

# MOUNT KISCO PLANNING BOARD

## Agenda

Tuesday September 1, 2015

7:30 PM

### Minutes

- a. June 24, 2014
- b. October 28, 2014

### Formal Application

- c. **Lexington Avenue Realty, LLC – 326 & 328 Lexington Avenue (Former Lexington Avenue Gym)**  
**PB2015-0291, 80.48-1-6 & 7.1 (SBL)**  
**Site Plan**
  - Memorandum from Robert Melillo, Interim Building Inspector, dated August 26, 2015
  - Memorandum from Jan K. Johannessen, AICP, dated
  - Memorandum from Anthony Oliveri, P.E., dated
  - Memorandum from Keane, Coppelman, Gregory Engineers P.C., dated August 4, 2015
  - Esquipulas Multi-Service Business Plan, received July 27, 2015
  - Existing Floor Plan for 326 Lexington Avenue prepared by The Helmes Group, LLP, revised December 23, 2014
  - Existing Floor Plan for 328 Lexington Avenue prepared by the Helmes Group, LLP, revised July 25, 2015
  - Site Plan prepared by Keane Coppelman Gregory Engineers, P.C., dated July 27, 2015
- d. **Open Door Family Medical Center – 185 Kisco Avenue (Kisco Ave Business Center/Beldotti)**  
**PB2014-277, 69.57-1-4 (SBL)**  
**Amended Site Plan and Change of Use**
  - Memorandum from Hocherman Tortorella & Wekstein, dated August 18, 2015
  - Memorandum from Adler Consulting, dated August 18, 2015
  - Packet of Prior Traffic Memorandums, Received August 18, 2015

### Outdoor Display:

- e. **Cosentino Westchester Center – 333 N. Bedford Rd Suite 220**  
**PB2015-0311, 69.50-2-1 (SBL)**  
**Outdoor Display**
  - Outdoor Display Application
  - Site Diagram and photos

### Conceptual Application:

- f. **Mount Kisco Veterinary Clinic – 474 Lexington Avenue**  
**PB2015-0312, 80.64-1-5 (SBL)**  
**Amended Site Plan and Special Use Permit**
  - Memorandum from Robert Melillo, Interim Building Inspector, dated July 28, 2015
  - Conceptual Application
  - Memorandum from Richard Hein Architect, P.C. dated July 28, 2015

- *Memorandum from Development Strategies, Co., LLC, dated July 24, 2015*
- *Short EAF*
- *Deed*
- *Memorandum from Singleton, Davis & Singleton, dated June 2, 2015*
- *List of Property Owners within 300'*
- *Memorandum from Insite Engineering, dated July 14, 2015*
- *Memorandum from Village/Town of Mount Kisco Planning Board, dated March 25, 1985*
- *Topographic Survey prepared by Geologic Land Surveying, PLLC, dated July 10, 2015*
- *Site Plan prepared by Richard Hein Architecture, P.C., dated July 21, 2015 (2 sheets)*
- *Approved Site Plan prepared by Jack P. Fermery, AIA, signed March 25, 1984*

**g. Lexington Properties – 15 Locust Street  
PB2015-0311, 80.48-2-7.2 & 80.48-2-8 (SBL)  
Site Plan**

- *Memorandum from Robert Melillo, Interim Building Inspector, dated August 19, 2015*
- *Conceptual Application*
- *Coverage Calculations Worksheet – Existing*
- *Coverage Calculations Worksheet - Proposed*
- *Site Plan prepared by Leonard Brandes, AIA, dated July 2015*
- *As Built Survey prepared by H. Stanley Johnson and Company, dated September 3, 2008*

**Correspondence**

- *New York Metropolitan Transportation Council Notice of Comment Period – Proposed Transportation Improvement Program Amendments*