

**MOUNT KISCO PLANNING BOARD**  
**Agenda**  
**Tuesday, August 9, 2016**  
**Planning Board Work Session 6:30 PM**  
**Meeting 7:30 PM**

**Minutes:**

- *August 25, 2015*

**Formal Application:**

- a. **EK Construction – 35 & 39 Kisona Road (Former Whalen's)**  
**PB2016-0324, 80.48-5-1 & 11 (SBL)**  
**Site Plan and Change of Use**
  - *Draft Declaration of Lead Agency Resolution, dated August 9, 2016*
  - *Draft Negative Declaration of SEQRA, dated August 9, 2016*
  - *Memorandum from Peter J. Miley, Building Inspector, dated August 4, 2016*
  - *Memorandum from Anthony Oliveri, P.E., dated August 3, 2016*
  - *Memorandum from Insite Engineering, dated*
  - *Short EAF*
  - *Statement of Use, dated August 2, 2016*
  - *Previously Approved Site Plan*
  - *Topographic Survey*
  - *Site Plan prepared by Insite Engineering, dated July 19, 2016*
- b. **Win Development – 77-91 S. Moger (Former Eduardo's)**  
**PB2016-0320, 80.25-1-2**  
**Site Plan**
  - *Draft Declaration of Lead Agency Resolution, dated August 9, 2016*
- c. **Tommie Copper (BDM Properties) – 28 Britton Lane/74 S. Moger Avenue\***  
**PB2013-7, 80.24-3-1**  
**Site Plan**
  - *Draft Resolution, dated August 9, 2016*
  - *Memorandum from Peter J. Miley, Building Inspector, dated August 4, 2016*
  - *Memorandum from Keane Coppelman Gregory, dated July 19, 2016*
  - *Site Plan prepared by Keane Coppelman Gregory, revised June 30, 2016 (5 Sheets)*
  - *Floor Plans prepared by Keane Coppelman Gregory, dated February 13, 2015*
  - *Architectural Plans prepared by RMG Architects, dated May 11, 2012 (3 Sheets)*
- d. **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 August 4, 2016*
  - *Memorandum from Jan K. Johannessen, AICP, dated August 3, 2016*
  - *Memorandum from Anthony Oliveri, P.E., dated August 3, 2016*
  - *Formal Application*
  - *NYCDEP Memorandum, dated July 12, 2016*
  - *Site Plan prepared by O'Neill Architects, dated July 13, 2016 (4 Sheets)*

**e. 461 Lexington Avenue, LLC  
PB2016-0329, 80.64-2-15 (SBL)  
Site Plan**

- *Memorandum from Insite Engineering, dated July 19, 2016*
- *Memorandum from Insite Engineering, dated August 4, 2016*
- *Short EAF*
- *DEP Spill Incident Report*
- *Site Plan prepared by Insite Engineering, revised July 19, 2016 (7 sheets)*
- *Alternative #1 prepared by Insite Engineer, dated August 3, 2016*

**Correspondence:**

- *New York Metropolitan transportation Council August 11, 2016 Meeting Agenda*

**DRAFT**

**PLANNING BOARD  
VILLAGE OF MOUNT KISCO**

Village/Town of Mount Kisco  
Planning Board

**LEAD AGENCY DECLARATION**

**AUG 03 2016**

**EK CONSTRUCTION  
35 & 39 KISCONA ROAD**

**RECEIVED**

Section 80.48, Block 5, Lot 1  
Application No: PB2016-0324

**August 9, 2016**

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

**WHEREAS**, 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. detached storage building, and associated parking and site improvements. The subject buildings will total 23,222 s.f. including space associated with the proposed addition and detached storage building; and

**WHEREAS**, the Planning Board has preliminarily identified the proposed action as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, on June 28, 2016, the Planning Board declared its intent to serve as Lead Agency; and

**WHEREAS**, after 30 days of mailing the Lead Agency Agreement, no Involved Agency objected to the Planning Board acting as the Lead Agency.

**NOW THEREFORE BE IT RESOLVED THAT**, the Planning Board of the Village of Mount Kisco hereby declares itself Lead Agency for the coordinated SEQRA review of the proposed action.

**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

August 9, 2016

**State Environmental Quality Review  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

AUG 03 2016

**RECEIVED**

**Date:** August 9, 2016

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Mount Kisco Planning Board has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** EK Construction – 35 & 39 Kisona Road

**SEQRA Status:** ☐ Type 1

☒ Unlisted

**Conditioned Negative Declaration:** ☐ Yes

☒ No

**Coordinated Review:** ☒ Yes

☐ No

**Description of Action:** The subject property consists of ±1.2 acres of land and is comprised of two (2) lots located at the corner of Columbus Avenue, Lincoln Place and Kisona Road. 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. 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 ±2,000 s.f. detached storage building, and associated parking, lighting, landscaping and site improvements. The subject buildings will total 23,222 s.f. including space associated with the proposed addition and detached storage building. The proposed use currently operates 105 Kisco Avenue.

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 lb. propane tanks.

**Location:** 35 & 39 Kisona Road, Mount Kisco, New York

**Reasons Supporting This Determination:** The Planning Board has compared the proposed action with the Criteria for Determining Significance in 6 NYCRR 617.7 (c). Specifically:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production.
  - a) Reference is made to the Short Environmental Assessment Form (EAF), dated (last revised) July 5, 2016.
  - b) Reference is made to the applicant's Statement of Use, prepared by Insite Engineering and dated (last revised) August 2, 2016.
  - c) The subject property consists of two parcels, located at 39 and 35 Kisona Road, totaling  $\pm 1.2$  acres. 39 Kisona Road is currently developed with an 18,338 s.f. building which was formerly occupied by Whalen's Moving and Storage. 39 Kisona contains an off-street parking area that accommodates  $\pm 40$  vehicles and is accessible from Lincoln Place and Kisona Road;  $\pm 97\%$  of the 39 Kisona Road parcel is considered impervious. 35 Kisona Road is vacant and contains trees and lawn area.
  - d) The subject property is not located within any regulated wetland or wetland buffer area nor is it located within an FEMA floodplain.
  - e) While the subject property contains storm drains that discharge off-site, there are no formal on-site stormwater practices that mitigate runoff from a water quality or water quantity perspective. The subject property is located within the New York City Department of Environmental Protection (NYCDEP) Designated Main Street Area and the proposed action requires approval from the NYCDEP. Reference is made to the Stormwater Pollution Prevention Plan, prepared by Insite Engineering, dated (last revised) July 19, 2016. Further, coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) will be required as will compliance with the NYSDEC Stormwater Management Design Manual.
  - f) The newly created impervious area associated with the proposed action totals  $\pm 12,600$  s.f. Stormwater treatment for all of the newly created impervious area will be provided via a proposed on-site stormwater infiltration system.
  - g) Following construction, noise levels generated from the proposed facility are not expected to exceed the ambient noise levels of the surrounding facilities and uses. The business will be open seven (7) days a week,

Monday thru Saturday 7:00 a.m. – 5:00 p.m. and Sunday 9:00 a.m. – 2:00 p.m.

- h) According to the applicant, there will be seven (7) employees on-site at any given time. The applicant anticipates that there will be approximately 75-125 customers per day.
- i) 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.
- j) 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) curb cuts on Lincoln Place; 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.
- k) According to the applicant, approximately 60% of sales will result in a customer purchasing and picking up product on-site, while 40% will result in deliveries from the subject property directly to the jobsite.
- l) Vehicle trip generation rates published by the Institute of Traffic Engineers (ITE) were researched along with data collected at the applicant’s existing facility located at 105 Kisco Avenue. According to the ITE, peak traffic times occur from 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 5:00 p.m. on weekdays and from 1:00 p.m. – 3:00 p.m. on Saturdays. According to the applicant, the ITE trip data is consistent with the vehicle trips occurring at the applicant existing facility.

**Anticipated Peak Traffic-Customers**

|   | <b>Weekday A.M.<br/>Peak</b> | <b>Weekday P.M.<br/>Peak</b> | <b>Saturday Peak</b> |
|---|------------------------------|------------------------------|----------------------|
| Actual Visitor Trips* to<br>105 Kisco Avenue Site | 25                           | 40                           | 50                   |
| ITE Estimated Trips*<br>(based on 7 employees)    | 30                           | 30                           | 40                   |
| ITE Estimated Trips*<br>(based on GFA)            | 75                           | 80                           | 115                  |

*Source: Insite Engineering*

*\*Trip equals one (1) vehicle trip to or from the site (a customer driving to and from the site equals two (2) trips)*

- m) 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 60 feet in length and the single unit trucks will be 25-30

feet in length. Propane filling trucks will also deliver to the site; the propane truck is expected to fill the on-site propane tank approximately once every 60-90 days.

- n) Deliveries made by the applicant to the jobsite will be conducted via three (3) delivery vehicles consisting of two (2) flatbed trucks (20' and 24' in 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*

- o) All building materials and supplies will be stored and sold within a fully enclosed building.
  - p) All loading and unloading of materials via the overhead doors located on Columbus Avenue will be conducted so that the truck or vehicle is positioned entirely within the building.
  - q) There will be no parking, storage, loading, or unloading of vehicles or trucks within any Village right-of-way.
  - r) There will be no overnight outside storage of trucks or fleet vehicles.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impact a significant habitat area; result in substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such species; and will not result in other significant adverse impacts to natural resources.
- a) The loss of vegetation is not significant and there is no known occurrences of sensitive plants or animals utilizing the site. The majority of the subject property is currently developed and consists of impervious cover. 35 Kisona Road consists of ±15,000 s.f. of vacant land comprised of trees and lawn area; the majority of this parcel will be converted to pavement



and building area.

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR Part 617.14(g).
  - a) There are no Critical Environmental Areas within the vicinity of the project.
4. The proposed action will not result in a material conflict with the Town's officially approved or adopted plans or goals.
  - a) The proposed use is a principally permitted use within the underlying SC Zoning District.
  - b) The applicant requires the following area variances from the Zoning Board of Appeals:
    - i. Gross floor area devoted to a building supply/lumber yard use (20,000 s.f. maximum permitted/23,222 s.f. proposed).
    - ii. Side yard setback variance (10 feet minimum required/0.45 feet proposed).
    - iii. Maximum development coverage (70% maximum allowed/83% proposed).
    - iv. Expansion of an existing noncomplying building by 1,774 s.f.
5. The proposed action will not result in the impairment of the character or quality of important historical, archaeological, architectural, aesthetic resources, or the existing character of the community or neighborhood.
  - a) The subject property is of no cultural or historical importance and contains no known archaeological or historic site. The subject building and site are in a state of decline and the proposed action will bring significant aesthetic improvement to both the building and the overall property. The proposed action will require the approval of the ARB.
6. The proposed action will not result in a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not create a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its

capacity to support existing uses.

9. The proposed action will not encourage or attract a large number of people to a place or place for more than a few days, compared to the number of people who would come to such place absent the action.
10. The proposed action will not create a material demand for other actions that would result in one of the above consequences.
11. The proposed action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
12. When analyzed with two or more related actions, the proposed action will not have a significant impact on the environment and when considered cumulatively, will not meet one or more of the criteria under 6 NYCRR 617.7(c).
13. The Planning Board has considered reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions.

#### **ADOPTION OF NEGATIVE DECLARATION**

**WHEREUPON**, this Negative Declaration 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

August 9, 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: Mount Kisco Planning Board

FROM: Peter Miley, Building Inspector *PM*

SUBJECT: E. K. Construction  
39 & 35 Kisona Road, Property ID #80.48-5-1 & 11

DATE: June 21, 2016  
Updated August 8, 2016

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

1. The proposed building exceeds 20,000 square feet of gross floor area. 110 -24.1 SC Service Commercial District B. Permitted uses (F) Building supply and lumber yards, but excluding secondhand lumber and junkyards, not to exceed 20,000 square feet of gross floor area. Proposed building is 23,222 sq. ft., therefore a 3,222 sq. ft. variance as per §110-24.1 b (f) is required.
2. Development regulations, 6. Minimum Building Setbacks. The minimum required side-yard setback is 10 feet, proposed is .45 feet therefore: a 9.55 feet side-yard variance is required.
3. The proposed maximum development coverage is 83% where 70% is permitted; therefore a variance of 13% maximum development coverage shall be required as per §110-24.1 C (3).
4. The property is located within a Designated Main Street Area
5. Article 6 nonconforming uses and noncomplying buildings §110-35 D *"Noncomplying buildings and structures may not be enlarged without a variance being obtained from the Zoning Board of Appeals pursuant to this chapter. No building or structure which is noncomplying with respect to applicable developmental regulations (by illustration, but not by limitation, height, setbacks, building and development coverage, lot area or lot width) shall be enlarged or altered in such a manner as to increase any such noncompliance or so as to enlarge or increase the area of such building or structure, including but not limited to the alteration of roof or floor levels or the addition of area above, below or adjacent to such noncomplying building or structure."* The proposed addition adds 1,250 square feet to an existing noncomplying building, therefore a variance is required.

6. On the Statement of Use received on August 4, 2016, the anticipated truck deliveries and vehicle type show tractor trailers 60ft in length. The proposed loading space on the north side Columbus Avenue is approximately 32ft in length.
7. At the last meeting it was discussed that the engineer would illustrate that the delivery truck shall be contained within the building's interior loading area without projecting into the front yard.
8. Columbus Avenue and Lincoln Place have been designated as the two front yards.
9. The applicant will be appearing on the August 16, 2016, Zoning Board of Appeals agenda.

/mkl

AUG 03 2016

**RECEIVED**

**MEMORANDUM**

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**To:** Joseph Cosentino, Planning Board Chairman

**C:** Edward W. Brancati, Village Manager  
Planning Board Members  
Peter Miley, Building Inspector  
Whitney Singleton Esq., Village Attorney,  
Jan K. Johannessen AICP, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** August 3, 2016

**Re:** Site Plan and change of Use Application  
E.K. Construction  
35 & 39 Kisona Road  
Village/Town of Mount Kisco

With regard to the above mentioned project, this office has reviewed the following plans and submittals:

- Plan set entitled "E.K. Construction, 35 & 39 Kisona Road," prepared by "Insite", last dated 7/19/16;

Our comments are as follows:

1. The proposed curb along Lincoln Place has been re-aligned to be more consistent; however a decision should be made by the Board whether the proposed curb should be continued along Kisona Road. Also, there was some discussion regarding making the driveway entry and exit more directional to discourage traffic onto Kisona road.
2. A revised SWPPP will be required to complete our review of the drainage system. Logs of the percolation testing and deep test pits will also be required.
3. Pretreatment of the proposed stormwater infiltration galleries was noted to be included by Insite, however none appears on the plan.
4. As noted previously, all stormwater runoff from the proposed parking lot should be captured before entering the Village ROW; although an additional drain inlet has been shown, it may be necessary to utilize trench drains or additional inlets at the driveways to prevent runoff from entering the ROW.
5. A note should be added to TV inspect the existing drain pipe connection down to the corner of Columbus Avenue to verify functionality of the pipeline.

We will be happy to continue our review once additional information is received.

Thank you



July 19, 2016

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

Village/Town of Mount Kisco  
Planning Board  
JUL 19 2016  
RECEIVED

RE: E.K. Construction  
39 & 35 Kisco Road  
Village of Mt. Kisco  
Tax Map No. 80.48-5-1 & 80.48-5-11

Dear Chairman Cosentino and Members of the Board:

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

- Drawing SP-1, "Layout and Landscape Plan", dated July 19, 2016.
- Drawing SP-2, "Grading and Drainage Plan", dated July 19, 2016.
- Drawing SP-3, "Erosion and Sediment Control Plan", dated July 19, 2016.
- Drawing LP-1, "Lighting Plan", dated July 19, 2016.
- Drawing D-1, "Details", dated July 19, 2016.
- Drawing FP-1, "Floor Plans, Use & Parking Plan", dated July 19, 2016.
- Short EAF, dated July 5, 2016.
- Stormwater Pollution Prevention Plan, dated July 19, 2016.
- Site Plan of Record, Approved in 1978.
- Existing Conditions Survey as prepared by H. Stanley Johnson & Co., dated April 5, 2016.

With regard to comments received from the Village Consultants, we offer the following:

**Memorandum from Jan K. Johanessen, AICP, Kellard Sessions Consulting, P.C., dated June 22, 2016:**

**SEQRA:**

We understand this project is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and that a coordinated review was recommended. The project information has been sent out to the required agencies. We acknowledge that the Planning Board must issue a Determination of Significance prior to making any decisions on this application.

**COMMENTS:**

1. We understand this project requires Amended Site Plan Approval and a Change of Use Permit from the Planning Board.
2. Enclosed is the site plan of record (approved in 1978) as requested.
3. Enclosed are the Floor Plans for review that illustrate the floor area devoted to office, sales, display and storage. The gross floor area for each is shown with the parking calculations.

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3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717

[www.insite-eng.com](http://www.insite-eng.com)

4. We understand your board defers to the Building Inspector regarding zoning compliance. The zoning table has been revised to include the Gross Lot Area.
5. As stated within the previously submitted Statement of Use, the three delivery vehicles will be stored or parked within the building overnight. During the day, when not out on deliveries, they will be parked in the building or in front of the loading bay doors. Refer to the Statement of Use for additional information.
6. Per discussions with the Village Planner, the lighting plan has been revised to illustrate the minimum and average illuminance levels requirements compliant with the Village Code. Note # 2 has been revised to state all styles and finishes shall be approved by the Planning Board. Note # 4 has been added to the Lighting Plan to state that all interior and exterior lights with the exception of security lighting will be turned off during non-operating hours. Security lighting shall be reduced to 30% of the normal operating levels. Hours of operation have been added to the Lighting Plan as well.
7. Drawing SP-1 has been revised to include quantities of all proposed plant material. All shade trees are indicated to be 4" minimum caliper at planting.
8. The propane tank is part of the business operations; therefore, is not proposed to be screened or buried. The propane tank is proposed to refill small household propane tanks. A fence enclosure has been provided around the tank.
9. An existing conditions survey has been provided as requested.
10. The design drawings have been revised to include adjacent property lines, parcel ownership, structures, and driveways as requested.
11. We acknowledge that the property is located within the NYCDEP Designated Main Street Area and the NYCDEP will need to review and approve the Stormwater Pollution Prevention Plan (SWPPP).

**Memorandum from Anthony Oliveri, PE, Dolph Rotfeld Engineering, P.C., dated June 22, 2016:**

1. We understand that the Village Planner and Building Inspector will review the parking and zoning requirements/analysis. It is noted that variances are required as part of this project.
2. An existing conditions survey is enclosed for review.
3. The proposed curb on Lincoln Place has been revised to provide a more consistent road width.
4. Since the property is located with the NYCDEP Designated Main Street Area, NYCDEP SWPPP approval as well as coverage under the NYSDEC General Permit GP-0-15-002 are required.
5. Additional information regarding the drainage system has been included within this submission for further review.
6. Deep test pits and percolation test have been performed and witnessed by the NYCDEP that confirms the feasibility of the proposed drainage systems.
7. We understand that pretreatment of the proposed stormwater infiltration galleries is required. The drainage design has been revised to include pretreatment.
8. We acknowledge that all stormwater runoff from the proposed parking lot should be captured before entering the Village right-of-way. The proposed grading has been revised to direct stormwater flow to the proposed stormwater management practices and a new inlet added.
9. The connection point to the existing drain inlet in the parking area has been revised to include a new drain inlet at the northern most ingress/egress along Lincoln Place with a connection to the existing pipe. The existing drain inlet is proposed to be removed.


**Memorandum from Peter Miley, Building Inspector, dated June 21, 2016:**

1. We understand the proposed building exceeds the 20,000 square feet of gross floor area.
2. A 9.55 ft side yard variance is required, where 10 ft is required and 0.45 ft is provided.
3. Per §110-24.1C(3) of the Village Code, 70% maximum development coverage is permitted. 83% development coverage is proposed; therefore, a 13% maximum development coverage variance is required.
4. We understand the property is located within the NYCDEP Designated Main Street Area.
5. A 1,250 SF variance is required for increasing a nonconforming building or use per §110-35D.

We respectfully request being placed on your Board's August 9, 2016 meeting for continued review of this project. We trust you will find the above information in order. We will be submitting a revised Statement of Use as requested under separate cover. 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:   
Scott W. Blakely, RLA  
Senior Principal Landscape Architect

SWB/jll

Enclosures

cc: Charles Martabano, Esq.  
Elliot Kracko  
Ira Grandberg

Insite File No. 16124.100



617.20  
**Appendix B**  
**Short Environmental Assessment Form**

Village/Town of Mount Kisco  
Planning Board

JUN 19 2016

**RECEIVED**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|  |                                     |   |  |    |     |                                     |                                     |
|--|-------------------------------------|---|--|----|-----|-------------------------------------|-------------------------------------|
| <b>Part 1 - Project and Sponsor Information</b>  |                                     |   |  |    |     |                                     |                                     |
| Name of Action or Project:<br>E. K. Construction   |                                     |   |  |    |     |                                     |                                     |
| Project Location (describe, and attach a location map):<br>39 Kisco Road (See Location Map on Site Plan)   |                                     |   |  |    |     |                                     |                                     |
| Brief Description of Proposed Action:<br>Redevelopment of an existing storage and warehouse facility to a paint, hardware and lumber store with associated parking, stormwater management improvements and extensive building and landscape improvements.  |                                     |   |  |    |     |                                     |                                     |
| Name of Applicant or Sponsor:<br>Elliot Kracko   |                                     | Telephone: 914-654-8880<br>E-Mail: ekracko628@aol.com |  |    |     |                                     |                                     |
| Address:<br>34 Evans Street, 2nd Floor   |                                     |   |  |    |     |                                     |                                     |
| City/PO:<br>New Rochelle   |                                     | State:<br>NY  | Zip Code:<br>10801   |    |     |                                     |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.   |                                     |   | <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td></tr></table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| NO   | YES                                 |   |  |    |     |                                     |                                     |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |   |  |    |     |                                     |                                     |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval: Village of Mount Kisco: Building Department-Building Permit, Planning Board-Site Plan, Zoning Board of Appeals-Area Variances, Architectural Review Board Approval, Highway Department-Highway Work Permit. NYCDEP: SWPPP. NYSDEC: General Permit Coverage GP-0-15-002  |                                     |   | <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td></tr></table> | NO | YES | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| NO   | YES                                 |   |  |    |     |                                     |                                     |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |   |  |    |     |                                     |                                     |
| 3.a. Total acreage of the site of the proposed action? <span style="float: right;">1.2 acres</span><br>b. Total acreage to be physically disturbed? <span style="float: right;">0.6 acres</span><br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">1.2 acres</span>  |                                     |   |  |    |     |                                     |                                     |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |                                     |   |  |    |     |                                     |                                     |

|   |   |  |                                 |
|---|---|--|---------------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?  | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> | N/A<br><input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/>                  | <input checked="" type="checkbox"/>        | <input type="checkbox"/>        |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                                 |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| b. Are public transportation service(s) available at or near the site of the proposed action?   | <input type="checkbox"/>                  | <input checked="" type="checkbox"/>        |                                 |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  | <input type="checkbox"/>                  | <input checked="" type="checkbox"/>        |                                 |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>To the best of the Applicant's knowledge _____   | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                                 |
| 10. Will the proposed action connect to an existing public/private water supply?<br><br>If No, describe method for providing potable water: _____<br>Connection exists. _____   | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                                 |
| 11. Will the proposed action connect to existing wastewater utilities?<br><br>If No, describe method for providing wastewater treatment: _____<br>Connection exists. _____  | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                                 |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| b. Is the proposed action located in an archeological sensitive area?   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                   |                                 |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?<br>* Located offsite beyond limiting distances and setbacks.   | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                                 |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                   |                                 |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban   |   |  |                                 |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 16. Is the project site located in the 100 year flood plain?  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES<br><br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES<br>Proposed onsite Stormwater Management Practices to be designed in accordance with NYSDEC, NYCDEP & Village of Mt. Kisco requirements. | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                                 |

|  |   |  |
|--|---|--|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____<br>The adjoining property across Lincoln Place is a Village of Mt. Kisco Solid Waste Management Facility.      | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>Per the online EAF Mapper. Our site is not part of an ongoing or completed hazardous waste site.          | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br>Applicant/sponsor name: <u>Scott W. Blakely, RLA</u><br><u>Insite Engineering, Surveying &amp; Landscape Architecture, P.C.</u><br>Signature: <u><i>Scott W. Blakely</i></u> |   |  |
|  |   | Date: 6-7-16 <u>rev. 7/5/16</u>            |

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|  | No, or small impact may occur       | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 2. Will the proposed action result in a change in the use or intensity of use of land?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 3. Will the proposed action impair the character or quality of the existing community?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 7. Will the proposed action impact existing:   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| a. public / private water supplies?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. public / private wastewater treatment utilities?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|   | No, or<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|---|---|--|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT**



Village/Town of Mount Kisco  
Planning Board

## STATEMENT OF USE

E. K. Construction  
39 & 35 Kisco Road, Village of Mount Kisco  
Tax Map # 80.48-5-1 & 80.48-5-11

AUG 04 2016

**RECEIVED**

July 5, 2016  
Revised August 2, 2016

The subject project, E. K. Construction owned by Elliot Kracko, consists of two parcels located at 39 Kisco Road and 35 Kisco Road, totaling 1.2± acres in the SC (Service Commercial) Zoning District in the Village of Mount Kisco. 39 Kisco Road currently has an 18,338 sf (gross floor area) building with associated parking areas. 35 Kisco Road is vacant a vacant parcel with several trees and lawn area. There is access to the subject lots via Kisco Road, Lincoln Street and Columbus Avenue. There are no local or State wetlands on the subject properties.

Mr. Kracko wishes to relocate his existing business, Modern Paint, currently located at 105 Kisco Avenue within the Village of Mount Kisco to this location. Improvements to the building and site include internal and external renovations to the building with a 2,884 sf two story addition, construction of a 2,000 sf storage building, redesigning the onsite parking, installing new lighting that is dark sky compliant, removing existing impervious asphalt and installing landscaping throughout the site. The existing access along Kisco Road is proposed to be removed and two access drives along Lincoln Street are proposed. As requested by the Planning Board "No Left Turn" signs are proposed to be installed at both exit points. The project also proposes stormwater management practices onsite where currently none exist.

Modern Paint is a lumber, hardware, paint, window, door, sales and distribution business. They also sell grills, bagged mulch, gravel and concrete, peat moss, concrete products, insulation, and refill 20 lb household propane tanks. The business will be open seven (7) days a week, Monday thru Saturday 7:00 AM to 5:00 PM, and Sunday 9:00 AM to 2:00 PM. It is anticipated there will be seven (7) employees onsite at any given time, three sales associates, two warehouse managers, one office associate and one delivery personnel.

The percentage of sales that will be deliveries directly from the suppliers to jobsite is approximately 20%. Of the customers anticipated to pick-up or load onsite, 40% will pick-up from within the building at Columbus Avenue, 10% will pick-up from the standalone storage building, 10% will utilize the front entry of the building. The remaining 40% will be deliveries from the onsite storage warehouse to the jobsites. The number of customers anticipated during the day are 75 to 125 people. At the Village's request, trip generation rates published by the Institute of Traffic Engineers (ITE) for peak use times were researched along with counting peak traffic time visitors to Modern Paints, 105 Kisco Avenue site. The ITE peak traffic times are weekdays from 7-9am and 4-5pm and Saturdays from 1-3pm. Their trip numbers are based on trips during a one-hour period during these peak times. The trips for the 105 Kisco Avenue site are consistent with the ITE trip numbers provided.

### Anticipated Peak Traffic Time Customers

|  | Weekday AM Peak<br>(One Hour Average) | Weekday PM Peak<br>(One Hour Average) | Weekend (Saturday) Peak<br>(One Hour Average) |
|--|---------------------------------------|---------------------------------------|---|
| Actual Visitor Trips* to<br>105 Kisco Avenue Site                | 25                                    | 40                                    | 50  |
| ITE Estimated Trips*<br>(Based on # Employees<br>– 7)            | 30                                    | 30                                    | 40  |
| ITE Estimated Trips*<br>(Based on Gross Floor<br>Area 22,000 sf) | 75                                    | 80                                    | 115   |

\*Trip equals one vehicle trip to **OR** from the site i.e. a customer driving to and from the site equals 2 trips.

Several trucks will utilize the site during business hours. Tractor trailers and single unit trucks are anticipated to make deliveries to the site approximately two to three times daily. The tractor trailers will be approximately 60 feet in length and single unit trucks are 25-30 feet in length. Propane refilling trucks will also deliver to the site. The propane truck will refill the 1,000-gallon tank once every 60 to 90 days. Approximately 30 to 50 refills per week for the 20 lb household propane tanks are anticipated. The standalone storage building will contain the bagged goods for sale such as the concrete products, mulch, peat moss, and insulation.

Deliveries made by Modern Paint will utilize three delivery vehicles consisting of two flatbed trucks (20' and 24' in length), and one van. Three to six deliveries are anticipated daily. The delivery trucks will be stored within the building overnight. During the day, when not out on deliveries, the trucks will be parked inside or in front of the loading doors.

### Anticipated Truck Deliveries To and From Site

| Vehicle Type   | Type of Delivery   | # of Deliveries/Day | # of Deliveries Other |
|--|--|---------------------|-----------------------|
| Tractor Trailer (60' length)<br>and Single Unit Trucks<br>(25'-30' length) | To site – building material<br>delivery                    | 2-3/day             | -                     |
| Propane Truck (25' length)   | To site – bulk propane to fill<br>1,000-gallon onsite tank | -                   | 1/60 days             |
| Flatbed (20' & 24' length<br>and one van)                                  | From site – building material<br>deliveries to customers   | 3-6/day             | -                     |

It is not expected that there will be any adverse impacts on adjoining property, the neighborhood, or community facilities and services as a result of this project.

The schedule, as required by § 110-24.1C of the Village of Mount Kisco Zoning Code, is as follows:

|   | Required/Allowed | Provided            |
|---|------------------|---------------------|
| <b>Minimum Lot Area:</b>                                    | 10,000 s.f.      | 54,000 s.f. ±       |
| <b>Minimum Lot Width:</b>                                   | 75 ft            | 200 ft ±            |
| <b>Minimum Lot Depth:</b>                                   | 75 ft            | 200 ft ±            |
| <b>Maximum Ground Coverage:</b>                             |                  |                     |
| Buildings and Structures                                    | 45%              | 39 %                |
| Buildings, Structures, Paving, and Other Impervious         | 70%              | 83 % *              |
| <b>Parking Computations:</b>                                |                  |                     |
| Total Main Building: 21,222 GFA                             |                  |                     |
| Office: 1,384 GFA @ 1 space/ 250 GFA =                      |                  | 5.54 spaces         |
| Lumber & Building Equipment Sales, Storage & Service:       |                  |                     |
| 4,698 GFA @ 1 space/250 GFA (sales) =                       |                  | 18.79 spaces        |
| Storage & Warehouse Distribution:                           |                  |                     |
| 15,140 GFA @ 1 space/1,000 GFA (Lower Level Storage) =      |                  | 15.14 spaces        |
| Storage Building: 2,000 GFA                                 |                  |                     |
| 2,000 GFA @ 1 space/500 GFA (Interior Display or Storage) = |                  | 4.00 spaces         |
| <b>Total Spaces Required =</b>                              |                  | <b>43.47 spaces</b> |
| <b>Total Spaces Provided =</b>                              |                  | <b>45.00 spaces</b> |

\* Variance Required

**DRAFT**

**PLANNING BOARD  
VILLAGE OF MOUNT KISCO  
LEAD AGENCY DECLARATION**

Village/Town of Mount Kisco  
Planning Board

**WIN DEVELOPMENT  
77-91 SOUTH MOGER AVENUE**

**AUG 03 2016**

**RECEIVED**

Section 80.25, Block 1, Lot 2  
Application No: PB2016-0320

**August 9, 2016**

**WHEREAS**, the subject property is comprised of  $\pm 0.26$  acres of land and is located on South Moger Avenue, in proximity to its intersection with Green Street, within the CB-1 Zoning District ("the subject property"); and

**WHEREAS**, the subject property is developed with a 1-story building, which is currently occupied by a restaurant, and paved parking with two (2) curb cuts on South Moger providing a one-way circulation pattern; and

**WHEREAS**, the application involves the redevelopment of the property, including demolition of the existing building, construction of a new 2-story (7,432 s.f.) building, elimination of one (1) curb cut on South Moger Avenue, and the construction of a one-way driveway and parking lot layout that would connect to Shopper's Park over Village owned land; parking and stormwater management facilities are also currently proposed on Village property. The proposed use is identified as office on the second floor and office (with a retail component) on the ground floor ("the proposed action"); and

**WHEREAS**, the Planning Board has preliminarily identified the proposed action as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, on June 28, 2016, the Planning Board declared its intent to serve as Lead Agency; and

**WHEREAS**, after 30 days of mailing the Lead Agency Agreement, no Involved Agency objected to the Planning Board acting as the Lead Agency.

**NOW THEREFORE BE IT RESOLVED THAT**, the Planning Board of the Village of Mount Kisco hereby declares itself Lead Agency for the coordinated SEQRA review of the proposed action.



**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**

**August 9, 2016**

**DRAFT**

**PLANNING BOARD RESOLUTION  
VILLAGE OF MOUNT KISCO**

Village/Town of Mount Kisco  
Planning Board

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

**AUG 03 2016**

**RECEIVED**

**BDM PROPERTIES, LLC  
28 BRITTON LANE & 74 AND 78 SOUTH MOGER AVENUE**

Section 80.24, Block 3, Lot 1, 2 and 23

Application No: PB2013-7

**May 12, 2015 (original approval)**

**August 9, 2016 (re-approval)**

**WHEREAS**, the subject property, owned by BDM Properties, LLC, consists of three (3) tax parcels totaling 37,527 s.f. of land and located at 28 Britton Lane and 74 & 78 South Moger Avenue within the CB-1 Zoning District ("the subject property"); and

**WHEREAS**, Tax Parcel 1 consists of 18,339 s.f. of land, is located at 28 Britton Lane and currently contains a one-story, 950 s.f. building which is presently occupied by a dry cleaner. Tax Parcel 1 also contains a 2,025 s.f. barn with storage on the first floor and attic space on the second floor and parking areas located in front of the barn and off Stewart Place; and

**WHEREAS**, Tax Parcel 2 consists of 4,458 s.f. of land, is located at 74 South Moger Avenue and is currently developed with a 3-story building with retail and office space on the first floor, office space and a 2-bedroom apartment on the second floor, and two (2) 2-bedroom apartments on the third floor; and

**WHEREAS**, Tax Parcel 23 consists of 14,830 s.f. of land, is located at 78 South Moger Avenue and is currently developed with a 3-story building with retail and office space on the first floor, office space and a 1-bedroom apartment on the second floor and office space on the third floor; and

**WHEREAS**, Tommie Copper, Inc. currently occupies the retail and office spaces associated with 74 and 78 South Moger Avenue; and

**WHEREAS**, a private driveway off of Britton Lane extends through a mapped right-of-way and provides access to the rear of Tax Lot 23, in addition to an adjacent parcel located at 38 Britton Lane and identified as Tax Parcel 80.24-3-4 on the Village Tax Maps; and

**WHEREAS**, the applicant is proposing a 10-car paved parking lot to be located on Tax Parcel 1 and between Stewart Place and a private driveway referenced above; and

**WHEREAS**, in connection with the proposed parking lot, the applicant is proposing on-site stormwater management facilities, exterior lighting and landscaping; and

**WHEREAS**, the applicant has applied for a Change of Use Permit to allow the unauthorized conversion of residential apartments to office space (non-medical) on the 2<sup>nd</sup> floor of 74 and 78 South Moger Avenue; and

**WHEREAS**, the subject property has no site plan of record; and

**WHEREAS**, reference is made to "Topographic Survey and Property Map", prepared by H. Stanley Johnson and Company Land Surveyors, P.C. and dated (last revised) April 17, 2014; and

**WHEREAS**, reference is made floor plans associated with 28 Britton Lane entitled "Survey of Floor Plans of Existing Buildings," prepared by Keane Coppelman Gregory Engineers, P.C. and dated February 13, 2015; and

**WHEREAS**, reference is made to existing floor plans for 74 and 78 South Moger Avenue entitled "Existing Conditions Plan for Tommie Copper, Inc.", prepared by Richau Mustacato Grippi Associates and dated July 4, 2014 (Sheets A-1 through A-4); and

**WHEREAS**, the subject property is located within the New York City East of Hudson Watershed and within the New York City Department of Environmental Protection (NYCDEP) Designated Main Street Area and is subject to the NYCDEP's Rules and Regulations; and

**WHEREAS**, reference is made to an operation plan submitted for Tommie Copper, Inc. and dated April 14, 2015; and

**WHEREAS**, reference is made to letters prepared by the applicant's design professional, Keane Coppelman Gregory Engineers, P.C., dated February 21, 2014, July 21, 2014, and March 5, 2015; and

**WHEREAS**, reference is made to a report entitled "Stormwater Calculations for BDM Properties, LLC", prepared by Keane Coppelman Gregory Engineers, P.C. and dated February 21, 2014; and

**WHEREAS**, work proposed within the Village right-of-way will require approval from the Village via a Street Opening Permit; and

**WHEREAS**, reference is made to memorandums issued by the Village Engineer dated August 20, 2014 and April 8, 2015; the Village Planner dated August 20, 2014 and April 8, 2015; and the Assistant Building Inspector dated August 21, 2014; and

**WHEREAS**, the proposed action will not result in any steep slope disturbance or disturbance within any regulated wetland or wetland buffer area; and

**WHEREAS**, the proposed action is a Type II Action, pursuant to the New York State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, the Planning Board has determined that the submitted site plan is in substantial conformance with the requirements outlined under Section 110-45D of the Zoning Code.

**NOW THEREFORE BE IT RESOLVED THAT**, the Planning Board of the Village of Mount Kisco hereby grants a Change of Use Permit and Site Plan Approval and approves the following plans (hereafter referred to as “the approved plans”), subject to the below conditions:

The following plans, prepared by Keane Coppelman Gregory Engineers, P.C. and dated (last revised) February 12, 2015:

- Existing Condition Plan (1 of 4)
- Proposed Parking Lot Plan (2 of 4)
- Construction Details (3 of 4)
- Proposed Landscape Plan (4 of 4)

The following plan, prepared by ReflexLighting and dated December 11, 2014:

- Mt. Kisco - Parking Lot Calc (Sheet 1 of 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 be completed within one (1) year of commencement of construction.

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

1. The applicant shall obtain/maintain the following outside agency approvals, as necessary; copies of said permits/approvals shall be submitted to the Planning Board and Building Department. In the event that such permit(s) require any 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:
  - NYCDEP Stormwater Pollution Prevention Plan Approval
2. The lighting plan referenced above shall be incorporated into the site plan set and shall be signed and sealed by a NYS Licensed Professional Engineer.
3. The site plan shall be revised to demonstrate compliance with the parking requirement, as determined by the Building Inspector.
4. The applicant shall satisfactorily address any outstanding written comments provided by the Building Inspector, Village Attorney, Village Engineer, and/or Village Planner.

5. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the applicant.
6. 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 site plan, signed and sealed by a NYS Professional Engineer, for final review by Village staff and for signature by Village staff and the Planning Board Chairman.

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

7. 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:**

8. If deemed necessary by the Village Engineer, the applicant shall submit the Notice of Intent (NOI) and MS4 SWPPP Acceptance Form. Following the Village Engineer's review and approval of these documents, the Village's MS4 Official shall sign the SWPPP Acceptance Form. The applicant shall submit the completed Acceptance Form, along with the Notice of Intent (NOI), to the NYSDEC, Division of Water and copy the Village Engineer with same. The applicant shall demonstrate coverage under SPDES General Permit.
9. The applicant shall obtain a Street Opening Permit for work proposed within the Village right-of-way.
10. The applicant shall submit a schedule for all earthwork and land disturbance to the Village Engineer for approval. The owner/applicant shall notify the Village Engineer and Building Inspector at least 72 hours in advance of any site disturbance.
11. 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.
12. A pre-construction meeting shall be conducted with the applicant, contractor, Building Inspector, and Village Engineer.

**Conditions to be Satisfied During Construction:**

13. The applicant shall comply with Chapter 92A of the Village Code and the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity.
14. All construction activities shall be performed during the times permitted under the Village Code. If deemed necessary by the Village Engineer, Building Inspector or the

Chief of Police, the applicant shall pay for a police officer to direct traffic at the entrance to the site during the permitted hours of construction, as needed.

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

15. A backflow preventer device(s) shall be installed to the satisfaction of the Village Engineer and Building Inspector, as needed.
16. There shall be no Final Certificate of Occupancy issued until there is full compliance with the plans approved herein and all conditions of this Resolution.
17. Prior to the issuance of a Final 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.
18. Prior to the issuance of a Final Certificate of Occupancy, all required landscaping installations shall be completed and inspected by the Village Planner.
19. A final site inspection shall be completed by the Building Inspector and Village Engineer.
20. All applicable application fees and fees associated with professional legal, engineering and planning consultation shall be paid for by the applicant.

**Other Conditions:**

21. The six (6) municipal parking spaces purchased by the applicant shall not count to satisfy any parking requirement.
22. The off-site parking of fleet vehicles is prohibited.
23. All refuse storage and pick-up shall comply with the Code of the Village/Town of Mount Kisco
24. All exterior lighting shall be turned off during non-operating hours.
25. Loading or unloading on or within the public street or Village right-of-way is prohibited.
26. 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.
27. On-site and off-site landscaping shall be maintained for the life of the facility and in accordance with the approved landscaping plan. The owner/applicant/property owner

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.

28. Failure to comply with any of the aforesaid conditions shall constitute a violation of this site plan pursuant to Section 110-45 and shall subject the owner, applicant and tenant to prosecution, penalties and/or permit revocations pursuant to applicable law. Deviation from any such approvals may render this Site Plan, Change of Use Permit 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

August 9, 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 J. Miley, Building Inspector *PJM*

RE: BDM Properties  
74 & 78 S. Moger Avenue and 28 Britton Lane  
80.24-3-2 & 28, 80.24-3-1 (SBL)

DATE: August 4, 2016

---

Existing site plan and the proposed site plan indicate a difference in parking calculations, clarification of the existing parking spaces that shall remain as part the Proposed Parking Plan, revised June 20, 2016 is required.



113 SMITH AVENUE  
MOUNT KISCO, NY 10549  
T:(914) 241-2235  
F:(914) 241-6787

July 18, 2016

Mr. Peter J. Miley, Building Inspector  
Village of Mount Kisco  
104 Main Street  
Mount Kisco, New York 10549

Village/Town of Mount Kisco  
Planning Board

**Regarding: BDM Properties, LLC  
Site Plan Review  
74 South Moger Avenue  
Mount Kisco, New York**

JUL 19 2016

**RECEIVED**

Dear Mr. Miley:

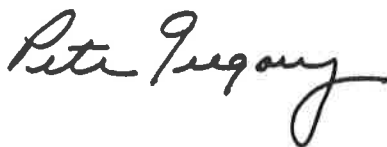
Subsequent to our meeting with you and Mr. Johannessen, this office is submitting two complete sets of the previously approved site plan with architectural floor plans of the above referenced property for review. A Resolution of Approval granted by the Planning Board in May 2015 and has since expired and the applicant, BDM Properties, LLC, seeks to renew the Site Plan approval in order to complete the required work on the property.

The plans have been revised to conform with the conditions set forth in the resolution of approval. The Lighting Plan consisting of a photometric plan, details and specifications have been incorporated into the plan set and signed and sealed by a NYS Licensed Professional Engineer.

The Stormwater Pollution Prevention Plan has been revised to address the requirements of the NYCDEP and has been submitted for review.

At this time, the applicant respectfully requests the plans to be considered complete and allow a new application to be prepared and submitted to the Planning Board. Should you determine, as a result of your review, that outstanding comments still exist or additional information is needed, please feel free to contact me.

Very truly yours,



Peter J. Gregory, P.E.

PG/tm  
Attachments



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

DATE: June 9, 2016  
Updated August 4, 2016

---

A review of the proposed formal application for the construction of an addition to an existing building reveals the following:

1. The property is located within the Designated Main Street Area.
2. A Certificate of Occupancy was issued on January 24, 2000 for the laundromat to include 14 additional washers and a Change of Use from retail to laundromat.
3. As per §A112-103 Water and sewers, states that laundromat and cleaning establishments shall pay \$2,000 per washing machine.
4. The proposed plan indicates a reduction of one (1) washing machine than the previous approval.

\mkl

MEMORANDUM

Village/Town of Mount Kisco  
Planning Board

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

AUG 03 2016

**RECEIVED**

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

FROM: Jan K. Johannessen, AICP   
Village Planner

DATE: August 3, 2016

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

---

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. We defer to the Building Inspector regarding zoning and parking compliance.
2. The following comments refer to the landscaping plan:
  - While the site plan makes reference to the previously approved landscaping plan, it is recommended that a new and updated landscaping plan be included with the plan set.
  - Much of the previously approved landscaping beds located along the south and west sides of the building have either been neglected or removed entirely and paved over. It is recommended that the previously approved landscaping beds be shown to be reinstalled. A cross-section detail of the planting bed must be provided and shall include an 18" layer of un-compacted topsoil for planting purposes along with a 3-inch (minimum) layer of wood mulch.
  - It is recommended that the planting plan include the area located immediately west of the driveway entrance (proximate to the free-standing sign) and between the two (2) retaining walls (north end of parking lot).
  - The hillside located to the west and north of the building is predominately vegetated with pachysandra and ivy, which is providing good ground cover and erosion control. However, there are a number of undesirable weeds and shrubs mixed in and several areas are bare and void of vegetation. It is recommended that the applicant remove the undesirable/unintended weeds and shrubs and supplement the hillside with pachysandra and ivy to provide full coverage.
  - A plant schedule shall be provided and must identify all proposed plantings by common and scientific name along with the quantity and size of the plant material proposed. The location of all proposed plants shall be illustrated on the plan.
3. The following comments pertain to the lighting plan:
  - The applicant is proposing to illuminate the parking lot with two (2) new pole lights, both of which are proposed to be 20-feet tall and one (1) of which appears to be proposed on top of an existing retaining wall, thus increasing its overall height. The proposed light fixtures are full cut-off fixtures; however, the applicant is proposing to use 105W LED bulbs at 5,000K (color temperature). The Board should determine

if the height and intensity of the light fixtures are appropriate as they appear taller and brighter than what the Board is accustomed to.

- House-side shields shall be installed on all proposed light fixtures (pole lights).
  - Exterior lighting below the canopy should be identified and specified.
  - The hours of operation for all proposed exterior lighting shall be identified on the plan; it is recommended that all exterior lighting be turned on at dusk and turned off at the close of business (with the exception of security lights).
  - Foundations that support light poles not installed at least 4-feet behind the curb/edge of pavement shall be not less than 24-inches above grade; a foundation detail shall be provided, if applicable.
4. As requested at the last meeting, the applicant shall provide building elevations. We note that ARB approval is likely required.
  5. Given the extent of interior ceiling lighting and the hours of operation, it is recommended that the windows located at the south-west corner of the building be tinted or screened, so as to reduce distraction to motorists.
  6. Any outdoor seating should be illustrated on the site plan (there are currently several seats and benches provided in areas once devoted to landscaping). If outdoor seating is to be provided, it is recommended that a garbage receptacle also be installed. Details of benches/seating/receptacles should be provided.
  7. Accessible parking signage, as required, must be detailed on the plan.
  8. A note should be provided on the plan stating that the parking lot will be re-stripped.

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 July 13, 2016:**

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

Chairman Joseph Cosentino  
August 3, 2016  
Page 4 of 4

- Parking Lot Lighting (A.04)

**Documents Reviewed:**

- Site Plan Approval & Addition Application
- NYCDEP Letter, dated July 12, 2016

JKJ/dc

T:\Mount Kisco\Correspondence\MK2109JJ-MKPB-556MainStreet(ManaraLaundry)-Review-Memo-8-3-16.docx

**Dolph Rotfeld Engineering, P.C.**

Village/Town of Mount Kisco  
Planning Board

AUG 03 2016

**RECEIVED**

**MEMORANDUM**

---

**To:** Joseph Cosentino, Planning Board Chairman

**C:** Edward W. Brancati, Village Manager  
Planning Board Members  
Peter Miley, Building Inspector  
Whitney Singleton Esq., Village Attorney,  
Jan K. Johannessen AICP, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** August 3, 2016

**Re:** Amended Site Plan Application  
GBD Realty Inc.  
556 Main street (Manara Laundry)  
Village/Town of Mount Kisco

With regard to the above mentioned project, this office has reviewed the following plans and submittals:

- Plan set entitled "Manara Laundry Renovation," prepared by "O'Neil Architects", last dated 7/13/16;

Our comments are as follows:

1. The original site plan showed a dumpster enclosure where the new building addition is proposed and planting areas to the side and front of the building. This proposal should consider re-establishment of the planting areas and locate a new dumpster location.
2. It is noted that the subject property is in the Designated Main Street Area however the addition is over existing impervious areas and the NYCDEP has determined that a SWPPP is not required.
3. The original site plan shows a drywell at the southeast corner of the property, this should be verified and cleaned if necessary to ensure the functionality of the storm drainage system.

We will be happy to continue our review once additional information is received.

Thank you

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

Village/Town of Mount Kisco  
Planning Board

Submission Date July 18, 2016

JUL 18 2016

Application Fee 500

(Due 21 Days in advance of Planning Board Meeting)

**RECEIVED**

Escrow Fee 5000

**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 President

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

**Application Information:**

Project Name: Manara Laundry Renovation  
Project Address/Location: 556 Main Street, Mt. Kisco, NY 10549  
Property Tax #: 80-57-4-6.1  
Proposed Use (be specific): (No Change) Laundromat  
Proposed New Floor Area(s) (square feet): 134 #  
Number of newly created parking spaces: 0  
Number of newly created building lots: 0  
Number of newly created curb cuts: 0  
Number of newly created water connections: 0  
Number of newly created sewer connections: 0



Conformance with Lot and Bulk Requirements:

What is the Zoning Classification of the site? GR General Retail

|                                   | Required      | Proposed              |
|-----------------------------------|---------------|-----------------------|
| Minimum Gross Site Area           | 10,000        | 15,278                |
| Minimum Lot Area                  | 10,000        | 15,278                |
| Maximum Building Coverage         | 30%           | 19.2%                 |
| Maximum Site Development Coverage | 60%           | 68%                   |
| Minimum Lot Depth                 |               |                       |
| Maximum Lot Width                 | 25            | 100.94                |
| Yard Setbacks:                    |               |                       |
| Front                             | 20            | 6.13                  |
| Rear                              | 30            | <del>69.9</del> 40.63 |
| Side                              | 30            | 69.9                  |
| Buffer:                           | at Reg.       |                       |
| Front                             | 20   40       | 6.13                  |
| Rear                              | 5   40        | <del>69.9</del> 40.63 |
| Side                              | 5   40        | 69.9                  |
| Maximum Building Height           | 30 ft 2 story | 20 ft / 1 story       |
| Required Parking Spaces           | 12            | 13                    |
| Other                             |               |                       |

Do any easement agreements, property covenants or deed restrictions apply to this property? Yes \_\_\_ No X  
If yes, please list these documents and attach copies.

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

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

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

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

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

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

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

Paul Maffucci

date 7-18-16

Owner's Signature

Paul Maffucci

date 7-18-16

Application reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_



July 12, 2016

Village/Town of Mount Kisco  
Planning Board

JUL 18 2016

RECEIVED

Mr. William F. O'Neill, R.A.  
O'Neill Architects  
4 Quicks Lane  
Katonah, NY 10536

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: Manara Laundromat  
556 Main Street  
(V) Mt. Kisco; (C) Westchester  
New Croton Reservoir Drainage Basin  
DEP Log# 2016-CNC-0376-OT.1

Dear Mr. O'Neill:

The New York City Department of Environmental Protection (DEP) received your June 30, 2016 email with enclosures prepared by your office for the above-referenced property. The property is located within the New York City East of Hudson (EOH) Watershed and within the Designated Main Street Area (DMSA) in the Village of Mount Kisco, New York.


The site, a 0.351 acre parcel includes a 2,800 square feet commercial building that houses an existing laundromat, parking, and an on-site storage shed. The project proposes a small building addition of approximately 135 square feet.

Based on the site visit conducted on July 8, 2016 and the review of "Drawing A.01: Plot Plan & Zoning Table", dated May 23, 2016, showing the building addition on existing impervious surface, DEP has determined that the project as proposed does not require DEP review and approval of a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the Watershed Regulations. Please note that should the site plan change, this determination must be reconsidered.

DEP strongly encourages the project sponsor to implement temporary best management practices (BMP's), including erosion and sediment controls (ESC) as necessary, for the duration of the project. Prior to the start of the construction activities, DEP requests the applicant to contact the undersigned since the project is in the New Croton Reservoir Basin.

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

Sincerely,



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

c: (V) Mount Kisco Planning Board  
Anthony Oliveri, P.E., Dolph Rotfeld Engineering PC  
Armand DeAngelis, NYSDEC - [armand.deangelis@dec.ny.gov](mailto:armand.deangelis@dec.ny.gov)  
Udomlug Siriphonlai, WC DOH - [uqsl@westchestergov.com](mailto:uqsl@westchestergov.com)



July 19, 2016

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

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

Village/Town of Mount Kisco  
Planning Board

JUL 19 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 July 19, 2016.
- Drawing SP-1, "Layout and Landscape Plan", latest revision dated July 19, 2016.
- Drawing SP-2, "Grading and Utilities Plan", latest revision dated July 19, 2016.
- Drawing SP-3, "Erosion and Sediment Control Plan", latest revision dated July 19, 2016.
- Drawing LP-1, "Lighting Plan", latest revision dated July 19, 2016.
- Drawing TP-1, "Tree Preservation Plan", dated July 19, 2016.
- Drawing D-1, "Details", latest revision dated July 19, 2016.
- Short EAF, revised July 19, 2016.
- Spill Record as provided by NYSDEC.

With regard to comments received from the Village Consultants, we offer the following:

**Memorandum from Jan K. Johannessen, AICP, Kellard Sessions Consulting, P.C. dated July 6, 2016**

**SEQRA:**

We acknowledge that the proposed project is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. We understand that the Planning Board must issue a Determination of Significance prior to taking any action on this application.

**COMMENTS:**

1. We acknowledge your deferment to the Building Inspector regarding zoning and parking compliance. Drawing SP-1 has been revised to depict the setback from the PD Zone (identified and treated as a residential zone per code) with the 30 ft setback for the rear yard.
2. Due to the project proposing to disturb land within the Village's 100 ft wetland buffer area, wetland mitigation plantings have been provided on Drawing SP-1.
3. Drawing SP-1 has been revised to include additional landscaping as requested.
4. Drawing TP-1 has been provided as required by §99-9.D of the Village of Mount Kisco Zoning Code. The plan illustrates the onsite trees including size and specie, and whether the tree will be removed or preserved.
5. The lighting plan has been revised to meet Village standards for the average illuminance level. The hours of operation have been added to the plan as well. We reviewed the Village's

- definition of shielded light fixtures and found, in our opinion, the sconces meet the parameters of a shielded light fixture and we believe that the wall sconces meet the definition.
6. The pole mounted light fixture has been revised to accommodate a backside shield. A note has been added to the Pole Mounted Light Detail stating the light foundation must extend 24" above the finished grade if installed less than 4 ft from the edge of pavement. The detail has been updated accordingly.
  7. The color of the light fixtures and the poles have been added to the Lighting Plan as requested.
  8. Fencing, as shown on the Design Drawings, is depicted as to remain or be removed.
  9. We understand that any earthwork, tree removal, or improvements on Village property will require approval of the Village Board. A separate plan depicting said items is being prepared and will be provided to the Village Planner for review.
  10. A refuse enclosure has been added to Drawing D-1 as requested.
  11. Drawing SP-2 has been revised to include the electrical connection.
  12. The design drawings have been revised to show the existing drop curb to be abandoned and to be removed and restored to be consistent with the adjacent curb and sidewalk configuration.
  13. The environmental report has been previously submitted to the Building Department. An additional copy is attached as requested. The Spill Record as provided by the NYSDEC indicates the date of the Spill Closure of 5/5/16.
  14. The Short EAF has been updated to include the ARB as an approval required with this project as stated in Question 2.

**Memorandum from Anthony Oliveri, PE, Dolph Rotfeld Engineering, P.C., dated July 5, 2016**

1. We acknowledge the parking and zoning requirements/analysis are to be reviewed by the Village Planner and the Building Inspector. The project, as noted by your office, proposes 8 land banked parking spaces.
2. We understand a Westchester County permit and a Village Street Opening and Sewer/Water Tap permits are required for the work within the Village road right-of-way.
3. We understand that due to the project being within the NYCDEP Designated Main Street Area of the Village, NYCDEP SWPPP approval is required. The project also requires NYSDEC General Permit Coverage. As the wetland adjacent to the subject property is regulated only by the Village of Mount Kisco, a NYSDEC Freshwater Wetlands Permit is not required.
4. The final drainage design will be provided after testing has been completed. The remaining percolation testing is scheduled for the week of July 20, 2016.
5. Deep test pits were completed and witnessed by the NYCDEP that confirmed that ground water level is 6' deep. Percolation tests are scheduled for this week. Upon completion of these tests, additional information will be provided to your office for review.
6. Drawing SP-2 has been revised to illustrate the trench drain discharging to the rear of the property to a level spreader. No discharge to the Village right-of-way is proposed.
7. A level spreader has been provided at the discharge point of the underdrain and the discharge for the trench drain.

**Memorandum from Peter Miley, Building Inspector, dated July 6, 2016**

1. We acknowledge the project is located within the GR (General Retail) zoning district.
2. The applicant has removed the existing building and proposes to construct a new 3,995 sf single tenant office building.

3. We understand the project is located within the NYCDEP Designated Main Street Area and the northeast corner of the proposed parking lot is located within the Village of Mount Kisco 100 ft Wetland Buffer.

We trust you will find the enclosed Site Plan Review Application package in order and we look forward to further discussion of the project at the Board's August 9, 2016 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 W. 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

Insite File No. 16150.100



August 4, 2016

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

Village/Town of Mount Kisco  
Planning Board

AUG 04 2016

**RECEIVED**

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

Dear Chairman Cosentino and Members of the Board:

Enclosed please find fourteen (14) copies of the Drawing ALT-1, "Alternative Plan", dated August 3, 2016. As a follow-up to a meeting with Village Staff and at their request, the Alternative Plan has been revised and provided for your review and discussion at the August 9, 2016 Planning Board meeting.

Revisions to the layout include shifting the proposed building south to the vicinity of the previously demolished building, shifting the proposed access drive south to utilize the existing curb cut, and shifting the proposed level spreader onto the subject property. In shifting the proposed building, a variance is required for a side yard building setback. Said side yard abuts a residential district; therefore a 30 foot side yard setback is required. The project proposes 8 feet similar to the existing conditions currently onsite prior to the demolition of the previous building.

A portion of the proposed access drive is located on the adjacent village property. An agreement will be required between the property owner and the Village to permit access. In proposing the access drive on a portion of the Village property, access to the adjacent Village property will be provided. Cross easements will be developed to allow access to the site and Village property.

We look forward to further discussion of the project at the Board's August 9, 2016 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 W. 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

Insite File No. 16150.100

617.20  
Appendix B  
Short Environmental Assessment Form

Village/Town of Mount Kisco  
Planning Board

JUL 15 2010

**RECEIVED**

**Instructions for Completing**

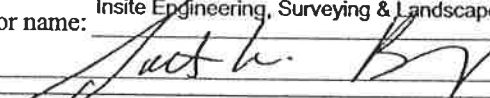
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|   |                                     |   |  |    |     |                                     |                                     |
|---|-------------------------------------|---|--|----|-----|-------------------------------------|-------------------------------------|
| <b>Part 1 - Project and Sponsor Information</b>   |                                     |   |  |    |     |                                     |                                     |
| Name of Action or Project:<br>Polaner Selections  |                                     |   |  |    |     |                                     |                                     |
| Project Location (describe, and attach a location map):<br>461 Lexington Avenue, Mt. Kisco, NY  |                                     |   |  |    |     |                                     |                                     |
| Brief Description of Proposed Action:<br>Construction of a two story administrative office building with associated parking areas, stormwater facilities, and site improvements.  |                                     |   |  |    |     |                                     |                                     |
| Name of Applicant or Sponsor:<br>Tina Fischer   |                                     | Telephone: 914-244-0404<br>E-Mail: tfischer@polanerselections.com |  |    |     |                                     |                                     |
| Address:<br>461 Lexington Avenue  |                                     |   |  |    |     |                                     |                                     |
| City/PO:<br>Mt. Kisco   |                                     | State:<br>NY  | Zip Code:<br>10549   |    |     |                                     |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  |                                     |   | <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 2px;"><input type="checkbox"/></td></tr></table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| NO  | YES                                 |   |  |    |     |                                     |                                     |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |   |  |    |     |                                     |                                     |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval: NYSDEC General Permit Coverage GP-0-15-002; NYCDEP - SWPPP Approval; Westchester County Dept. of Public Works - Driveway Access Permit, Village of Mt. Kisco Building Department - Building Permit, Planning Board-Site Plan Approval, ARB Approval;   |                                     |   | <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 2px;"><input type="checkbox"/></td><td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td></tr></table> | NO | YES | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| NO  | YES                                 |   |  |    |     |                                     |                                     |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> |   |  |    |     |                                     |                                     |
| 3.a. Total acreage of the site of the proposed action? <span style="float: right;">0.5 acres</span><br>b. Total acreage to be physically disturbed? <span style="float: right;">0.4 acres</span><br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">0.5 acres</span>   |                                     |   |  |    |     |                                     |                                     |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |                                     |   |  |    |     |                                     |                                     |



|  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,   | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  | NO                                  | YES                                 |                          |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____  | NO                                  | YES                                 |                          |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?   | NO                                  | YES                                 |                          |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation service(s) available at or near the site of the proposed action?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>To the best of the applicant's knowledge _____  | NO                                  | YES                                 |                          |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br><br>If No, describe method for providing potable water: _____  | NO                                  | YES                                 |                          |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br><br>If No, describe method for providing wastewater treatment: _____   | NO                                  | YES                                 |                          |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?   | NO                                  | YES                                 |                          |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Is the proposed action located in an archeological sensitive area?<br>* Per NYSDEC Online EAF Mapper  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? Local Wetland   | NO                                  | YES                                 |                          |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|  |                                     |                                     |                          |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional<br><input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban |                                     |                                     |                          |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?   | NO                                  | YES                                 |                          |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 16. Is the project site located in the 100 year flood plain?   | NO                                  | YES                                 |                          |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,  | NO                                  | YES                                 |                          |
| a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES<br>Proposed stormwater management facilities _____  |                                     |                                     |                          |

|  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____  | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____  | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: Onsite oil tank removed and spill closed 5/5/16; NYSDEC Spill #1504692<br>* Per the NYSDEC Online EAF Mapper   | NO                                  | YES                                 |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br>Applicant/sponsor name: <u>Scott W. Blakely, RLA</u><br><u>Insite Engineering, Surveying &amp; Landscape Architecture, P.C.</u> Date: <u>6-21-16</u> Revised <u>7-19-16</u><br>Signature: <u></u> |                                     |                                     |

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|  | No, or small impact may occur       | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 2. Will the proposed action result in a change in the use or intensity of use of land?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 3. Will the proposed action impair the character or quality of the existing community?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 7. Will the proposed action impact existing:   |                                     |                                    |
| a. public / private water supplies?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. public / private wastewater treatment utilities?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|   | No, or<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|---|---|--|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

|  |  |
|--|--|
| <input type="checkbox"/>   | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/>   | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.   |
| <div> <div>Name of Lead Agency</div> <div>Date</div> </div>  |  |
| <div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>                         |  |
| <div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div> |  |

**PRINT**



Department of  
Environmental  
Conservation

Village/Town of Mount Kisco  
Planning Board

JUL 19 2016

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## Spill Incidents Database Search Details

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### Spill Record

#### Administrative Information

DEC Region: 3

Spill Number: 1504692

#### Spill Date/Time

Spill Date: 07/31/2015 Spill Time: 04:00:00 PM

Call Received Date: 07/31/2015 Call Received Time: 04:40:00 PM

#### Location

Spill Name: ABANDONED BLDG

Address: 457-461 LEXINGTON AVE

City: MOUNT KISCO County: Westchester

#### Spill Description

**Material Spilled**   **Amount Spilled**   **Resource Affected**

unknown petroleum   UNKNOWN   Soil

**Cause:** Unknown

**Source:** Commercial/Industrial

**Waterbody:**

#### Record Close

**Date Spill Closed:** 05/05/2016

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

[Refine This Search](#)

NEW YORK METROPOLITAN TRANSPORTATION COUNCIL

José M. Rivera, P.E.,  
Executive Director

Village/Town of Mount Kisco  
Planning Board

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PROGRAM, FINANCE, AND ADMINISTRATION COMMITTEE (PFAC) MEETING

Thursday August 11, 2016 @ 1:15 pm

NYMTC Conference Room

25 Beaver Street, 2<sup>nd</sup> floor

New York, NY 10004

AGENDA

- A. CALL TO ORDER AND ROLL CALL
- B. EXECUTIVE DIRECTOR'S REPORT
- C. PUBLIC PARTICIPATION *(Reserved for registered speakers on a first come, first served basis. Each speaker will be limited to no more than three minutes. Total time available for public participation is 15 minutes.)*
- D. ACTION ITEMS (Action items are available to be downloaded at [www.nymtc.org](http://www.nymtc.org))
  - 1. Accept: June 16, 2016 Meeting Synopsis
  - 2. Adopt: Resolution #434 – Recommendation of the Federal Fiscal Years (FFYs) 2017-2021 Transportation Improvement Program for Council Adoption
  - 3. Adopt: Resolution #435 – Distribution of FFY 2016 Federal Transit Funding
  - 4. Adopt: Resolution #436 – Amendment to the FFYs 2014-2040 Regional Transportation Plan to Add the Bruckner Expressway Bridge Project to the Constrained Plan as a Major Project
  - 5. Adopt: Resolution #437 – Amendments to the Federal Fiscal Years (FFYs) 2014-2040 Regional Transportation Plan to Maintain Fiscal Constraint
  - 6. Adopt: Resolution #438 – Amendments to the State Fiscal Years (SFYs) 2015-2016 and 2016-2017 Unified Planning Work Program (UPWP)
- E. CONFIRMATION OF COUNCIL MEETING – Wednesday September 7, 2016; 11:00 am @ City University of New York – Graduate Center
- F. CONFIRMATION OF NEXT PFAC MEETING – Thursday November 17, 2016; @ NYMTC
- G. ADJOURN

*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 this meeting, or translation services into Spanish, Russian, Chinese or American Sign Language, please contact [Andrea.Miles-Cole@dot.ny.gov](mailto:Andrea.Miles-Cole@dot.ny.gov) within 72 hours of the meeting.*