

MOUNT KISCO PLANNING BOARD
Agenda
Tuesday, June 14, 2016
Planning Board Work Session 6:30 PM
Meeting 7:30 PM

Minutes

1. *July 8, 2014*
2. *February 10, 2015*
3. *June 23, 2015*
4. *August 5, 2015 Special Meeting*
5. *November 10, 2015*
6. *November 24, 2015*
7. *January 12, 2016*

Formal Applications:

- a. **Bareburger – 441 Main Street (Former Friendly's)**
PB2016-0322, 80.50-4-4
Amended Site Plan
 - *Proposed Floor Plan/Elevation/Outdoor Seating Plan prepared by VKS Architects, revised June 7, 2016*
- b. **Mt. Kisco Supply – 369 & 375 Lexington Avenue**
PB2015-0300, 80.48-4-13, 16, 17 (SBL)
Site Plan
 - *Memorandum from Peter J. Miley, dated June 9, 2016*
 - *Memorandum from Jan K. Johannessen, AICP, dated June 8, 2016*
 - *Memorandum from Catizone Engineering, dated May 24, 2016*
 - *Site Plan prepared by Catizone Engineering, revised May 19, 2016 (7 Sheets)*
 - *Final Subdivision Plat prepared by H. Stanley Johnson, dated May 27, 2016*
- c. **Exit 4 Food Hall – 149-157 Main Street**
PB2016-0326, 80.25-3-30 (SBL)
Special Use Permit
 - *Electronic Memorandum from Peter J. Miley, Building Inspector, dated April 26, 2016*
 - *Memorandum from Peter J. Miley, Building Inspector, dated April 8, 2016*
 - *Special Use Permit Application*
 - *As-Built Survey, received May 18, 2016*
 - *Outdoor Seating Plan, received May 18, 2016*
 - *Outdoor Seating Plan/Survey, received April 19, 2016*

Conceptual Application:

- d. **1261 Baldwin Road Realty (New Dimensions Remodeling) – 460-466 Lexington Avenue**
PB2016-0331, 80.641-4 (SBL)
Amended Site Plan

- *Memorandum from Peter J. Miley, Building Inspector, dated June 9, 2016*
- *Memorandum from Jan K. Johannessen, AICP, dated June 8, 2016*
- *Conceptual Application*
- *Conceptual Site Plan for Proposed Shed, received May 17, 2016*
- *1988 Approved Site Plan prepared by Moore & Sullivan Architects, revised December 14, 1988*

**e. GBD Realty, Inc. – 556 Main Street (Manara Laundromat)
PB2016-0332, 80.57-4-6.1 (SBL)
Amended Site Plan**

- *Memorandum from Peter J. Miley, Building Inspector, dated June 9, 2016*
- *Memorandum from Jan K. Johannessen, AICP, dated June 8, 2016*
- *Conceptual Application*
- *Lighting Plans prepared by RAB Lighting, dated May 23, 2016*
- *Site Plans prepared by O'Neill Architects, dated May 23, 2016*



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 Miley, Building Inspector *pm*

DATE: February 19, 2016
June 9, 2016 Update

SUBJECT: Mount Kisco Supply
369 Lexington Avenue, ID #80.48-4-17

The parking analysis provided by Catizone Engineering, P.C. requires Planning Board approval in accordance with Village/Town of Mount Kisco Code §110-28 (K): Minimum off-street parking standards.

(2) Other uses not mentioned. Parking requirements for the other uses or variations of the above uses shall be as determined by the Planning Board in the course of its review of site plans for facilities proposed hereunder. In making its determination, the Planning Board shall consider the following factors: the number of persons for whose use the facility is designed or intended; the hours of operation which are proposed; the type and extent of proposed accessory uses; the likelihood, nature and frequency of special events utilizing the facilities and to which either the general public or large numbers of people might be invited or encouraged to attend; the nature of the principal use; and other permitted uses for which the facility or structure is designed and to which it might be put if the designated activity should cease as the principal use.

1. The property falls within the Designate Main Street Area and may require DEP and DEC permits.
2. The property is located within the wetland buffer and shall require a wetlands permit.
3. The curb cut for the commercial driveway shall be in accordance with §93-33 (B) (2) (f): Maximum width of curb cut. *No curb cut shall be wider than as follows: Serving a commercial or industrial use: as determined by the Planning Board during the site plan review process.*

4. The maximum building coverage for the CL zoning district is 30%. The applicant proposes 35% maximum building coverage. Therefore; a 5% maximum building coverage variance shall be required. **Variance obtained on May 31, 2016.**

\mkl



VILLAGE/TOWN OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK

104 Main Street
Mount Kisco, New York 10549-0150

Telephone
(914) 241-0500

MEMORANDUM

TO: Chairman Cosentino and Planning Board Members

FROM: Peter Miley, Building Inspector *pm*

DATE: February 19, 2016

SUBJECT: Mount Kisco Supply
369 Lexington Avenue, ID #80.48-4-17

The applicant submitted a request to the Planning Board requesting the authorization to issue a demolition permit prior to Planning Board Approval. The issuance of a building permit would be at the applicants' own risk. A Hold Harmless and Indemnification Agreement is attached and has been submitted to the Village Attorney for comment.

This memo and zoning analysis is based on the proposed zoning adjustment. The RT-6 Zoning District and subdivision approval indicates the following:

Residential RT-6 review of the proposed plans reveals the following:

The applicant proposes to construct two single family residences in the RT-6 One-and Two-Family Residence District and shall be required to comply with the following:

1. Village/Town of Mount Kisco Code §110-28 (D) (2) Ingress and egress to parking areas; *No parking space shall be designed so as to require a vehicle to back out onto a public street or sidewalk in order to vacate the space;* proposed driveway shall require modification to comply with this section of the Code.
2. Village/Town of Mount Kisco Code § 93-33 (B) (2) (b): *Maximum width of curb cut. No curb cut shall be wider than as follow: Serving a two-car garage: 18 feet.* The applicant proposes a 20' wide curb cut, where 18' maximum is permitted. Applicant shall adjust or be required to seek a variance. After modifying the driveway design, the applicant shall revise their development coverage calculations.

CL Zoning District review of the proposed plans reveals the following:

The parking analysis provided by Catizone Engineering, P.C. requires Planning Board approval in accordance with Village/Town of Mount Kisco Code §110-28 (K): Minimum off-street parking standards.

(2) Other uses not mentioned. Parking requirements for the other uses or variations of the above uses shall be as determined by the Planning Board in the course of its review of site plans for facilities proposed hereunder. In making its determination, the Planning Board shall consider the following factors: the number of persons for whose use the facility is designed or intended; the hours of operation which are proposed; the type and extent of proposed accessory uses; the likelihood, nature and frequency of special events utilizing the facilities and to which either the general public or large numbers of people might be invited or encouraged to attend; the nature of the principal use; and other permitted uses for which the facility or structure is designed and to which it might be put if the designated activity should cease as the principal use.


3. The property falls within the Designate Main Street Area and may require DEP and DEC permits.
4. The property is located within the wetland buffer and shall require a wetlands permit.
5. The curb cut for the commercial driveway shall be in accordance with §93-33 (B) (2) (f): Maximum width of curb cut. *No curb cut shall be wider than as follows: Serving a commercial or industrial use: as determined by the Planning Board during the site plan review process.*
6. The maximum building coverage for the CL zoning district is 30%. The applicant proposes 35% maximum building coverage. Therefore; a 5% maximum building coverage variance shall be required.

MEMORANDUM

Village/Town of Mount Kisco
Planning Board

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: June 8, 2016

RE: 369 Lexington Avenue (Ferguson & Mount Kisco Supply)
Amended Site Plan, Change of Use and Subdivision
Section 80.48, Block 4, Lots 13, 16 & 17

JUN 08 2016

RECEIVED

Project Description

The subject property consists of three (3) parcels totaling ± 1.6 acres of land fronting on Lexington Avenue and West Street. Tax Parcels 16 and 17 are located off of Lexington Avenue and within the CL Zoning District and Tax Parcel 13 fronts on West Street within the RT-6 Zone.

Tax Parcel 16 contains an existing nonconforming two-family residence (as determined by the Building Inspector), detached garage and an asphalt parking area, which is accessed off of Lexington Avenue. Tax Parcel 17 contains a $\pm 20,500$ s.f. commercial building, which is currently occupied by a hardware store (Mt. Kisco Supply), a plumbing, kitchen, bathroom and appliance store (Ferguson), and an unoccupied storage/warehouse space; Tax Parcel 17 also contains an asphalt driveway off of Lexington Avenue which provides access to an existing asphalt parking area located to the north and east of the building. Tax Parcel 13, located within the RT-6 Zoning District, contains an existing nonconforming parking area (as determined by the Building Inspector), which is accessed via the driveway serving Tax Parcel 17.

The applicant is proposing to remove the nonconforming two-family residence and detached garage, as well as the nonconforming parking area which is located in the RT-6 Zone. The applicant is proposing to expand Ferguson's showroom space into the existing storage/warehouse area and is

Chairman Joseph Cosentino
June 8, 2016
Page 2 of 2

proposing to subdivide Tax Parcel 13 into two (2) residential single-family lots; the common property line between Tax Parcel 17 and 13 is proposed to be shifted 10-feet to the east so as to provide a buffer between the commercial and residential uses.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and the Planning Board has issued a Negative Declaration of Significance.

Plan Comments

1. The applicant has satisfactorily addressed all of our outstanding comments, as well as the conditions contained within the Preliminary Subdivision Plat Resolution that are germane to our 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 Catizone Engineering, P.C., dated (last revised) May 19, 2016:

- Demolition Plan (C1.1)
- Site Plan (C1.2)
- Grading, Utilities and Photometric Plan (C1.3)
- Erosion and Sediment Control Plan (C1.4)
- Landscape Plan (C1.5)
- Site Details (C1.6, C1.7)

Documents Reviewed:

- Letter, prepared by Catizone Engineering, P.C., dated May 24, 2016
- Final Subdivision Plat, prepared by H. Stanley Johnson and Company, dated May 19, 2016

JKJ/dc

May 24, 2016

Chairman Joseph Cosentino and Planning Board Members
Planning Board, Village/Town of Mount Kisco
104 Main Street
Mount Kisco, NY 10549

Village/Town of Mount Kisco
Planning Board

Re: 369 Lexington Avenue
Sec. 80.48 Bl. 4 Lots 13, 16 and 17

MAY 24 2016

RECEIVED

Dear Chairperson Cosentino and Planning Board Members;

On behalf of our Client, Robert Pasquale, Catizone Engineering, P.C. is pleased to transmit the following:

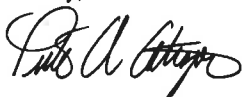
No. Copies	Title	Date
15	C1.1 Demolition Plan	05/19/2016
15	C1.2 Site Plan	05/19/2016
15	C1.3 Grading, Utilities and Photometric Plan	05/19/2016
15	C1.4 Erosion and Sediment Control Plan	05/19/2016
15	C1.5 Landscape Plan	05/19/2016
15	C1.6 Site Details	05/19/2016
15	C1.7 Site Details	05/19/2016

Catizone Engineering, P.C. submitted plans addressing comments from the Preliminary Plat Approval. The attached plans have been revised to include final coordination with CLIENT and items discussed with staff, as follows:

1. Our CLIENT has requested that the norther curb line in the southern parking lot (Customer lot) be revised to be parallel to the building. This would allow additional isle width. Additionally, the curbing immediately in front of the existing stair platform has been removed since some tailgate deliveries are received in this area. The revised curb line has been aligned with the existing bollards in front of the stair platform.
2. Our CLIENT has requested that the eastern most curb line in the northern parking lot be revised to provide 10 ft landscape buffer as opposed to 11+ ft. While this results in a slight increase in development coverage the development coverage remains below the allowable.
3. Our previous submission relocated the proposed dumpster to the southeast corner of the northern parking lot, at the request of our CLIENT. After discussions with Staff we have proposed the dumpster at its originally proposed location. Our Client has verified that the area identified is adequate. We propose that the Planning Board and Building Department consider a simple chain link enclosure as the northern parking lot is designated for employees only.
4. We have designated 4" caliper for the three shade trees proposed at the south of the site. We have also shown a closer spacing for the evergreen screening in the southern parking lot.

We hope that this Application can be heard at your June 14th meeting and that the Planning Board will consider taking action on Final Subdivision Approval, Site Plan Approval, Wetland permit and Change of Use permit.

Sincerely,



Pietro A. Catizone, P.E.
Principal

PAC

X:\Project\2015\15011 369 Lexington Ave\Correspondence\Outgoing\Planning Board\Cosentino_PB 160524.docx

Peter Miley

From: Peter Miley
Sent: Tuesday, April 26, 2016 3:27 PM
To: 'isialbanese7@gmail.com'
Cc: Joseph Cosentino; 'Whitney Singleton'
Subject: re: Planning Approval for Outdoor Dining

Dear Mr. Albanese,

The recent review of your application to the planning board for an outdoor dining area to add (22) seats has been completed. The results of the review are as follows:

Section § 93-4 (D) Sidewalk cafes and outdoor dining areas.

(c) The Planning Board is hereby authorized to grant permits for outdoor dining areas on privately owned property in all nonresidential districts, other than the CB-1 and CB-2 Zoning Districts, and for outdoor dining areas in the CB-1 and CB-2 Zoning Districts providing seating for 11 customers or more, subject to the requirements of § 110-46 of this code and upon the terms and conditions set forth in Subsection D(2).

Subsection D(2). (f) Delineation of dining area. Requires that [1] a sidewalk cafe or outdoor dining area shall be delineated by a removable physical barrier or base wall **separating patrons from pedestrian traffic.**

This section of the Village Code would requires patrons to enter back into the building to egress. **NYS FC 1004.8 Outdoor areas applies and reads:** Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the code enforcement official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

According to the plans submitted on 9/30/2015, the occupant load is 98 occupants. The additional occupants (22) would increase your total occupant load to 118. An occupant load of more than 100 occupants requires adherence to the NY State Fire Code Section 903 AUTOMATIC SPRINKLER SYSTEMS 903.2.1.1 & 2 Group A-2.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group (A) occupancies as provided in this section.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

(2) The fire area has an occupant load of 100 or more.

Your application is being returned for the following reasons:

1. Survey needs to be enlarged, unable to read area that delineates area of outdoor dining.
2. Interior occupant load is required to be reduced and indicated on the plan to comply with the applicable section(s) of the NYS Fire Code.

3. Building department requires (3) sets of drawings. Planning Board applications require (14) complete sets, only 3 were submitted.

I will be inspecting the site today to also verify # of tables.

If you have any questions, please feel free to contact me at the office.

Peter J. Miley

Building Inspector



VILLAGE/TOWN OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK

104 Main Street
Mount Kisco, New York 10549-0150

Telephone
(914) 241-0500

MEMORANDUM

TO: Mount Kisco Planning Board

FROM: Peter Miley, Building Inspector *fm*

SUBJECT: Exit 4 Food Hall
149-157 Main Street, Property ID #80.25-3-30

DATE: April 8, 2016

A review of the formal application for the above reference application reveals the following:

1. The applicant is applying for a special use permit for an outdoor café as required by §110-46 Special permits. The applicant is proposing 22 seats where seating above 10 seats requires Planning Board approval.
2. The applicant is required to conform to all requirements of §93-4 D (2).

/mkl

Application for Site Plan/Subdivision/Special Use Permit Approval

Village/Town of Mount Kisco
Planning Board

APR 06 2016

Submission Date _____

(Due 21 Days in advance of Planning Board Meeting)

RECEIVED

Application Fee 500

Escrow Fee 5,000

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: Exit 4 Food Hall

Address: 153 E. MAIN ST. MT. KISCO N.Y. 10549

Phone Number: 914-755-5147 Fax: 914-241-1371 Email: ISA@ALBANES@comail.com

Applicant's relationship to property: Lessee

Name of Property Owner: (if different from above) 330 Realty

Address: P.O. BOX 320545 FAIRFIELD CT 06825

Phone Number: 203-969-4444 Fax: — Email: AKOZIN@comail.com

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

Application Information:

Project Name: EXIT 4 Food Hall

Project Address/Location: 153 E. MAIN ST. MT. KISCO

Property Tax #: 00.25-3-30

Proposed Use (be specific): outdoor seating -

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

Number of newly created parking spaces: —

Number of newly created building lots: —

Number of newly created curb cuts: —

Number of newly created water connections: —

Number of newly created sewer connections: —

Conformance with Lot and Bulk Requirements:

What is the Zoning Classification of the site? _____

	Required	Proposed
Minimum Gross Site Area		
Minimum Lot Area		
Maximum Building Coverage		
Maximum Site Development Coverage		
Minimum Lot Depth		
Maximum Lot Width		
Yard Setbacks:		
Front		
Rear		
Side		
Buffer:		
Front		
Rear		
Side		
Maximum Building Height		
Required Parking Spaces		
Other		

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

Owner's Signature

date 3/24/16

date 3/24/16

Application reviewed by: _____ Date: _____



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 *pjm*

RE: New Dimensions Remodeling
460-466 Lexington Avenue
80.64-1-4 (SBL)

DATE: June 9, 2016

A review of the proposed conceptual application for the installation of a 12' by 25' shed reveals the following:

1. The property is located in the GR zoning district. The applicant should update the correct zoning district on the plans.
2. The property is located within the Designated Main Street Area.
3. The applicant shall submit a coverage calculations worksheet
4. The maximum building coverage is to include be in aggregate for all structures on the property.

\mkl

MEMORANDUM

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

Village/Town of Mount Kisco
Planning Board

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

JUN 08 2016

RECEIVED

FROM: Jan K. Johannessen, AICP *JKJ*
Village Planner

DATE: June 8, 2016

RE: Amended Site Plan - Conceptual
New Dimensions Remodeling, Inc.
466 Lexington Avenue
Section 80.64, Block 1, Lot 4

Project Description

The subject property consists of 10,162 s.f. of land and is located at 466 Lexington Avenue within the GR Zoning District. The subject property is developed with a 1-story building and associated parking and the applicant is proposing the construction of a 12' x 25 shed to be located within the existing asphalt parking area.

SEQRA

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

Chairman Joseph Cosentino
June 8, 2016
Page 2 of 2

Plan Comments

1. This office defers to the Building Inspector regarding zoning and parking compliance.
2. It is recommended that staff conduct a site visit to determine whether existing site conditions reflect that shown on the site plan of record.

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

Plan Reviewed, prepared by Joseph Michael Occhiogrossi, R.A., undated:

- Conceptual Site Plan (S 101)

Documents Reviewed:

- Conceptual Review Application

JKJ/dc

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Village/Town Mount Kisco
Planning Board**MAY 17 2016** Application for Conceptual ReviewSubmission Date **RECEIVED**
(Due 21 days in advance of Planning Board Meeting)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: New Dimensions Remodeling, Inc.
Address: 466 Lexington Ave, Mt. Kisco, NY 10549
Phone Number: 914 241-1773 Fax: 914 666-2546 Email: fbranca@newdimensionsremodeling.comApplicant's relationship to property: ownerName of Property Owner: (if different from above) 1261 Baldwin Rd. Realty, LLC
Address: 466 Lexington Ave., Mt. Kisco, NYPhone Number: 914 241-1773 Fax: 914 666-2546 Email: fbranca@newdimensionsremodeling.comHas property owner been notified of proposed action? Yes ☒ No ☐Owner's authorization Joanne Branca date 5-11-16**Project Information:**Project Name: ShedProject Address/Location: 466 Lexington Ave.

Any locally recognized name of building or site: _____

Description of Project (be specific): 12'W x 25' Long ShedProperty Tax #: 80.64-1-4

Property Acreage _____ Zoning District _____

Current Land Use: Commercial Proposed Land Use: Commercial

Size of Building or Addition _____ (square feet) Height _____

Map or Plan Preparer _____

Phone Number: 914 241-1773 Fax: 914 666-2546 Email: dmchugh@newdimensionsremodeling.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 Frank Branca date 5-17-16Owner's (or designated agent's) signature Joanne Branca date 5-17-16

Reviewed by: _____ Date: _____



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: GBD Realty, LLC (Manara Laundry)
556 Main Street
80.57-4-6.1 (SBL)

DATE: June 9, 2016

A review of the proposed conceptual application for the construction of an addition reveals the following:


1. The property is located within the Designated Main Street Area.
2. The proposed renovation and addition complies with all requirements of the GR Zoning District.

\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: June 8, 2016

RE: Amended Site Plan - Conceptual
Manara Laundry Renovation
556 Main Street
Section 80.57, Block 4, Lot 6.1

Village Town of Mount Kisco
Planning Board

JUN 08 2016

RECEIVED

Project Description

The subject property consists of 15,278 s.f. of land located at 556 Main Street within the General Retail (GR) Zoning District. The subject property is developed with a 1-story laundromat and associated parking. The applicant is proposing façade improvements and a small addition on the north side of the building.

SEQRA

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

Plan Comments

1. Reference is made to the site plan of record entitled "Site Plan", prepared by Jack P. Fermery & Associates and dated (last revised) September 6, 1984.
2. We defer to the Building Inspector regarding zoning and parking compliance.
3. The site plan should be revised to incorporate the recent survey as the base drawing. Further, the site plan must contain the items required under Section 110-45D of the Zoning Code, to the extent applicable. The site plan should also illustrate the applicable zoning setback lines.
4. We note that the subject property is located within the New York City Department of Environmental Protection (NYCDEP) Designated Main Street Area and is subject to NYCDEP rules and regulations. Any increase in impervious cover will likely require NYCDEP approval.
5. A detailed lighting and landscaping plan, demonstrating compliance with Section 110-32 of the Zoning Code, should be submitted for review. We note that several of the planters shown on the site plan of record no longer exist on-site and should potentially be re-established. The photometrics prepared by RAB lighting should be made part of the site plan set, should be revised to include all items required under Section 110-32C of the Zoning Code, and should be signed and sealed.

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 O'Neill Architects and dated May 23, 2016:

- Title Sheet, Plot Plan, Demolition Plan, Zoning Table (A.01)
- Proposed Floor Plan, Reflected Ceiling Plan (A.02)
- Details (A.03)

Documents Reviewed:

- Conceptual Review Application
- Lighting Plans and Specifications, prepared by RAB Lighting, dated May 23, 2016
- Previously Approved Site Plan

JKJ/dc

T:\Mount Kisco\Correspondence\MK2109JJ-MKPB-556MainStreet(ManaraLaundry)-Review-Memo-6-8-16.docx

MAY 24 2016 Application for Conceptual Review

Submission Date **RECEIVED**
(Due 21 days in advance of Planning Board Meeting)

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: Paul Maffucci
Address: 12 Autumn Drive, Danbury, CT 06811
Phone Number: 203-948-0316 Fax: — Email: manaralaundromat@gmail.com
Applicant's relationship to property: Vice Pr.
Name of Property Owner: (if different from above) GBD Realty, Inc.
Address: 12 Autumn Drive, Danbury, CT 06811
Phone Number: 203-948-0316 Fax: — Email: manaralaundromat@gmail.com
Has property owner been notified of proposed action? Yes ☒ No ☐
Owner's authorization Paul Maffucci date 5-24-16

Project Information:

Project Name: Manara Laundry Renovation
Project Address/Location: 556 Main Street, Mt. Kisco, NY 10549
Any locally recognized name of building or site: _____
Description of Project (be specific): Renovation of existing building, with a small addition to the rear of the building. Add new lights in parking area
Property Tax #: 80.57-4-6.1
Property Acreage 0.35 (15,278sf) Zoning District GR General Retail
Current Land Use: Retail Proposed Land Use: Retail
Size of Building or Addition 2930 (square feet) Height 20ft/1 Story
Map or Plan Preparer O'Neill Architects
Phone Number: 914 232-7373 Fax: — Email: wton@optonline.net

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 Paul Maffucci date 5-24-16
Owner's (or designated agent's) signature Paul Maffucci date 5-24-16

Reviewed by: _____ Date: _____