipal Building.*

**Members Present:** Stanley Bernstein  
Ralph Vigliotti  
Enrico Mareschi  
Sol Gibbons

**Members Absent:** Chairman Joseph Cosentino  
Vice Chairman Sturniolo  
Doug Hertz

**Staff Present:** Whitney Singleton  
Anthony Oliveri  
Jan K. Johannessen  
Joseph P. Paiva

*The minutes of the October 8, 2013 meeting and the November 26, 2013 were not approved. On a motion by Mr. Bernstein, seconded by Mr. Mareschi, the minutes of the January 6, 2014 meeting were approved.*

### **Public Hearing Continued**

**The Hearth at Mount Kisco  
270 Kisco Avenue  
PB2012-15, 69.49-4-1 (SBL)**

**Site Plan Review  
Special Use Permit  
Steep Slopes and Wetlands Permit**

**Present:** Mark P. Miller, Attorney at Law, Veneziano &  
Associates, representing the applicant

**W. Charles Utschig, Jr., P.E./Associate, Langan  
Engineering**

Mark Miller: We were here for the continuation of the public hearing and fully expect it will be further adjourned when we are done tonight. At the last meeting, we had three basic issues on the table. One had to do with the stonewalls, and we gave you a presentation and pictures of the wall. The supplier is in Cold Spring. You asked us to give you information where you could actually see one of those walls. Chuck has reached out to them and hopefully you received the

Village of Mount Kisco  
Planning Board Meeting  
February 11, 2014

information that there is a site about an hour and half away where you can see it. We are still working with the supplier who has indicated that he is willing to have your tour his facility. We are going to push very hard for him to actually construct a section. There is one where this board generally agreed that there was one better than the other. We would like him to build a little piece for you so you can actually see that in operation. That is in the works.

Ralph Vigliotti: Several board members and staff have indicated that it would be in our best interest if we are going to look at the stone wall that it be erected here in Mount Kisco. Several Planning Board members cannot make that trip. We would like to have everyone see it as opposed to just one or two members. I know there are several village board members that may want to see it, and if it's here in town, everyone will get to see it. If several palettes could be brought down and a 4 x 12 or 6 x 12 wall put up with the materials that we discussed, that would be the best-case scenario for us. In saying that, while that wall is the preference over all other walls that you have shown us, I believe that the board members are expressing a desire for fieldstone or fieldstone veneer at the end of the day. This wall may convince us that we don't need to go that way. If it doesn't convince us, this is the best that you have to show us, we are still holding in the highest regard a fieldstone wall for that site. A wall system that is conducive to that type of facility and that topography.

Stanley Bernstein: I will not accept anything other than real fieldstone. The original iteration of this project showed a really high-class structure. It has devolved. It now imitates the low-income public housing down the block. I don't think you originally wanted to do it like that. That is the way it's coming out. Vinyl siding, schlock-looking material - this is not a very nice project and looks just like public housing. I will not accept it.

Ralph Vigliotti: Hopefully, the wall will be erected here in town; everyone will fall in love with that material because it's the best of what you've shown us so far. No one needs to see a sample of a fieldstone wall. Everyone knows what it looks like. It is the top of the line. It is what the walls are used in Westchester, Fairfield, and Putnam County. Hopefully you can convince us with the wall that you are presenting to us that this is not so bad. But it could be the other end. This is exactly what we thought, and we now want what we had asked for and what was presented to us originally. We are trying to be fair. I think bringing the wall here is going to make a big difference, meaning everyone will be able to see it.

Mark Miller: I am not in the wall business, but if I was and I had a client who is potentially going to buy 2,000 or 3,000 feet of your wall, I'd build them a wall where he wanted it. I don't disagree.

Ralph Vigliotti: If that's a problem, then you don't want to deal with that company. In all fairness, it also provides residents of the village who have an interest in that project of what might this wall look like. It's the right thing to do.

Mark Miller: Number Two is the exterior skin of the building. We know that is a concern. We had the architect here last time presenting some samples. Unfortunately, the rendering we had was flat. It was black and white and didn't do anything justice. In addition to having the materials available, they are working on a full, 3-D color rendering so you will see exactly how the building will look. We had hoped to have that work done tonight, but apparently outsourced to another country that just celebrated its New Year, and apparently everyone stops working for two weeks. Hopefully, we will have that in two weeks.

Ralph Vigliotti: On the vinyl siding, everyone keeps talking about how that was not what was presented originally? What was presented originally was natural materials on the façade of that building, and I think everyone is stuck on the natural materials and that the vinyl does not fit in to that type of structure on that mountain. We have other structures in town – apartment buildings, assisted living facilities, townhouses, condos, etc., and a good majority of them have all natural material. That is the way the board has agreed on. We are not trying to slow things down here. We've said this for weeks at meeting upon meeting. If you are trying to convince us, I don't want you to spin your wheels. I don't want you to create this digging in. You are losing time. I think you heard the board two or three meetings ago.

Mark Miller: Hopefully we will be able to persuade you based on the materials and the 3-D rendering, but we hear you. The third issue was the secondary emergency access road. I believe Mr. Bernstein raised it two meetings ago. Mr. Hertz gave his opinion. We have been waiting for a report from the fire department. We received a letter today from the fire department.

Ralph Vigliotti: We have not received any correspondence from the fire department.

*Mr. Miller then distributed a copy of a letter he received today from the Mount Kisco Fire Department to the board and staff.*

Ralph Vigliotti: In trying to be candid, this is a recommendation that says, "We approve the removal of the second access." I would have preferred they gave a reason why they feel it is not necessary, explaining the water pressure; the road width is wide enough for our vehicles, etc. They have not explained why, and I'd like to have that on the record forever. As you know, the Planning Board is mixed on this. There are two Planning Board members that have indicated they are somewhat favorable with that removal, and you have a number of Planning Board members that have indicated that they may not be ready to make that decision. Some of it may come down to working together on this as planners, developers, and professional staff. What works for all of us? Removal of the road, what is the stone wall going to look like? What will the siding material going to finally be at the end of the day? Those are some of the answers that we need, and it sounds like we are going to have them in the next couple of meetings. There are lots of things going on, and I think you've heard us loud and

clear. I'm afraid personally to vote on that before we have truly completed our ideas with regard to the siding materials and the materials that are going to be used for that wall system.

Mark Miller: We will certainly reach out to the fire chief and ask him to give you a full articulation.

Ralph Vigliotti: We will have our staff ask as well. It is such an important item. This is a half of a sentence, and it's a major, major piece. Please tell us why. If I had gotten this earlier, I would have said, "Don't even submit this tonight until we get that information."

Mark Miller: I got it as I was leaving my office. I can tell you, with respect to timing and the various issues, that certainly from Chuck's perspective; the real critical path item for us is the secondary access road because it bleeds through 42 sheets that Chuck has to do. We'd like to turn Chuck loose to get that going. We understand you are not prepared to vote on this tonight.

Ralph Vigliotti: Let's get this wall built in Mount Kisco in the next ten days so the board can see it. You came up with an idea to have everybody travel up there, but it really would not be everybody. I don't want to be one of three members making that decision; it's just too big of a decision to make.

Anthony Oliveri: A 6 x 10 section would be appropriate to view.

Sol Gibbons: Sometime back, there was discussion here about what impact the pump that you are putting on the property would have on the village water department – the effect on the pressure down below.

Chuck Utschig: We are trying to put together enough base information so we can answer that question.

Sol Gibbons: It's a very important question, because I am concerned with what it is going to do to the pressure of the water down below.

Chuck Utschig: We have done some preliminary testing and gotten some preliminary information. The more recent fireplug tests that we did had a very different pressure than when we originally did our analysis years ago. We've gotten the estimated flows for this facility, and we're working with Anthony's office to try and figure out how to answer the question of the actual operation and exactly how another pump station that pumps out of that line up to the water tower works. It's a little unclear. We are trying to run some additional tests while that pump is running and trying to understand what happens. Unfortunately, it is not a good time to be running fire flow tests with the weather. We are working on it and hope to have a full report as soon as we can get the secondary set of tests run. It has not been lost.

Sol Gibbons: This was brought up before the snow fell.

Chuck Utschig: I will tell you this. We are a firm believer that when

you look at the actual demand of this system, which is only 25 gallons a minute, we are not going to have an impact. We are pretty confident with that. We understand what the fire flow conditions are. It has been brought up. Certain amount of information has been provided to address it. We don't necessarily have concurrence from your engineering staff, because there is an unknown piece that they don't even know the answer to. It has not gone unaddressed.

Sol Gibbons: Okay. Thank you.

Mark Miller: With that, we request the hearing be adjourned to the 25<sup>th</sup>.

**Formal Application:**

**Suburban Floors, Inc.  
227 (a/k/a 223) Lexington Avenue  
PB2012-06, 80.42-2-1 (SBL)  
Site Plan and Change of Use**

**Present:**

**Daniel P. Simone, P.E., Engineer**

**John Reber, Property Owner**

**Emily & Frank Carpentieri, Applicant, Suburban Floors**

Daniel P. Simone: We have one new board member since we last met, so to bring the board back up to speed, the last time we were here we spoke about some land banking of the parking, trying to reduce the imperviousness and keep the lighting to a minimum. We are all in consensus here that the site plan now and the building footprint meet the applicant's need on the project. We've revised everything showing seven spaces with four land banked. Eleven total would be required for this base; two for the residence that is going to be maintained in the upstairs to the existing two-family residence. Nine would be required for the Suburban floor space. They use maybe two or three on a daily basis. None of their trucks stay on site. Their installers come in the morning, take their material and leave. At night, the site will contain possibly one or two cars for the rental unit. That is upstairs. We would land bank the four spaces closest to Smith Avenue. That way, we could push the pavement away and create more of a landscaped look to it. They would come out this way – two over here (indicating), and two over here. We tried to pull everything back. It gives more green space. As some of you will recall, we tucked the warehouse building in the back of the space. This is the existing two-family home right now, which is two-story. The showroom area would be a one-story addition. This is the view (indicating) from Smith Avenue, which would be the side entrance to the showroom. Way in the back corner is the warehouse building. The entrance to the parking area is heavily landscaped, so that will be set way back.

Ralph Vigliotti: Is the garage door going to be very industrial looking or will it have a residential feel to it?

Daniel P. Simone: We hadn't looked into specific materials on it. We can do a lot of things with the garage doors. We are trying to keep that building dark so it kind of gets muted in the back. Right now we have natural clay proposed for that, which is this color (indicating). We can look at options to keep that more residential looking. We submitted to Department of Environmental Protection (DEP) to review the storm water pollution prevention plan. It will be at least 30 days before we hear from them, but wanted to gain any comments the board may have at this point, so hopefully if the snow ever ends, we can break ground sometime this spring.

Jan Johannessen: We are trying to focus on the landscaping, lighting and exterior treatments. We did have a handful of landscaping comments in regards to the drainage feature and the surrounding landscaping. You have an infiltration basin proposed, which has a gravel bed to it. We were wondering whether you could potentially vegetate that.

Daniel P. Simone: Yes, I don't see a problem with that.

Jan Johannessen: The quantity of proposed spruce trees should be reduced. It is recommended you replace the spruce trees with a holly or something to provide immediate screening but not be cumbersome in the future. The lighting appeared to meet village standards. We are requesting additional details.

Daniel P. Simone: What is the village standard on the dumpster detail?

Anthony Oliveri: We have a standard detail that I can get to you. It is basically to match the building structure with bollards and a closure and large enough to hold recyclables.

Jan Johannessen: The exterior materials are supposed to be consistent with the building.

Daniel P. Simone: We were thinking a kind of wood-type fence because we didn't want the chain-link.

Anthony Oliveri: The detail talks about concrete block, making a more permanent structure. It's really discretionary to the board if you want to propose something different, as long as it's consistent with the exterior.

Frank Carpentieri: We usually keep the recyclables in the warehouse in a bin, and then roll them out into the street.

Jan Johannessen: As long as they are not comingled. Do you have a private carter?

Frank Carpentieri: No. The town comes.

Daniel P. Simone: The cardboard and the recyclables stay in the warehouse. Their dumpster is 5.5 x 5.5. That is why we didn't propose anything larger than that.

Ralph Vigliotti: When you remove carpeting from a house or apartment, what do you do with the old carpeting? Is it coming back to the site?

Emily Carpentieri: It goes into that dumpster. It gets cut down.

Ralph Vigliotti: The look of the dumpster is going to be just as important as the look of the garage door. It is visible from the street.

John Reber: You mentioned something about a concrete block.

Anthony Oliveri: That is the standard that the village has. I say that it's really discretionary for the board. It's a three-sided structure with a chain link fence to the front. If you have some other proposal, I'm sure the board would entertain it, as long as it's something that is going to hold up. The board does not want to see anything that starts to get dilapidated and falling over.

Jan Johannessen: Will the electric utilities be underground?

Daniel P. Simone: No. The current service comes overhead right now into the corner of the building. That will feed the entire new building at this point, so it will stay above ground. Gas also comes in this way, sewer and water comes in this way. Sewer and water for the greenhouse building will be capped and terminated. This will be maintained for this building here (indicating). The overhead that comes into the greenhouse right now will be eliminated.

Ralph Vigliotti: The lighting in the parking lot will be underground wired?

Daniel P. Simone: Yes, and we were able to maintain the lighting levels with only one pole since we land banked those other spaces, which is our objective. The one pole is a 13-foot mounting height, there is one over the door here (indicating), which gets most of the parking lot, and then one here. That is more of a residential-type lighting, and the ones on the building are the same style. They are all in bronze and they all match. The bronze compliments the red brick and the color schemes on the building.

Joseph P. Paiva: If you had to build the parking spaces on the corner, how does that affect the landscaping plan and the drainage?

Daniel P. Simone: We would have to move some landscaping in order to do that. We won't see a need to do that, but potentially if the property ever came to stand, typically does an applicant come back to the Planning Board if the land bank parking has to be taken back? How does that work?

Ralph Vigliotti: Yes, you have to come back.

Daniel P. Simone: So I am assuming a new landscaping plan would have to be prepared and approved by the board at that point.

Joseph P. Paiva: So it doesn't interfere with the drainage structure at all?

Daniel P. Simone: No. We have everything in surface swales there. I have one PVC pipe under the driveway, and we'd have to extend that out towards the swale in the back. Other than that, everything is maintained pretty shallow. They are going to be placing a charging station for two electrical vehicles at the site.

Stanley Bernstein: Where will they be?

Daniel P. Simone: They haven't decided which spots are going to be charging spots.

Stanley Bernstein: Will they be accessible to the street?

Daniel P. Simone: No.

Ralph Vigliotti: You will need to show that.

Daniel P. Simone: I think it will be these two spots in the back here (indicating).

Ralph Vigliotti: And it will be underground wiring?

Daniel P. Simone: Yes.

Anthony Oliveri: We had a memo the last time you were here. There are a few items, which I can refer you to. I mentioned that the planner should review the parking count.

Jan Johannessen: Looked fine to me, as long as the board approves the land bank parking.

Anthony Oliveri: There was a question about the loading space, if it was needed or not.

Daniel P. Simone: We will be loading directly from the driveway. I remember we had a discussion about that, and that typically happens early in the morning.

Anthony Oliveri: I think it was a discretionary thing for the board – on the lighting; you need to bring it up to the requirements of the code. If there are full cut-off fixtures, say that. It looks like it is.

Daniel P. Simone: They are full cut-off. They are also LED.

Anthony Oliveri: Jan is dealing with the landscaping. Item Eight was submitting to DEP, you said you've done that. Did you get a copy of that?



Daniel P. Simone: I did drop off one to Nancy.

Anthony Oliveri: Please send one to me direct with calculations and everything so I could go over that as well as the other comments. We talked about showing a snow accumulation area. I'm not sure if you drew one out. Note that it is Belgium Block curb instead of concrete. The code calls for concrete curb, but usually the board will waive that.

Ralph Vigliotti: It will be a nice look.

Daniel P. Simone: We are using concrete to replace the one on Smith, obviously.

Anthony Oliveri: You should also include the details of the concrete curb as well.

Daniel P. Simone: Is there a village detail?

Anthony Oliveri: Yes, you can get it from Kayla downstairs in the building department and include that in the plan. We talked about restoration of the shoulder area on Smith Avenue; you should call out what is happening there on your landscaping plan.

Daniel P. Simone: We have existing parking spaces right now along Smith. They will be removed. It is going to be topsoil, seeded; the curb is going to be brought up to a six-inch reveal.

Anthony Oliveri: We also talked about doing some kind of temporary sediment trap during construction. You should show that on your sediment / erosion control plan, maybe in the area of a little pond, we need some details for that.

Daniel P. Simone: I don't know that we are going to need so much of a sediment trap.

Anthony Oliveri: It should just be an outlet structure, or if you have a drain there that is protected in some way. Make some provision to deal with it from going off-site.

Daniel P. Simone: This was very sandy soil. Perk rates were phenomenal. I don't see much leaving this site.

Anthony Oliveri: Also detail the curb and driveway. You might want to get some of the standard stuff on there.

Daniel P. Simone: Okay.

Stanley Bernstein: I like this very much. Anything Mr. Simone does is good. I am going to miss looking at the greenhouses after 50 years. This replacement is fine. I think it will light up Lexington Avenue very much and add to the neighborhood.

Ralph Vigliotti: I know you will take care of that corner and keep that look of Smith Avenue.

Daniel P. Simone: We will button up all of the items on the memo and wait for DEP. I will forward (Anthony) a copy.

Anthony Oliveri: Is that an infiltration or fire retention?

Daniel P. Simone: We were going to do it, but then when I did the test pits and saw what beautiful sandy soils we had, it made no sense. I also submitted to the ARB, it should be on the end of this month. Any comments I get from them, I will bring back to this board.

Ralph Vigliotti: Thank you.

**Formal Application:**

**Kisco Smith, LLC – 75 Smith Avenue  
PB2013-12 80.42-2-1  
Site Plan, Change of Use, Wetland Permit, Steep Slopes Permit**

**Present: Michael Macri, Structural Engineer, Grossfield Macri Consulting Engineers – Engineer for the Applicant**

Michael Macri: I believe we have gone by the comments from Jan. We need to schedule a public hearing for the wetland and steep slopes permit. We received our variance from the Zoning Board although I have not seen their resolution yet. I don't know if you got a copy of it.

Whitney Singleton: Your resolution is done; the Zoning Board of Appeals hasn't met yet.

Michael Macri: I have not seen it, and I am hoping that it is all in order.

Whitney Singleton: Our planner has a copy.

Jan Johannessen: We are waiting for it to be executed. The majority of our comments have been addressed. I will note that there was some confusion maybe on my part on the steep slopes permit. The plan has been revised to avoid steep slope disturbance, so the approvals being sought are site plan approval, change of use and wetland permit. The Steep Slopes Permit is no longer required. Since the last time the applicant was here the lighting plan has changed. There is one light fixture added to assist in illuminating the rear parking area. It still falls short of the minimum requirement. It is probably suitable for the use, but the board should be aware that it does not meet, technically, the minimum illumination requirements of the code. We previously talked about removing some invasive plant material from the sloped area between the retaining wall and the watercourse. We've included some recommended proposed plant species that the applicant could consider in replacement.

Ralph Vigliotti: Do you have anything additional to add that we should be aware of?

Michael Macri: The lighting is definitely a little light, but it was something that I believe Mr. Hertz and I were discussing. We talked

about adding the other pole at the back of the property. He understands the lighting maybe even better than I do. He felt that would be acceptable at the time. Certainly if the board would like us to illuminate it more, we will.

Ralph Vigliotti: It seems that two 150-watt full cutoffs doesn't seem to be enough.

Michael Macri: It's just shy around the edges.

Jan Johannessen: I'm okay given the use of the building.

Anthony Oliveri: Because it's residential.

Michael Macri: We do have the last two residential pieces on both sides of Smith Avenue.

Jan Johannessen: There is a building mounted, and then there is a fixture at the rear of the parking area. The area between the two fixtures is falling short of the required foot-candles.

Michael Macri: I found a LED version of that light that I think gives just a little more light. We could discuss that. If you are okay with what is there, we will probably run the LEDs by you before we install.

Ralph Vigliotti: You can work that out with staff.

Stanley Bernstein: Jan did you say you're going ahead with the wetland permit, but you are not going to do anything about the steep slopes?

Jan Johannessen: They revised the plan.

Stanley Bernstein: I see a tremendous amount of fill at the back. You are talking about 13 feet. Am I reading it wrong? Parking spaces six and seven are going to have to be filled. Look at the contour.

Anthony Oliveri: The wall placement worked out. I believe the steep slopes didn't start until passed where the wall starts.

Stanley Bernstein: Unless I'm reading this contour wrong, it certainly starts before that point. It starts about space five.

Anthony Oliveri: When you're looking at the plans, one is lower on the sheet. You can't go directly across if you look at the 18" maple tree. Look at the third plan. You will see how the steep slopes starts at the wall.

Stanley Bernstein: I was back there for the Nyrando (sic) disaster, where they filled in the whole back yard and got away with it. It killed about 20 trees and filled in about 20 feet and also dumped a lot into the stream. At any rate, I looked at both properties on either side. It seems as if they were pretty much aligned. I'd like to take a second look at that.

Anthony Oliveri: You have to go by these contours. You will see you have about two feet of fill at the wall, the maximum point of fill at the back. The steep slopes starts there.

Stanley Bernstein: So it's about two feet of fill. The experts feel it will work?

Anthony Oliveri: It's not a lot of fill. When we talked about adding parking spaces, we talked about the wall being 10 or 12 feet high. Then we would end up with a lot, because then you would end up down that slope. Here he is kind of at the top.

Stanley Bernstein: I'll go by that. One of your comments was that the screen has to be shown, and it's not shown. Next time we'll have to see that.

Jan Johannessen: It generally follows that chain-link fence.

Stanley Bernstein: It's in the swale between the two streets, right on the property line. The neighbors on the other side of the stream go over to Gregory.

Jan Johannessen: It must show the watercourse and the 100-foot buffer.

Stanley Bernstein: That's good.

Whitney Singleton: The only issue that you have is the schedule of the public hearing for this. It requires at 15-day notification.

Ralph Vigliotti: Will the first meeting in March work?

*At this point, March 11 was scheduled for the applicant to return, with a draft resolution to be prepared at that meeting as well. Mr. Johannessen noted that response to the comments must be resubmitted in advance of the March meeting.*

Michael Macri: We are going to stay with the lighting the way it is, we are going to show the water course and the buffer and we will put a note regarding all of this planting.

Whitney Singleton: Be in touch with the Planning Board secretary to make sure of the public hearing date and the public notice. They will help you.

Jan Johannessen: We will prepare the public hearing notice.

Whitney Singleton: It's up to you to take care of this.

Michael Macri: Yes, I will.

Ralph Vigliotti: Thank you very much.

### **Special Discussion**

**Northern Westchester Hospital Center  
400 Main Street  
PB2003-02D, 80.49-2-14, 80.57-2-8, 80-49-3-10, 11 & 13  
Certificate of Occupancy**

**Present:**

**Michael Caruso, Vice President, Facilities, Northern Westchester Hospital Center  
Chris Shopinski, Director, Maintenance and Project Management, Northern Westchester Hospital Center**

**John S. Marwell, Attorney at Law, Shamberg Marwell Hollis Andreykar & Laidlaw, P.C., Attorney for Northern Westchester Hospital Center**

Ralph Vigliotti: We are to discuss the Certificate of Occupancy (C.O.).

John S. Marwell: We received a list of open items according to the village. We appreciate receiving that list; we are working on compliance, putting together all the documentation that will be necessary to demonstrate compliance with the conditions. We hope to have that back to you by the end of this week. Who should we deal with?

Ralph Vigliotti: What is your goal in submitting all this? What are you trying to accomplish?

John S. Marwell: Ultimately we want a permanent Certificate of Occupancy for the garage. We welcome a temporary C.O. tonight.

Ralph Vigliotti: Tonight, we will extend a temporary Certificate of Occupancy (TCO) for 90 days. Then you will complete or begin the outstanding items that were on the resolution or have been "memoed" over to you. Then we will go from that point. We have the resolution items, and once they are completed or started, we are good to go.

Whitney Singleton: They are here tonight, subject to paying whatever fees are applicable, to get a TCO. The other items are beyond your board at this time, administrative of the building department.

**Motion to Extend the Temporary Certificate of Occupancy for 90 days and Provide Opportunity for Northern Westchester Hospital Center to Work on All Items that are Incomplete in the Resolution and Either Started or Finished**

Whitney Singleton: Is that 90 days from the date of issuance or 90 days from today?

Ralph Vigliotti: 90 days from the date of issuance.

Jan Johannessen: It's more in the form of a recommendation to the building inspector.

Village of Mount Kisco  
Planning Board Meeting  
February 11, 2014

**Motion: Enrico Mareschi**  
**Second: Stanley Bernstein**  
**Aye: Sol Gibbons**  
**Aye: Stanley Bernstein**  
**Aye: Enrico Mareschi**  
**Aye: Ralph Vigliotti**

John S. Marwell: For clarification, that should be issued shortly?  
Within the next few days?

Ralph Vigliotti: Yes.

Jan Johannessen: When you have all your ducks in a row, you might want to request a meeting with staff to go through the resolution items and what you have, and we will start checking off the list.

Anthony Oliveri: The email that was sent out with the list talked about the parking counts. I know you had done an "as built." The "as built" did not include showing the layout of the parking for the other levels of the garage. That should be included as an inset or something on your "as built," so it's in the record.

Chris Shopinski: Each level?

Anthony Oliveri: Yes. There was a count of the parking in the resolution. That should be shown on the "as built," and it should show each level. Adding that to the list should clarify the count, how it's balanced between the retail, etc.

John S. Marwell: Who should we speak with about any fees that are due?

Whitney Singleton: The building department.

Ralph Vigliotti: For the record, I have enjoyed the music in the parking structure.

Michael Caruso: As do all our patients.

### **Planning Board Calendar and Planning Board Procedures**

#### **Motion to Accept 2014 Planning Board Calendar**

Jan Johannessen: One note on the calendar: I think there was a meeting date of November 11, 2014. The office is closed, so it will be on November 12.

**Motion: Stanley Bernstein**  
**Second: Enrico Mareschi**  
**Aye: Sol Gibbons**  
**Aye: Enrico Mareschi**  
**Aye: Stanley Bernstein**  
**Aye: Ralph Vigliotti**

Village of Mount Kisco  
Planning Board Meeting  
February 11, 2014

**Correspondence**

New York Metropolitan Transportation Council-Availability of Annual Listing of Transportation Improvements

*As there was no further business to be discussed by the Planning Board, on motion by Mr. Bernstein seconded by Mr. Mareschi, the meeting was adjourned at 8:50 PM.*

Respectfully submitted,

Stanley Bernstein, Recording Secretary

dm