

**MOUNT KISCO PLANNING BOARD**  
**Agenda**  
**Tuesday, October 25, 2016**  
**Planning Board Work Session 6:30 PM**  
**Meeting 7:30 PM**

**Minutes:**

- a. *March 22, 2016*
- b. *April 12, 2016*

**Formal Application:**

- a. **487 Silverman Corp. – 487 Main Street (Former Myong)**  
**PB2016-0337, 80.57-3-2 (SBL)**  
**Amended Site Plan**
  - *Draft Resolution, dated October 25, 2016*
  - *Formal Application*
  - *Site Plan Checklist*
  - *Memorandum from Insite Engineering, dated October 17, 2016*
  - *Amended Site Plan prepared by Insite Engineering, revised October 17, 2016*
- b. **EK Construction – 35 & 39 Kisco Road (Former Whalen's)**  
**PB2016-0324, 80.48-5-1 & 11 (SBL)**  
**Site Plan and Change of Use**
  - *Draft Resolution, dated October 25, 2016*
- c. **461 Lexington Avenue, LLC (Polaner Selections)**  
**PB2016-0329, 80.64-2-15 (SBL)**  
**Site Plan and Wetlands Permit**
  - *Memorandum from Insite Engineering, dated October 4, 2016*
  - *Memorandum from New York City DEP, dated September 26, 2016*
  - *Site Plan prepared by Insite Engineering, revised October 4, 2016 (7 Sheets)*

**Conceptual Application:**

- d. **Gas 21 Realty – 192 N. Bedford Road (Mobil)**  
**PB2016-0339, 69.58-4-2 (SBL)**  
**Site Plan**
  - *Memorandum from Peter J. Miley, Building Inspector, dated October 18, 2016*
  - *Memorandum from Jan K. Johannessen, AICP, dated October 19, 2016*
  - *Conceptual Application*
  - *Memorandum from Petruccelli Engineering, dated October 4, 2016*
  - *Site Plan prepared by Petruccelli Engineering, dated August 29, 2016 (3 Sheets)*

**Special Discussion:**

- *November 8, 2016 Meeting Date Change*

**Correspondence:**

- *Mount Kisco Beautification Committee Minutes of September 7, 2016*
- *New York Metropolitan Transportation Council Transit-Human Services Plan*

**PLANNING BOARD RESOLUTION  
VILLAGE OF MOUNT KISCO**

OCT 18 2016

**AMENDED SITE PLAN APPROVAL**

**RECEIVED**

**487 SILVERMAN CORP.  
487 MAIN STREET  
Section 80.57, Block 3, Lot 2  
Application No: PB2016-0337**

**DRAFT**

**October 25, 2016**

**WHEREAS**, the subject property consists of  $\pm 0.78$  acres of land located at 487 Main Street and within the General Retail (GR) Zoning District ("the subject property"); and

**WHEREAS**, the subject property is developed with a 1-story commercial building consisting of a variety of uses (currently Lacrosse Unlimited, The UPS Store, Leonard Park Wine & Spirits, and the former Myong Gourmet); and

**WHEREAS**, the subject building has historically included a restaurant, last occupied by Myong Gourmet, consisting of 60 seats; Myong Gourmet has recently vacated the space and there is currently no restaurant use in operation. The applicant is proposing to increase the seating capacity of the restaurant to 84 seats and no physical changes to the site are proposed ("the proposed action"); and

**WHEREAS**, the subject building has historically included a restaurant use with varying seating capacities. According to the documentation available, a former Chinese restaurant had 93 seats, a former barbeque restaurant (Q Restaurant) had 89 seats and the former Myong Gourmet had 60 seats; and

**WHEREAS**, the subject property currently contains 45 parking spaces, including two (2) accessible parking spaces; and

**WHEREAS**, it is noted that the subject property had contained 48 parking spaces; however, three (3) spaces were lost due to the restriping of the parking lot to accommodate code-compliant accessible parking as part of the Lacrosse Unlimited Change of Use Application (see letter from Neil Carnow, AIA, dated February 11, 2013); and

**WHEREAS**, when considering the existing uses and a proposed 84 seat restaurant, a total of 55 off-street parking spaces must be provided per the Village's off-street parking requirements; and

**WHEREAS**, when comparing the number of parking spaces provided to the number required, a ten (10) space parking space shortfall is realized; and

**WHEREAS**, according to the Planning Board's Resolution for Lacrosse Unlimited (PB2013-6), dated February 13, 2013, the Planning Board had previously approved the joint use of seven (7) parking spaces under Section 110-28C(2) of the Zoning Code; and

**WHEREAS**, the applicant has requested that the Planning Board consider increasing the number of spaces to be used jointly under Section 110-28C(2) of the Zoning Code from Seven (7) to ten (10) spaces; and

**WHEREAS**, the applicant has provided the hours of operation for the existing and proposed businesses; and

**WHEREAS**, the Planning Board is familiar with existing businesses, their operations, and the availability and current demand for off-street parking at the subject property; and

**WHEREAS**, reference is made to a memorandum issued by the Village Planner, dated September 21, 2016; and

**WHEREAS**, the proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

**NOW THEREFORE BE IT RESOLVED THAT**, the Planning Board hereby grants Amended Site Plan Approval and authorizes an 84-seat (maximum) restaurant within the former Myong Gourmet space; and

**BE IT FURTHER RESOLVED THAT**, considering the Planning Board's prior authorizations, the loss of three (3) parking spaces due to reconfiguring the parking lot to accommodate code-compliant accessible parking spaces, the hours of operation and the variation in the probable time of maximum use by patrons and employees of the restaurant when compared to the other existing uses, the Planning Board hereby authorizes the joint use of ten (10) parking spaces in accordance with Section 110-28C(2) of the Zoning Code; and

**BE IT FURTHER RESOLVED THAT**, the Planning Board hereby approves the following drawing hereafter referred to as "the approved plan", subject to the below conditions; and

- "Amended Site Plan" (SP-1), prepared by Insite Engineering and dated (last revised) October 17, 2016

**BE IT FURTHER RESOLVED THAT**, unless extended by the Planning Board, construction shall commence within six (6) months of the date of this Resolution and shall be completed within one (1) year of commencement of construction.

**Conditions to be Satisfied Prior to the Signing of the Approved Plan:**

1. The applicant shall satisfy any outstanding written comments provided by the Building Inspector, Village Engineer and/or Village Planner.

2. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the applicant.
3. The applicant shall submit a "check set" (4 copies) of the approved plan prepared in final form and in accordance with the conditions of this Resolution, for review by Village staff.
4. The approved plan shall be revised to conform to the above conditions and to the satisfaction of Village staff. The applicant shall submit four (4) original copies of the approved plan, signed and sealed by the design professional, for final review by Village staff and for signature by Village staff and the Planning Board Chairman.

**Other Conditions:**

5. This approval has been granted, in part, with reliance on the joint use of parking spaces. Should the hours of operation or intensity of any of the existing and proposed uses change so as to invalidate the Board's determination under Section 110-28C(2) of the Zoning Code, this approval shall become void and the applicant shall return to the Planning Board for further review and determination.
6. Prior to the issuance of a Final Certificate of Occupancy for the restaurant use, the applicant shall replace the existing dumpster enclosure to the satisfaction of the Village Engineer and Village Planner. A plan and construction detail shall be submitted for review and approval in advance of installation.
7. Prior to the issuance of a Final Certificate of Occupancy for the restaurant use, the applicant shall supplement the landscaping provided along Main Street to the satisfaction of the Village Planner; a plan prepared by a Landscape Architect shall be submitted for review and approval prior to installation. Nothing herein shall prevent the issuance of a Temporary Certificate of Occupancy in the event of inclement weather.

## **ADOPTION OF RESOLUTION**

**WHEREUPON**, the Resolution herein was declared adopted by the Planning Board of the Village of Mount Kisco as follows:

The motion was moved by: \_\_\_\_\_

The motion was seconded by: \_\_\_\_\_

The vote was as follows:

<b>JOSEPH COSENTINO</b>	_____
<b>ANTHONY STURNIOLO</b>	_____
<b>RALPH VIGLIOTTI</b>	_____
<b>DOUGLAS HERTZ</b>	_____
<b>ENRICO MARESCHI</b>	_____
<b>MICHAEL BONFORTE</b>	_____
<b>JOHN BAINLARDI</b>	_____

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**Joseph Cosentino**

**October 25, 2016**

Application Number 2016-0337

## Application for Site Plan/Subdivision/Special Use Permit Approval

Village/Town of Mount Kisco  
Planning Board

Submission Date 10-19-16

OCT 19 2016

Application Fee 500

(Due 21 Days in advance of Planning Board Meeting)

Escrow Fee 5000

**RECEIVED**

**Type of Application:** (Please Check All that Apply)

Site Plan Approval ☒ Land Subdivision Approval ☐ Special Use Permit ☐ Change of Use ☐

New Construction ☐ Addition ☐

**Applicant Information:**

Applicant Name: 487 SILVERMAN CORP.

Address: 237 MAMARONECK AVENUE, WHITE PLAINS, NY 10605

Phone Number: (914) 683-8000 Fax: (914) 683-8935 Email: bonnie@silvermanrealty.com

Applicant's relationship to property: Owner

Name of Property Owner: (if different from above) SAME AS APPLICANT

Address: SAME AS APPLICANT

Phone Number: SAME AS APPLICANT Fax:      Email:     

Has property owner been notified of proposed action? Yes ☒ No ☐

**Application Information:**

Project Name: 487 MAIN STREET

Project Address/Location: 487 MAIN STREET, MT. KISCO, NEW YORK 10549

Property Tax #: 80.57-3-2

Proposed Use (be specific): NOT APPLICABLE. NO DEVELOPMENT IS PROPOSED. THIS APPLICATION IS PROPOSING TO CHANGE THE SEAT COUNT IN THE EXISTING RESTAURANT.

Proposed New Floor Area(s) (square feet): Ø

Number of newly created parking spaces: Ø

Number of newly created building lots: Ø

Number of newly created curb cuts: Ø

Number of newly created water connections: Ø

Number of newly created sewer connections: Ø

Conformance with Lot and Bulk Requirements:

What is the Zoning Classification of the site? \_\_\_\_\_

	Required	Proposed
Minimum Gross Site Area	10,000 S.F.	NO CHANGE
Minimum Lot Area	10,000 S.F.	NO CHANGE
Maximum Building Coverage	30%	NO CHANGE
Maximum Site Development Coverage	80%	
Minimum Lot Depth	N/A	NO CHANGE
Maximum Lot Width	75'	NO CHANGE
Yard Setbacks:		
Front	20'	NO CHANGE
Rear	NONE REQUIRED, BUT 6' IF PROVIDED	NO CHANGE
Side	NONE REQUIRED, BUT 6' IF PROVIDED	NO CHANGE
Buffer:		
Front	20'	NO CHANGE
Rear	5'	NO CHANGE
Side	5'	NO CHANGE
Maximum Building Height	2 STORIES OR 30'	NO CHANGE
Required Parking Spaces	55	45 (10 SHARED SPACES SOUGHT)
Other		

\* Pre-existing Non-conformance \*\*Variance Required

Do any easement agreements, property covenants or deed restrictions apply to this property? Yes \_\_\_ No ☒

If yes, please list these documents and attach copies.

Will action require approval from the New York State Department of Transportation? Yes \_\_\_ No ☒

Will action require approval from the New York City Department of Environmental Protection? Yes \_\_\_ No ☒

Will action require approval from the New York State Department of Environmental Conservation? Yes \_\_\_ No ☒

Will action disturb any wetlands or wetland buffer? Yes \_\_\_ No ☒

If yes, please fill out a permit to disturb sensitive natural areas.

Will action disturb any steep slopes greater than 20 percent? Yes \_\_\_ No ☒

If yes, please fill out a permit to disturb sensitive natural areas.

**Note: APPLICATION WILL ONLY BE PROCESSED WHEN:**

1. APPLICATION FEE / ESCROW FEE IS PAID
2. COMPLETED APPLICATION FORM IS SIGNED AND SUBMITTED
3. FOLDED COPIES OF REQUIRED NUMBER OF DRAWINGS ARE SUBMITTED

The above information is complete and factually correct to the best of my knowledge:

Applicant's Signature

*Bonnie Silverman, Member*

date

*10/19/16*

Owner's Signature

*Bonnie Silverman, Member*

date

*10/19/16*

Application reviewed by:

Date:

## SITE PLAN CHECKLIST

Site plans shall contain the following information, as per Section 110-45 of the Village Code:

### LEGAL DATA

1. ☒ Location of project/development by street address
2. ☒ The section, block, and lot number of the property taken from the latest tax records
3. ☒ A vicinity map identifying the location of the site in context to the surrounding area
4. ☒ Name and mailing address of the owner of record and applicant if not the same.
5. ☒ Name and mailing address of the person, firm, or organization preparing the plan.
6. ☒ Date of the plan preparation
7. ☒ North arrow
8. ☒ Scale (1 inch equals 30 feet)
9. ☒ Boundary line of property with dimensions (all distances shall be given in feet and tenths of a foot. All angles shall be given to the nearest (10) seconds or closer. The error of closure shall not exceed one (1) in ten thousand (10,000).
10. ☒ The location, names and existing widths of adjacent streets and curblines.
11. ☒ The locations and owners of all adjoining lands, as shown on the latest tax records.
12. ☒ The location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjacent to the property.
13. ☒ A complete outline of existing deed restrictions or covenants applying to the property.
14. ☒ Existing zoning district boundaries.

### NATURAL FEATURES

1. ☐ Existing contours with intervals of two (2) feet or less, referred to a datum satisfactory to the Village Engineer. *NOT APPLICABLE - NO IMPROVEMENTS PROPOSED*
2. ☐ The location of existing watercourses, wetlands, wooded areas, rock outcrops, areas of slope in excess of (20 percent), trees with a diameter of eight (8) inches or more, measured three feet above the base of the trunk, and other significant environmental features.  
*NOT APPLICABLE - NO IMPROVEMENTS PROPOSED*

### EXISTING STRUCTURES AND UTILITIES

1. ☒ The location of uses and outlines of structures, drawn to scale, on and within fifty (50) feet of the lot.

2. ☒ Paved areas, sidewalks, and vehicular access between the site and public streets.
3. ☐ Locations, dimensions, grades and flow directions of existing sewers, culverts, and waterlines, as well as other underground and aboveground utilities within and adjacent to the property. *NOT APPLICABLE - NO IMPROVEMENTS PROPOSED*
4. ☒ Other existing development, including fences, landscaping, and screening.

PROPOSED DEVELOPMENT *NOT APPLICABLE - NO PROPOSED DEVELOPMENT*

1. ☐ The location of proposed building or structural improvements
2. ☐ The location and design of all uses not requiring structures, including off-street parking and loading areas.
3. ☐ The location, direction, power and time of use for any proposed outdoor lighting or public address systems.
4. ☐ The location and plans for any freestanding signs.
5. ☐ The location and arrangement of proposed means of pedestrian and vehicular access, including curbs, sidewalks, driveways or other paved areas, and profiles indicating grading and cross sections showing the width of roadways and the location and width of sidewalks and curbs.
6. ☐ Any proposed screening and other landscaping, including types and locations of proposed street trees, on a landscape plan prepared by a licensed architect or landscape architect.
7. ☐ The location of all proposed waterlines, valves and hydrants, the location of storm sewers and drainage facilities and the location of all sewer lines and appurtenances or the location of alternate means of water supply and sewage disposal and treatment.
8. ☐ An outline of any proposed easements, deed restrictions or covenants.
9. ☐ A quantitative summary of proposed site plan features to include the gross lot area, net lot area, site development coverage, building coverage and building square footage.
10. ☐ Any contemplated public improvements on adjoining properties.
11. ☐ Any proposed new grades, indicating clearly how such grades will meet existing grades.

Upon findings of the Planning Board that, due to special conditions peculiar to a site, certain of the information normally required as part of the site plan is inappropriate or unnecessary or that strict compliance with said requirements may cause extraordinary or unnecessary hardships, the Board may vary or waive the provision of such information, provided that such waiver will not have detrimental effects on the public health, safety or general welfare or have the effect of nullifying the intent and purpose of the site plan submission, Official Map, Village Comprehensive Plan or Chapter 110-45.



October 17, 2016

Village of Mt. Kisco Planning Board  
104 Main Street  
Mt. Kisco, New York 10549

Village/Town of Mount Kisco  
Planning Board

RE: Conceptual Review Application  
Silverman Corp.  
487 Main Street  
Sheet 80.57, Block 3, Lot 2

OCT 17 2016  
**RECEIVED**

Dear Chairman Cosentino and Members of the Board:

Enclosed please find fourteen (14) copies of the following:

- Drawing SP-1, "Amended Site Plan", latest revision dated October 17, 2016.

With regard to comments in the memorandum received from Jan K. Johanessen, AICP, dated September 21, 2016 we offer the following:


1. No response necessary as this comment summarizes the parking table provided on the drawings.
2. The hours of operation for each of the uses have been added to the General Note, # 5.
3. Copies of the previous Planning Board Resolution were provided, as was relevant correspondence associated with the previous application. Based on our records search it is not believed a site plan was previously prepared, but instead a survey accompanied the application. A copy of the survey previously submitted was already provided.
4. A breakdown of use and corresponding area (as used in the parking calculations) for each tenant has been added to the Current Building Schematic Plan.
5. The parking table calculation for Leonard Park Wine and Spirits has been corrected.
6. No new impervious cover is proposed and as such NYCDEP approval is not required.

We trust you will find the above information in order and understand a Resolution of Approval is being prepared for the October 25<sup>th</sup> meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
Richard D. Williams, Jr., PE  
Senior Project Engineer

RDW/ctq

Enclosures

cc: Michelle Lailer (via email)  
Peter Miley (via email)  
Jan K. Johanessen, AICP (via email)

Insite File No. 16196.100

**PLANNING BOARD RESOLUTION  
VILLAGE OF MOUNT KISCO**

**OCT 18 2016**

**AMENDED SITE PLAN APPROVAL  
CHANGE OF USE PERMIT**

**RECEIVED**

**EK CONSTRUCTION  
35 and 39 KISCONA ROAD  
Section 80.48, Block 5, Lots 1 and 11  
Application No: PB2016-00324**

**DRAFT**

**October 25, 2016**

**WHEREAS**, the subject property consists of  $\pm 1.2$  acres of land and is comprised of two (2) parcels located at the corner of Columbus Avenue, Lincoln Place and Kiskon Road ("the subject property"); and

**WHEREAS**, 39 Kiskon Road is currently developed with an 18,338 s.f. building and contains an off-street parking area that accommodates  $\pm 40$  vehicles and is accessible from Lincoln Place and Kiskon Road;  $\pm 97\%$  of the 39 Kiskon Road parcel is considered impervious. 35 Kiskon Road is vacant and contains trees and lawn area; and

**WHEREAS**, the subject property is located within the Service Commercial (SC) Zoning District and the existing building was the former home of Whalen's Moving and Storage, an indoor warehousing facility; and

**WHEREAS**, Elliot Kracko ("the applicant") is proposing to convert the space to a paint, hardware and indoor lumber yard, is proposing a 2-story addition to the existing building, a  $\pm 2,000$  s.f. attached 1-story addition for material storage, and associated parking, lighting, landscaping and site improvements ("the proposed action"); and

**WHEREAS**, the subject property is proposed to be utilized as a lumber, hardware, paint, window, door, sales and distribution business. The facility will also sell grills, bagged mulch, gravel, concrete, peat moss, concrete products, insulation and will refill 20 pound propane tanks; and

**WHEREAS**, the applicant is proposing façade improvements to the existing building. Reference is made to architectural elevations entitled "Exist'g & Proposed Elevation", prepared by Grandberg & Associates, dated (last revised) June 29, 2016, which will be revised to include modifications to the proposed design and building configuration; and

**WHEREAS**, building supply and lumber yards is listed as a principal use within the underlying SC Zoning District; and

**WHEREAS**, the applicant requires the following area variances from the Zoning Board of Appeals:

- a. Gross floor area devoted to a building supply/lumber yard use (20,000 s.f. maximum permitted/23,222 s.f. proposed); and
- b. Side yard setback variance (10 feet minimum required/0.45 feet proposed); and
- c. Maximum development coverage (70% maximum allowed/85% proposed); and
- d. Expansion of an existing noncomplying building by 4,884 s.f.; and

**WHEREAS**, the subject buildings will total 23,222 s.f. including space associated with the proposed additions; and

**WHEREAS**, the proposed use currently operates at 105 Kisco Avenue and is known as “Modern Paint and Hardware”; and

**WHEREAS**, according to the applicant, the business will be open seven (7) days a week, Monday through Saturday 7:00 a.m. – 5:00 p.m. and Sunday 9:00 a.m. – 2:00 p.m. Further, the applicant has identified that there will generally be seven (7) employees on-site at any given time to serve approximately 75-125 customers per day; and

**WHEREAS**, the applicant has agreed to work and coordinate with the U.S. Postal Service to establish a Columbus Avenue address for the subject premises; this is intended to reduce traffic on Kiskon Road; and

**WHEREAS**, the two (2) curb cuts on Kiskon Road are proposed to be eliminated with access to the parking area to be provided via two (2) one-way curb cuts on Lincoln Place with curbing designed to prevent left hand turns from the egress lane; access to the overhead garage doors on the north side of the building will be provided via Columbus Avenue. A “No Left Turn” restriction will be placed at the Lincoln Place driveways so as to reduce the amount of traffic on Kiskon Road; and

**WHEREAS**, reference is made to the “Statement of Use”, prepared by Insite Engineering and dated (last revised) August 2, 2016; and

**WHEREAS**, reference is made to letters prepared by the applicant’s Attorney, Charles V. Martabano, Esq., dated May 3, 2016 and June 7, 2016; and

**WHEREAS**, reference is made to a plan entitled “Truck Maneuvering Plan”, prepared by Insite Engineering, dated August 23, 2016; and

**WHEREAS**, according to the applicant, tractor trailers and single-unit trucks will make deliveries on-site approximately 2-3 times per day. The tractor trailers will be no more than 64

feet in length (upper level parking lot restricted to use by tractor trailers of 55 feet in overall length) and the single unit trucks will be 25-30 feet in overall length. Propane filling trucks will also deliver to the site and are expected to fill the on-site propane tank approximately once every 60-90 days; and

**WHEREAS**, according to the applicant, deliveries made from the subject premises to the jobsite will be conducted via three (3) delivery vehicles consisting of two (2) flatbed trucks (20' and 24' in overall length) and one (1) van; three (3) – six (6) deliveries are anticipated daily.

**Anticipated Truck Deliveries To and From the Site**

Vehicle Type	Type of Delivery	Number of Deliveries/Day	Number of Deliveries Other
Tractor Trailer and Single Unit Trucks	To Site-Building Material Delivery	2-3/Day	
Propane Trucks	To Site-Bulk Propane Delivery		1/60 Days
Flatbed/Van Delivery	From Site-Building Material Delivery to Jobsite	3-6/Day	

*Source: Insite Engineering*

**WHEREAS**, reference is made to the site plan of record entitled "Site Plan", prepared by Bruce P. Helmes, AIA, dated August 9, 1978, and signed by the Planning Board Chairman on September 13, 1978; and

**WHEREAS**, reference is made to an existing conditions survey entitled "Topographical Survey and Survey of Property", prepared by H. Stanley Johnson and Company Land Surveyors, P.C. and dated (last revised) April 5, 2016; and

**WHEREAS**, reference is made to proposed floor plans entitled "Floor Plans, Use & Parking Plan", prepared by Insite Engineering, dated (last revised) August 23, 2016; and

**WHEREAS**, the subject property is located within the New York City East of Hudson Watershed and the New York City Department of Environmental Protection (NYCDEP) Designated Main Street Area; the proposed action is subject to the rules and regulations of the NYCDEP; and

**WHEREAS**, land disturbance will exceed 5,000 s.f. and the applicant will be required to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002); and

**WHEREAS**, reference is made to the Stormwater Pollution Prevention Plan (SWPPP) prepared by Insite Engineering, dated August 23, 2016; and

**WHEREAS**, reference is made to memorandums issued by the Building Inspector dated April 8, 2016, May 18, 2016, June 21, 2016, August 8, 2016, and September 7, 2016; the Village Engineer dated June 22, 2016, August 3, 2016, and September 21, 2016; and the Village Planner dated April 6, 2016, May 18, 2016, and June 22, 2016; and

**WHEREAS**, the application was referred to the Westchester County Planning Board under Section 239-m of the General Municipal Law and the Planning Board is in receipt of a comment letter from the Westchester County Planning Board, dated July 26, 2016; and

**WHEREAS**, the comments provided by the Westchester County Planning Board have either been addressed and incorporated into the plan or considered by the Planning Board; and

**WHEREAS**, the proposed action is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, reference is made to the Short Environmental Assessment Form (EAF), dated (last revised) July 5, 2016; and

**WHEREAS**, the Planning Board declared itself Lead Agency on August 9, 2016; and

**WHEREAS**, the Planning Board adopted a Negative Declaration of Significance pursuant to SEQRA on August 9, 2016 and amended said Declaration on September 27, 2016.

**NOW THEREFORE BE IT RESOLVED THAT**, the Planning Board hereby grants Amended Site Plan Approval and a Change of Use Permit, subject to the below conditions; and

**BE IT FURTHER RESOLVED THAT**, the Planning Board hereby approves the following drawings hereafter referred to as “the approved plans”, subject to the below conditions; and

Plans prepared by Insite Engineering, dated (last revised) August 23, 2016:

- Layout & Landscape Plan (SP-1)
- Grading & Drainage Plan (SP-2)
- Erosion & Sediment Control Plan (SP-3)
- Lighting Plan (LP-1)
- Details (D-1)

**BE IT FURTHER RESOLVED THAT**, unless extended by the Planning Board, construction shall commence within six (6) months of the date of this Resolution and shall be completed within one (1) year of commencement of construction.

**Conditions to be Satisfied Prior to the Signing of the Approved Plans:**

- I. It is the applicant's responsibility to identify and secure any and all necessary permits/approvals from outside agencies having jurisdiction over the proposed action.

Copies of outside agency permits/approvals shall be submitted to the Planning Board and the Building Department. In the event that such permit(s) require modification to the plans approved herein, a determination shall be made by the Building Inspector and Village Engineer as to whether the modification(s) is substantive and should be returned to the Planning Board for review. The applicant has identified the following outside agency approvals:

- a. New York City Department of Environmental Protection (NYCDEP)
  - b. New York State Department of Environmental Conservation (NYSDEC)-to be obtained prior to the commencement of site work
  - c. Zoning Board of Appeals (ZBA)
  - d. Architectural Review Board (ARB)
  - e. Village of Mount Kisco Department of Public Works (DPW)-to be obtained prior to the commencement of site work
2. The applicant shall satisfy any outstanding written comments provided by the Building Inspector, Village Engineer and/or Village Planner.
  3. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the applicant.
  4. The applicant shall submit a "check set" (4 copies) of the approved plans prepared in final form and in accordance with the conditions of this Resolution, for review by Village staff.
  5. The approved plans shall be revised to conform to the above conditions and to the satisfaction of Village staff. The applicant shall submit four (4) original copies of the approved plans, signed and sealed by the design professional, for final review by Village staff and for signature by Village staff and the Planning Board Chairman. All plans shall have a common revision date.

**Conditions to be Satisfied Prior to the Issuance of a Building Permit:**

6. The applicant shall satisfy the above conditions and the approved plans shall be signed by Village staff and the Planning Board Chairman.

**Conditions to be Satisfied Prior to Commencement of Any Work:**

7. The applicant shall submit a schedule for all earthwork and land disturbance to the Village Engineer for approval. The applicant shall notify the Village Engineer and Building Inspector at least 72 hours in advance of any site disturbance.
8. Before commencement of any land disturbance, placing construction equipment on-site or actual construction, the subject property must be staked out by a NYS Licensed Land Surveyor, as determined necessary by the Village Engineer.

9. A pre-construction meeting shall be conducted with the applicant, contractor, Building Inspector and Village Engineer.

**Conditions to be Satisfied During Construction:**

10. All construction activities shall be performed during the times permitted under the Village Code. The Village Engineer and Village Planner shall have the right to inspect the property during construction, the cost of which shall be paid for by the applicant.
11. The applicant shall obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002).

**Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy:**

12. The applicant shall coordinate with the U.S. Postal Service to establish a Columbus Avenue address for the subject premises. In the event that Postal Service denies this request, written communication to this effect from the Postal Service shall be submitted to the Planning Board.
13. A backflow preventer device(s) shall be installed to the satisfaction of the Village Engineer and Building Inspector, as required.
14. There shall be no Certificate of Occupancy issued until there is full compliance with the plans approved herein and all conditions of this Resolution.
15. Prior to the issuance of a Certificate of Occupancy, an as-built survey, signed and sealed by a NYS Licensed Land Surveyor and demonstrating compliance with the approved plans shall be submitted. This survey shall be prepared to the satisfaction of the Village Engineer.
16. Prior to the issuance of a Certificate of Occupancy, all required landscaping installations shall be completed and inspected by the Village Planner; any plant substitutions shall be approved by the Village Planner prior to being installed.
17. A final site inspection shall be completed by the Building Inspector, Village Engineer and Village Planner.
18. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the applicant.

**Other Conditions:**

19. The Planning Board is to retain original jurisdiction.

20. The proposed operation shall comply with the Statement of Use referenced herein. To the extent that information contained with the Statement of Use differs from that contained within this Resolution, this Resolution shall govern.
21. Left hand turns onto Kiskon Road from the upper level parking lot shall be prohibited.
22. Tractor trailers entering or exiting the facility via the Columbus Avenue driveway shall be no more than 64 feet in overall length; those entering or exiting the upper level parking lot shall be no more than 55 feet in overall length. Single-unit trucks entering or exiting the subject property shall be no more than 30 feet in overall length.
23. Deliveries made by the applicant to the jobsite shall be conducted via van or flatbed truck (maximum 24' in overall length).
24. All loading and unloading of materials via the overhead doors located on Columbus Avenue shall be conducted so that the truck or vehicle is positioned entirely within the building during receipt of deliveries, loading and unloading.
25. There shall be no parking, storage, loading, or unloading of vehicles or trucks within any Village right-of-way.
26. There will be no overnight outside storage of trucks or fleet vehicles.
27. All building materials and supplies will be stored and sold within a fully enclosed building.
28. No indoor or outdoor manufacturing or assembly of parts shall be permitted.
29. No change, expansion or intensification of use shall be permitted without Planning Board approval.
30. All refuse and recycling shall be stored indoors.
31. All interior and exterior lighting on the subject property shall be turned off during non-operating hours, with the exception of exterior security lighting which luminance levels shall be reduced by 30% during non-operating hours.
32. All refuse storage and pick-up shall comply with the Code of the Village/Town of Mount Kisco.
33. All signage, including within windows, shall be fully compliant with Chapter 89 of the Village Code. No signs, lights or other materials or devices, except as approved and detailed on the approved plans, shall be permitted to be supported, hung, flown, or otherwise attached to site buildings, structures or the site grounds.

34. Landscaping shall be maintained for the life of the facility and in accordance with the approved landscaping plan. The applicant shall be responsible for any re-grading, replanting, or irrigation necessary to ensure that the landscaping is installed and maintained in accordance with the approved plan.
35. Failure to comply with any of the aforesaid conditions shall constitute a violation of site plan and shall subject the applicant to prosecution, penalties and/or permit revocations pursuant to applicable law. Deviation from any such approvals may render this site plan, or certificates of occupancy issued in conjunction therewith, null and void.

#### **ADOPTION OF RESOLUTION**

**WHEREUPON**, the Resolution herein was declared adopted by the Planning Board of the Village of Mount Kisco as follows:

The motion was moved by: \_\_\_\_\_

The motion was seconded by: \_\_\_\_\_

The vote was as follows:

<b>JOSEPH COSENTINO</b>	_____
<b>ANTHONY STURNIOLO</b>	_____
<b>RALPH VIGLIOTTI</b>	_____
<b>DOUGLAS HERTZ</b>	_____
<b>ENRICO MARESCHI</b>	_____
<b>MICHAEL BONFORTE</b>	_____
<b>JOHN BAINLARDI</b>	_____

---

**Joseph Cosentino**

**October 25, 2016**



October 4, 2016

Village of Mt. Kisco Planning Board  
104 East Main Street  
Mt. Kisco, New York 10549

Village/Town of Mount Kisco  
Planning Board

RE: Polaner Selections  
461 Lexington Avenue  
Mt. Kisco, New York

UCT 05 2016  
**RECEIVED**

Dear Chairman Cosentino and Members of the Board:

Enclosed please find fourteen (14) copies of the following:

- Drawing EX-1, "Existing Conditions and Removals Plan", latest revision dated October 4, 2016.
- Drawing SP-1, "Layout and Landscape Plan", latest revision dated October 4, 2016.
- Drawing SP-2, "Grading and Utilities Plan", latest revision dated October 4, 2016.
- Drawing SP-3, "Erosion and Sediment Control Plan", latest revision dated October 4, 2016.
- Drawing LP-1, "Lighting Plan", latest revision dated October 4, 2016.
- Drawing TP-1, "Tree Preservation Plan", latest revision dated October 4, 2016.
- Drawing D-1, "Details", latest revision dated October 4, 2016.

The design drawings have been revised and updated based on comments received from the Conservation Advisory Council. The level spreader and its associated grading have been shifted to the north to save a large quadruple Maple tree that is located on the Village property. The tree was previously proposed to be removed. With this revision, the tree can be saved. Minor landscaping has been revised to accommodate shifting the level spreader along with shifting the proposed temporary grading easement on Village property.

With regards to comments received from Anthony Oliveri, PE, Dolph Rotfeld Engineering, P.C. dated September 21, 2016, we offer the following:

1. We acknowledge the subject property is located within the Designated Main Street Area of the Village and will require NYCDEP SWPPP approval as well as NYSDEC General Permit Coverage 0-15-002.
2. We understand the proposed drainage design is preliminary and a detailed review will be completed once the final design is submitted.
3. The deep tests and percolations tests have been completed and witnessed by the NYCDEP. The results were provided on Figure 4 of the SWPPP.
4. The trench drain outlets to a drainage pipe that runs the lengths of the driveway to the rear of the property discharging to the proposed velocity dissipater. Stormwater calculations for the trench drain will be provided in the final SWPPP.
5. The discharges from the underdrains have been revised to include a velocity dissipater.

Based on the enclosed information, we respectfully request the Planning Board schedule a public hearing on the Wetland Permit at its October 25, 2016 meeting for the next available agenda.

Should you have any questions or comments or require additional copies of the enclosed information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



\_\_\_\_\_  
Scott M. Blakely, RLA  
Senior Principal Landscape Architect

SWB/jll

Enclosures

cc: Tina Fischer, Polaner Selections, w/enclosures  
Armand Di Biase, Di Biase Fillkoff Architects, PC, w/enclosures  
Charles Martabano, w/enclosures

Insite File No. 16150.100



September 26, 2016

Mr. Jeffrey Contelmo, P.E.  
Principal Engineer  
Insite Engineering, Surveying & Landscape Architecture, P.C.  
3 Garrett Place  
Carmel, NY 10512

Village/Town of Mount Kisco  
Planning Board

Vincent Sapienza  
Acting Commissioner

Paul V. Rush, P.E.  
Deputy Commissioner  
Bureau of Water Supply  
prush@dep.nyc.gov

465 Columbus Avenue  
Valhalla, New York 10595

T: (845) 340-7800  
F: (845) 334-7175

Re: Polaner Selections  
461 Lexington Avenue  
(T) Mount Kisco, (C) Westchester  
New Croton Reservoir Basin  
DEP Log #2016-CNC-0470-SP.1

SEP 27 2016

**RECEIVED**

Dear Mr. Contelmo:

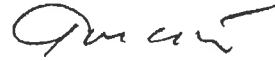
The New York City Environmental Protection (DEP) has received your September 1, 2016 letter with enclosures concerning the above-referenced application for approval of a Stormwater Pollution Prevention Plan (SWPPP). Upon review of the submitted documentation and the associated drawings, DEP has determined that the application is *incomplete*. The following information is required before review of the application may commence:

1. For completeness, a Draft Environmental Impact Statement or Determination of Non-significance by the Lead Agency under the State Environmental Quality Review Act (SEQR) must be provided.
2. A New York State Department of Environmental Conservation General Permit for Stormwater Discharges Notice of Intent (NOI) is required as the proposed land disturbance for the project is greater than 5,000 square feet and is located in the East of Hudson Watershed (EOH). Please provide a draft of the NOI to be filed.
3. The boundaries of any 100-year flood plains must be noted on the plans; if no such flood plains are located within the plan area, you must so note.

The review of your application will not commence until DEP receives the requested information and determines that the application is complete. DEP will notify you within 10 days of its receipt of the requested information as to the completeness of your application. Please be advised that failure to submit information to DEP or to follow the DEP procedures is sufficient grounds to deny approval, pursuant to Section 18-23(b)(3).

If you have any questions, please do not hesitate to contact me at (914) 773-4411.

Sincerely,



Andreea A. Oncioiu  
Associate Project Manager II  
Regulatory & Engineering Programs

c: (V) Mount Kisco Planning Board - [planning@mountkisco.org](mailto:planning@mountkisco.org)  
Anthony Oliveri, P.E., Dolph Rotfeld Engineering PC - [anthony@drepc.com](mailto:anthony@drepc.com)  
Armand DeAngelis, NYS DEC - [armand.deangelis@dec.ny.gov](mailto:armand.deangelis@dec.ny.gov)



Village/Town of Mount Kisco Building Department  
104 Main Street  
Mount Kisco, New York 10549  
Ph. (914) 864-0019-fax (914) 864-1085

MEMORANDUM

TO: Chairman Cosentino and Planning Board Members

FROM: Peter J. Miley, Building Inspector *pm*

RE: Gas 21 Realty, Inc.  
192 North Bedford Road  
69.58-4-2 (SBL)

DATE: October 18, 2016

---

A review of the proposed conceptual application to construct a new building and reconstruct the existing gas station, reveals the following:


1. The existing canopy over the fueling area is pre-existing, nonconforming structure as per Certificate of Occupancy #2337.
2. A use variance is required to allow the convenience store as per Village/Town of Mount Kisco Code §110-30 G 6 (e) *The sale of food and beverage items, including alcoholic beverages, shall not be permitted, except that not more than three coin-operated vending machines dispensing food or other items, other than alcoholic beverages, will be permitted.* Retail parking is 1 space per 150 square feet; therefore according to the plans, in the event of an approval, 3 parking spaces are required for the retail use.

\mkl

**MEMORANDUM**

TO: Honorable Joseph Cosentino and  
Members of the Mount Kisco Planning Board

CC: Michelle Lailer  
Whitney Singleton, Esq.  
Anthony Oliveri, P.E.  
Peter Miley

FROM: Jan K. Johannessen, AICP   
Village Planner

DATE: October 19, 2016

RE: Conceptual Review – Site Plan and Special Use Permit  
192 North Bedford Road  
Sheet 69.58, Block 4, Lot 2

Village/Town of Mount Kisco  
Planning Board

OCT 18 2016

**RECEIVED**

**Project Description**

The subject property is comprised of ±38,686 s.f. and is located at 192 North Bedford Road (NYS Rt. 117) and within the Limited Commercial (CL) Zoning District. The subject property is developed with an existing 8-pump gas station (Mobil), small kiosk, a 1-story (1,932 s.f.) commercial building and associated off-street parking, landscaping and lighting. The applicant is proposing to reduce the number of gas pumps to six (6) pumps and is proposing the construction of a 34' x 13' convenience store in place of the existing kiosk. The existing 1-story building is proposed to remain and be utilized as an office use (presumably unrelated to the gas station).

**SEQRA**

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA). Prior to taking action on this pending application, the Planning Board must issue a Determination of Significance.

**Comments:**

While we defer to the Building Inspector regarding zoning compliance, it appears that the proposed action will require variances from the Zoning Board of Appeals; therefore, this review focuses on zoning and we defer comment on the site plan until these zoning matters have been resolved.

1. Gas stations are listed as requiring a Special Use Permit within the underlying CL Zoning District, subject to Article V (Section 110-30G) of the Zoning Code. The proposed action does not comply with a number of the special use permit provisions listed for gas stations, as identified below. We note that some of these provisions may be considered existing nonconforming conditions; however, this determination must be made by the Building Inspector:
  - a. Section 110-30G(1) states that no driveway serving a gas station (among other listed uses) shall be within 1,000 feet of any other such use or within 200 feet of the boundary line of any residential district or of any school, church, park, playground, hospital, public library, institution for dependents or children or any place of public assembly or restaurant designed for the simultaneous use of 100 persons or more regardless of the district where either premises are located. The existing southern entrance driveway is  $\pm 868$  feet from a gas station located at the corner of NYS Rt. 117 and Barker Street and  $\pm 112$  feet to the closest restaurant (Applebees); the existing northern exit driveway is located  $\pm 190$  feet to a residential district. The applicant shall confirm that there are no other listed uses within the limiting distances provided within this code section.
  - b. Section 110-30G(2) states that no building, accessory structure, fuel dispenser or service appliance shall be within 20 feet of any street line; the fuel pump #2 is  $\pm 18.9$  feet from the street line.
  - c. Section 110-30G(5) states that no canopy or similar type roof structure provided over fuel pumps shall be permitted. The applicant has identified that the existing canopy will be replaced.
  - d. Section 110-30G(6)(e) states that the sale of food and beverage items, including alcoholic beverages, shall not be permitted except that not more than three (3) coin-operated vending machines dispensing food or other items, other than alcoholic beverages, is permitted. The proposed convenience store appears to be prohibited under this section.

2. While we defer to the Building Inspector regarding compliance with off-street parking requirements, we note that the parking tabulation does not appear to account for the proposed convenience store.
3. While we defer to the Building Inspector regarding zoning compliance, we have the following comments concerning the zoning table:
  - a. The zoning table should include an "existing conditions" column.
  - b. The rear yard abuts a residential zone; the required rear yard setback should be 30 feet.
  - c. The zoning table does not include front, side and rear buffers, as required.
4. The site plan should illustrate and identify the adjoining zoning districts.
5. The existing 1-story building was last occupied by Enterprise and is proposed to be office; the Building Inspector should determine if this is considered a Change of Use.
6. An updated existing conditions and topographical survey shall be prepared and submitted for review.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

**Plans Reviewed, prepared by Petruccelli Engineering and dated August 29, 2016:**

- Preliminary Site Plan (Sheets 1 of 3 and 2 of 3)
- Existing Conditions (Sheet 3 of 3)

**Documents Reviewed:**

- Letter, prepared by Petruccelli Engineering, dated October 4, 2016
- Application for Conceptual Review – Site Plan Approval

JKJ/dc

**Application for Conceptual Review**

SEP 07 2016

Submission Date \_\_\_\_\_  
(Due 21 days in advance of Planning Board Meeting)**RECEIVED**Fee 400/500**Type of Application:** (Please Check All That Apply)Site Plan Approval ☒ Land Subdivision Approval \_\_\_\_\_ Special Use Permit \_\_\_\_\_ Change of Use \_\_\_\_\_  
New Construction \_\_\_\_\_ Addition \_\_\_\_\_**Applicant Information:**Applicant Name: GAS 21 REALTY - Mr.INDERJIT SINGHAddress: 192 N.BEDFORD ROADPhone Number: 914-490-6423 Fax: \_\_\_\_\_ Email: inders59@yahoo.comApplicant's relationship to property: OWNER

Name of Property Owner: (if different from above) \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Has property owner been notified of proposed action? Yes ☒ No \_\_\_\_\_

Owner's authorization \_\_\_\_\_ date \_\_\_\_\_

**Project Information:**Project Name: SITE PLANProject Address/Location: 192 N. BEDFORD ROAD, MT KISCO, NY 10549

Any locally recognized name of building or site: \_\_\_\_\_

Description of Project (be specific): CONSTRUCTION OF NEW BUILDING AND RECONSTRUCTIONOF EXISTING GAS STATION, PARKING LAYOUT, LANDSCAPING AND INSTALLATION OF DRAINAGE STRUCTURESProperty Tax #: SECTION 69.58, BLOCK 4, LOT 2Property Acreage 0.889 Zoning District CL - LIMITED SPECIAL PERMIT USESCurrent Land Use: GAS STATION Proposed Land Use: \_\_\_\_\_Size of Building or Addition 442 (square feet) Height 12Map or Plan Preparer PETRUCCELLI ENGINEERINGPhone Number: 914-948-3629 Fax: 914-948-6903 Email: office@petrucelli-eng.com

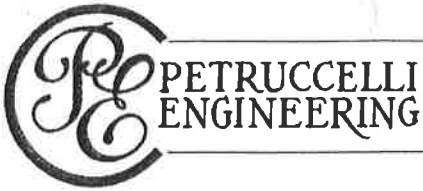
Please attach any easement agreements, property covenants or deed restrictions.

The above information is complete and factually correct to the best of my knowledge:

Applicant's Signature \_\_\_\_\_ date \_\_\_\_\_

Owner's (or designated agent's) signature [Signature] date 9/6/16

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_



RUDOLPH C. PETRUCCELLI, P.E.  
PAUL BERTÉ, P.E.

October 4, 2016

Peter J. Miley  
Building Inspector  
Village Hall  
104 Main Street  
Mount Kisco, NY 10549  
[Pmiley@mountkisco.org](mailto:Pmiley@mountkisco.org)

Village/Town of Mount Kisco  
Planning Board  
OCT 04 2016  
**RECEIVED**

RE: Renovation/modifications to Mobil Station at 192 Bedford Road  
Section 69.58, Block 4, Lot 2

Dear Mr. Miley,

Please find attached 14 copies of Preliminary Site Plans for your review for modifications to the Mobil gas station located at 192 Bedford Road. The following drawings are included for review and distribution:

Sh. 1 of 3: Site Plan, including Landscape  
Sh. 2 of 3: Site Elevations  
Sh. 3 of 3: Existing Conditions

The existing parcel is located in the CL (Limited Commercial District) zoning district and is approximately 38,686 sf. The site has historically had 2 uses: an existing 8 gasoline pump gas station under a metal frame canopy with an associated small retail kiosk ( $\pm 125$ sf). The second use includes a retail component within a separate single story 1932 sf building located along the southerly property line, formerly occupied by Enterprise Rental Car. A total of 18 vehicular parking spaces is included on the property, excluding the parking spaces associated with the gas pump use.

The applicant/owner is requesting a site plan modification to replace the existing kiosk with a 442 sf retail building and remove 2 of the 8 gasoline pumps. This addition is requested to revitalize the existing station with a retail use that is now a customary amenity associated with gas stations.

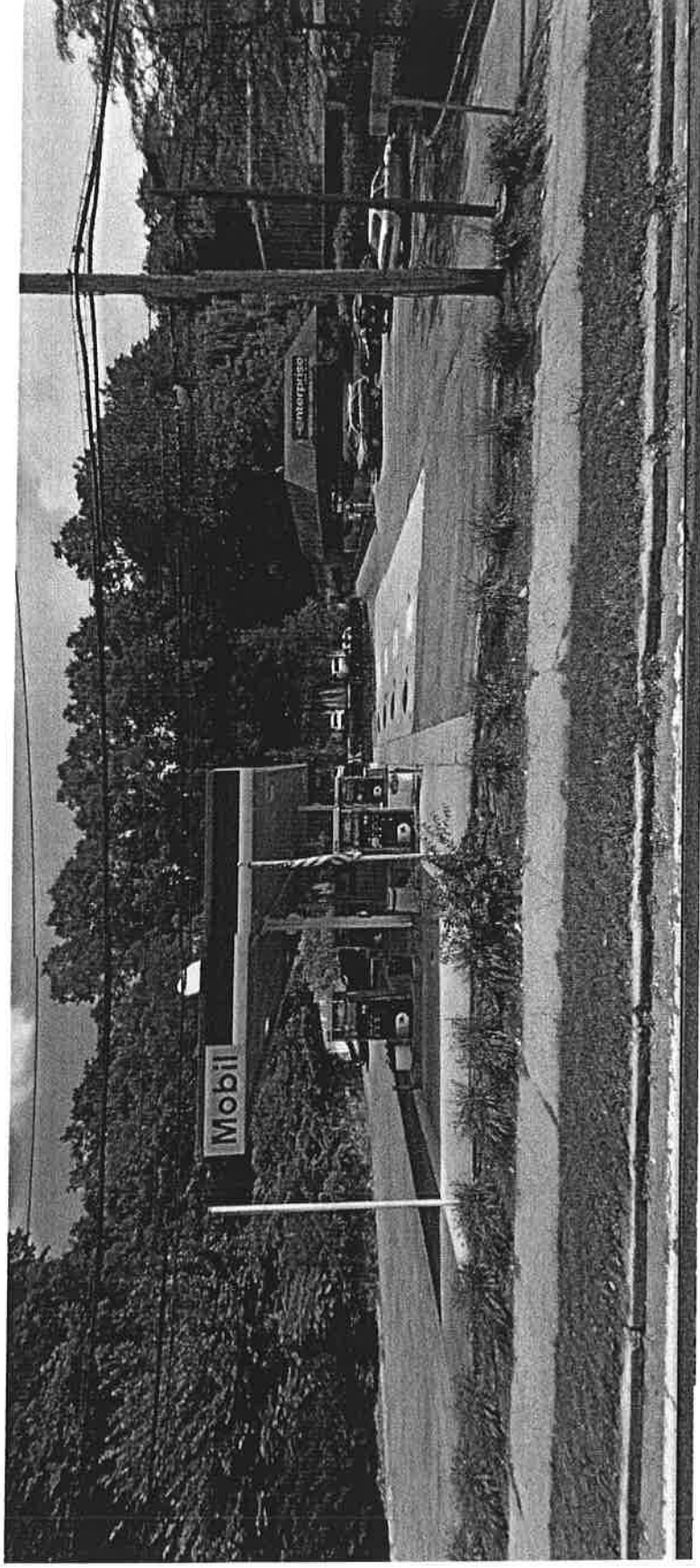
Based on our preliminary meeting, we understand the retail use associated with the gas station is not permitted within the CL zone and will require a Use variance. With this submission, we are respectfully requesting the opportunity to present this application to the Planning Board for referral to the Zoning Board of Appeals.

Sincerely,

**PETRUCCELLI ENGINEERING**



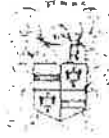
**Paul Berté, PE**  
Principal



Gas 21 Realty

192 North Bedford Road

Existing Street View – October 2016



Planning Board

TOWN OF MOUNT KISCO  
SHERMAN COUNTY, NEW YORK  
104 Main Street  
Mount Kisco, New York 10549

Village/Town of Mount Kisco  
Planning Board

OCT 04 2016

RECEIVED

Telephone:  
(914) 241-0500

Beautification Committee

## MINUTES OF THE MOUNT KISCO BEAUTIFICATION COMMITTEE MEETING

September 7, 2016

To: Members of the Beautification Committee, Mayor Michael Cindrich, and Village Board of Trustees, Planning Board, Zoning Board

Present: Joan Stewart, Chair, Pat Reilly, Treasurer, Joanne Hauser, Secretary, Andre Ferrara, Joanne Hack, Harold Hochstein, Patricia Thompson, Carol Welch, Cece Yozzo, Maureen Zaccari, Jeanne Zipp

Absent: Antoinette Whalen

Joan Stewart Called the Meeting to Order at 1:10 p.m. that was held at Andre Ferrara's house.

Motion to Approve June Minutes made by Harold, seconded by Maureen.

Treasurer's Report: Pat said that the Friends Account remains the same; \$3,974.53. Village Account, as of June, was \$2,500. (Spring planting at Fountain additional expense \$120; balance should be \$2,380);

Fountain Planting: Joanne Hack suggests we consider planting perennials next Spring, and members agree. Fall planting will be done on September 28 at 9:30 a.m. Cece and Maureen will check garden and purchase Mums. Members should look at large boxwoods so we can decide whether or not to remove them.

Clock: Carol will speak with Joe Luppino re: coordinating Carillon chimes with Clock, which now changes time automatically.

Letters of Commendation: Joan brought a sample Certificate of Appreciation that she found in Cape Cod. Members agreed that it would likely be more appreciated than a letter; Joanne Hack will create a similar Certificate for our use.

Letters of Commendation: Sample Certificate

(last line/same topic) Meeting Agenda

Flower Basket/Decade of Greenery Award: At next meeting members should bring a list of businesses who received a commendation letter, along with recommendations for the Flower Basket Award and whether a business receives the Decade of Greenery Award this year. Thus far we have Frannies Goodie Shop, St. Francis of Assisi, NWHC, Winston Restaurant, Lefteris and Kisco Diner. Joan mentioned that the majority of businesses are kept up nicely, and Pat noted that the streets throughout the Village are extremely clean. Pat suggests that the Beautification Committee present award(s) at an October Town Hall Meeting. At the same time, Residential Garden Contest can be mentioned.

Awards Plaque: Displayed in Town Hall rotunda needs to be updated.

Residential Garden Contest: Joan noted that residents felt August judging was too late in the summer. Maureen and Cece visited gardens of applicants and provided descriptions, some photos and their opinions. Members expressed their opinions after looking at photos and voted:

1<sup>st</sup> Place – Tony and Barbara Cutri - 2<sup>nd</sup> Place: Anthony Monteleone - 3<sup>rd</sup> Place: Charlie and Jane Pieragostini

Joan will notify winners, and Certificate and Prizes will be presented at an October Town Board Meeting.

Motion to adjourn at 2:20 p.m. made by Maureen, seconded by Andre.

Respectfully Submitted,

Joanne Hauser

**Next Meeting: Wednesday October 12, 2016**

AGENDA

Treasure's Report

Flower Basket Award/Decade of Greenery

Presentation of Awards

Award Plaques

Mount Kisco Chamber of Commerce Guests

WARC Guest

OCT 13 2016



# NYMTC's Coordinated Public **RECEIVED** Transit-Human Services Transportation Plan

## Share your ideas on how to meet the transportation needs of seniors and individuals with disabilities

The Coordinated Plan identifies the transportation needs of individuals with special transportation requirements, provides strategies for meeting these needs, and prioritizes transportation services and improvements for funding and implementation.

### We are holding community workshops in the following locations:

#### NEW YORK CITY

##### Bronx

**October 24, 2:00-4:00 pm**  
Bronx Museum of the Arts  
2nd Floor, North Wing  
1040 Grand Concourse  
Bronx, NY 10456

##### Brooklyn

**October 13, 2:00-4:00 pm**  
St. Francis College  
Science and Technology Building  
Callahan Center  
182 Remsen Street  
Brooklyn Heights, NY 11201

##### Manhattan

**November 2, 2:00-4:00 pm**  
New York University  
Kimmel Center for University Life  
Room 802 Shorin  
60 Washington Square South  
New York, NY 10012

##### Queens

**October 18, 2:00-4:00 pm**  
Queens Borough Hall, Room 200  
120-55 Queens Boulevard  
Kew Gardens, NY 11424

##### Staten Island

**October 26, 2:30-4:30 pm**  
Jewish Community Center  
of Staten Island  
Social Hall  
1466 Manor Road  
Staten Island, NY 10314

#### LONG ISLAND

##### Nassau County

**November 1, 2:00-4:00 pm**  
Hofstra University  
Sondra and David S. Mack Student Center  
Across Hofstra main gate  
at 1000 Fulton Avenue  
Hempstead, NY 11549

##### Suffolk County

**October 31, 2:00-4:00 pm**  
Suffolk County Legislature  
Evans K. Griffing Building  
Riverhead Legislative Auditorium  
300 Center Drive  
Riverhead, NY 11901

#### LOWER HUDSON VALLEY

##### Rockland County

**October 27, 2:00-4:00 pm**  
Orangetown Town Hall  
26 Orangeburg Road  
Orangeburg, NY 10962

##### Putnam County

**October 19, 2:00-4:00 pm**  
Cornerstone Park Building  
1 Fair Street  
Carmel, NY 10512

##### Westchester

**October 20, 2:00-4:00 pm**  
Yonkers Public Library  
Grinton I. Will Branch Auditorium  
1500 Central Park Avenue  
Yonkers, NY 10710

### Join us at a Workshop to...

- Identify gaps in transportation service in your area
- Provide input on existing transportation services
- Identify the needs for people in your community
- Help develop strategies to meet those needs
- Develop actions that would be eligible for federal funding

Starting October 13th, you can also share your comments, ideas, and suggestions by emailing [nymtc@ingroupinc.com](mailto:nymtc@ingroupinc.com).



Facebook.com/NYMTC



@NYMTC

For more information please contact:  
[NYMTC-Web@dot.ny.gov](mailto:NYMTC-Web@dot.ny.gov) | 212-383-7200

The New York Metropolitan Transportation Council complies with the Americans with Disabilities Act and federal Limited English Proficiency guidelines. If you need special accommodations to participate in any of these workshops, or translation services into Spanish, Russian or Chinese, please contact [Andrea.Miles-Cole@dot.ny.gov](mailto:Andrea.Miles-Cole@dot.ny.gov) at least 72 hours before the meeting date.

For translated documents go to [www.nymtc.org](http://www.nymtc.org)

Para los documentos traducidos ir a [www.nymtc.org](http://www.nymtc.org)

對於翻譯文件去 [www.nymtc.org](http://www.nymtc.org)

☑ 于翻文件去 [www.nymtc.org](http://www.nymtc.org)

Для получения переведенных документов перейти на [www.nymtc.org](http://www.nymtc.org)