



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

October 20, 2022

Mike and Kathleen Delatizky
3 Valley View Terrace
Mount Kisco, NY 10549

Re: Notice of Denial
3 Valley View Terrace
Mount Kisco, NY 10549
(SBL) 69.66-3-10

To Whom It May Concern:

Your recent Building Permit application for the proposed vertical enlargement and alteration has been denied for the following reasons:

1. The property is located within the RS-6 (Medium Density-One Family Residence) Zoning District where the required front yard setback is 25 feet and the proposed building is located 21.0 feet from the east front property line. Therefore; a 4.0 ft. front yard setback variance is required as per §110-10 C (1) (f) [1] [b] of the Village/Town of Mount Kisco Code.

You have the right to appeal this decision within 60 days.

Sincerely,


Peter J. Miley,
Building Inspector

\mkr

PD 18 2140
CHK# 00016947
REC# 29630

Village/Town of Mount Kisco
Building Department

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

OCT 07 2022

RECEIVED

Application #: _____

Permit #: _____

BUILDING PERMIT APPLICATION

Note: Three sets of construction drawings and a digital copy must be submitted with application.

Project Address: Delatizky (3 VALLEY VIEW TERRACE)

Zoning District: RS6 Section/Block/Lot(s): 69.66-3-10

Applicant's Name: New Dimensions Remodeling, Inc.
Address: 466 Lexington Ave. Mt. Kisco, NY 10549

Email address: dmcugh@newdimensionsremodeling.com Phone #: 914 241-1773

Name of Property Owner: Mike + Kathleen Delatizky Phone #: 617 529-8343
(If Different)

Present Address of Owner: 3 Valley View Terrace
Mt. Kisco, NY 10549

Email address: _____ Phone # 617 529-8343

Description of Improvement and Proposed Use in Detail: Kitchen Addition + Renovation
First Floor. Master Bedroom addition over existing garage/
Storage to include Master Bathroom

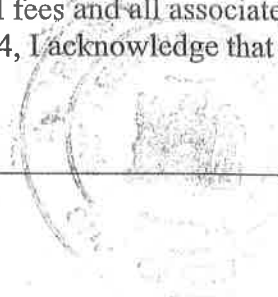
Total Estimated Cost of Improvement: 170,000

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000.00 or more, or the project is a legalization.

I Robert Occhiogrossi do hereby affirm and certify as follows: (i) I am the architect/engineer (circle one) licensed by the State of New York; (II) I have reviewed the plans, drawings and specifications of this application and am fully familiar with the proposed construction; (III) based on my experience, I estimate the total cost of construction, including all labor, all material, all professional fees and all associated costs to be approximately \$ 170,000, and (IV) pursuant to Penal Law 210.4, I acknowledge that a false statement made knowingly is a Class A Misdemeanor.

X Signature: [Signature]
Date: 9/30/2022

X Sign & Affix Seal _____



The undersigned applicant hereby agrees with all applicable provisions of the Code of the Village/Town of Mount Kisco and all other laws, codes, rules and requirements applicable to the proposed construction and that statements contained herein are true to the best of his/her knowledge.

Frank Brann
Applicant's Signature

Sworn to before me this 30th day of Sept. 2022

Notary Public, Westchester County: Dorothea Mchugh

DOROTHEA MCHUGH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6080737
Qualified in WESTCHESTER County
Commission Expires SEPTEMBER 23, 2026

Affidavit of Owner Authorization:

If the applicant is not the owner in fee of the premises:

The applicant New Dimensions Remodeling has my consent from to make this application as submitted.

Michael Delatizky
Owner's Name Printed

MS
Owner's Signature

Sworn to before me this 30th day of Sept. 2022

Notary Public, Westchester County: Dorothea Mchugh

DOROTHEA MCHUGH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6080737
Qualified in WESTCHESTER County
Commission Expires SEPTEMBER 23, 2026

Name of Project Contact Person: Dottie McHugh
Daytime Phone #: 914 241-1773 Fax #: 914 666-2546

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

- Received by:** _____
- Application/Permit Fee _____
 - License:
 - Insurance:
 - 3 sets of drawings:
 - Digital drawing:
 - Flood Plain Development Application (if required)

- Board Approvals:**
- Planning
 - Zoning
 - ARB
 - Other

Reviewed By: _____ **Date:** _____
Building Inspector Approval: _____ **Date approved:** _____
Conditions:

Date: _____

Case No.: _____

Fee: _____

Date Filed: _____

Village/Town of Mount Kisco
Municipal Building
104 Main Street, Mt. Kisco, NY 10549

Zoning Board of Appeals
Application

Appellant: New Dimensions Remodeling, Inc
Address: 466 Lexington Ave., Mt. Kisco, NY 10549
Address of subject property (if different): 3 Valley View Terrace

Appellant's relationship to subject property: ___ Owner ___ Lessee Other

Property owner (if different): Mike and Kathleen Delatizky
Address: 3 Valley View Terrace

TO THE CHAIRMAN, ZONING BOARD OF APPEALS: An appeal is hereby taken from the decision of the Building Inspector, Peter J. Miley dated October 20, 2022. Application is hereby made for the following:

___ Variation or ___ Interpretation of Section 110-10 c(1)(f) [1] [6] of the Code of the Village/Town of Mount Kisco,

to permit the: Erection; ___ Alteration; ___ Conversion; ___ Maintenance of Kitchen Addition

in accordance with plans filed on (date) _____ for Property ID # 69,66-3-10 located in the RS-6 Zoning District. The subject premises is situated on the West side of (street) Valley View Terrace in the Village/Town of Mount Kisco, County of Westchester, NY.

Does property face on two different public streets? Yes/ No
(If on two streets, give both street names) _____

Type of Variance sought: ___ Use Area

Is the appellant before the Planning Board of the Village of Mount Kisco with regard to this property? Yes

Is there an approved site plan for this property? Yes in connection with a _____ Proposed or Existing building; erected (yr.) _____

Size of Lot: 90.18 feet wide 111.76 feet deep Area 10,315.6

Size of Building: at street level 58.46 feet wide 33.1 feet deep

Height of building: 23.6' Present use of building: Residential

Does this building contain a nonconforming use? NO Please identify and explain: _____

Is this building classified as a non-complying use? NO Please identify and explain: _____

Has any previous application or appeal been filed with this Board for these premises?
Yes/No? No

Was a variance ever granted for this property? NO If so, please identify and explain: _____

Are there any violations pending against this property? NO If so, please identify and explain: _____

Has a Work Stop Order or Appearance Ticket been served relative to this matter?
Yes or No Date of Issue: _____

Have you inquired of the Village Clerk whether there is a petition pending to change the subject zoning district or regulations? NO

I hereby depose & say that all the above statements and the statements contained in the papers submitted herewith are true.

Frank Bauer
(Appellant to sign here)

Sworn to before me this day of: November 28, 2022

Notary Public, Dorothea Mchugh, County, NY

DOROTHEA MCHUGH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6080737
Qualified in WESTCHESTER County
Commission Expires SEPTEMBER 23, 2026

[TO BE COMPLETED IF APPELLANT IS NOT THE PROPERTY OWNER IN FEE]

State of New York }
County of Westchester } ss

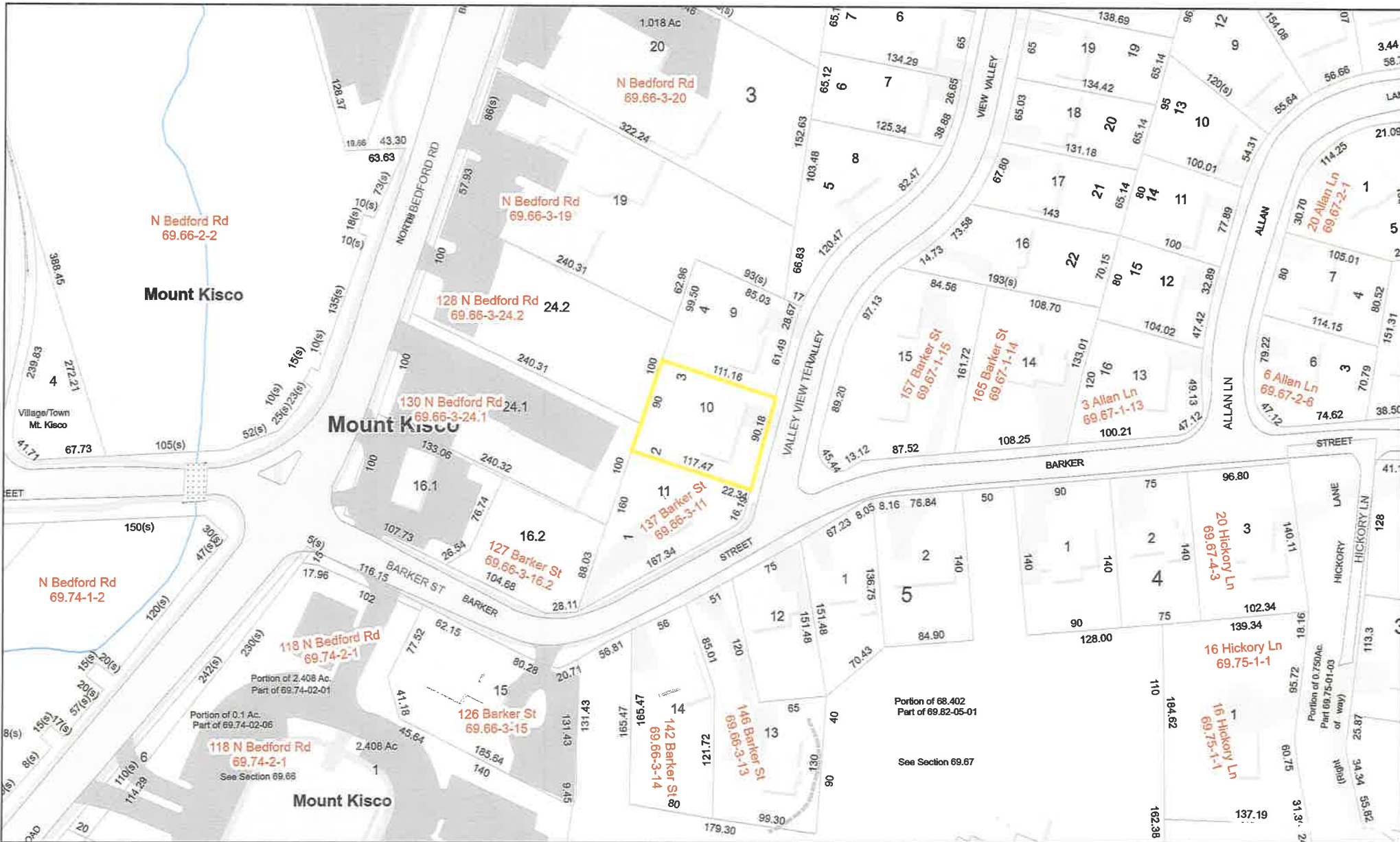
Being duly sworn, deposes and say that he resides at 3 Valley View Terrace in the County of Westchester, in the State of New York, that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of Mount Kisco, County of Westchester aforesaid and known and designated as number 69.66-3-10 and that he hereby authorized New Dimensions to make the annexed application in his behalf and that the statements contained in said application are true.

MJ
(sign here)

Exhibit B

OWNERNAME	PROPADDRESS	PROPCITY	PROPZIP	PROPPRINTKEY	C/O	Mailing Address	City	State	Zip
MMS Property Holdings LLC	128 N Bedford Rd	MOUNT KISCO	10549	69.66-3-24.2		146-152 N. Bedford Rd	Mt. Kisco	NY	10549
Ciccione, Umberto	165 Barker St	MOUNT KISCO	10549	69.67-1-14					
Pitruille, Frank	176 Barker St	MOUNT KISCO	10549	69.67-4-1		466 Yarborough Way	The Villages	FL	32163
118 N. Bedford Rd. Assoc LLC	118 N Bedford Rd	MOUNT KISCO	10549	69.74-2-1		657 E. Main Street	Mt. Kisco	NY	10549
Simone, Filippo	120 N Bedford Rd	MOUNT KISCO	10549	69.66-3-16.1		2 Pinegrove Dr	North Salem	NY	10560
Simone, Filippo	127 Barker St	MOUNT KISCO	10549	69.66-3-16.2		2 Pinegrove Dr	North Salem	NY	10560
Tartas, Steven	142 Barker St	MOUNT KISCO	10549	69.66-3-14					
Alfano Ralph M	158 Barker St	MOUNT KISCO	10549	69.67-5-1					
Lin Mei Fang	3 Allan Ln	MOUNT KISCO	10549	69.67-1-13					
Gochuico Dennis	15 Valley View Terr	MOUNT KISCO	10549	69.66-3-8					
Gizzo, Alexander	23 Valley View Terr	MOUNT KISCO	10549	69.66-3-7	Kathleen Gizzo	6 Pinegrove Dr	North Salem	NY	10560
MMS Property Holdings LLC	146-152 N Bedford Rd	MOUNT KISCO	10549	69.66-3-19					
Legato Vincenzo	11 Valley View Terr	MOUNT KISCO	10549	69.66-3-9					
Gallagher, Julie	164 Barker St	MOUNT KISCO	10549	69.67-5-2					
Perratore, Edward L	152 Barker St	MOUNT KISCO	10549	69.66-3-12					
Yasgur Colbi D	157 Barker St	MOUNT KISCO	10549	69.67-1-15					
Sandy Kids Realty LLC	156-166 N Bedford Rd	MOUNT KISCO	10549	69.66-3-20		135 Radio Circle Dr	Mt. Kisco	NY	10549
Holster - Delatizky Kathleen	3 Valley View Terr	MOUNT KISCO	10549	69.66-3-10	NA				
Stankovic Petar	146 Barker St	MOUNT KISCO	10549	69.66-3-13					
Perretti, Helen	20 Valley View Terr	MOUNT KISCO	10549	69.67-1-17					
126 Barker LLC	126 Barker St	MOUNT KISCO	10549	69.66-3-15	Richard Cohen	657 E. Main Street	Mt. Kisco	NY	10549
130 N Bedford Rd Mt. Kisco	130 N Bedford Rd	MOUNT KISCO	10549	69.66-3-24.1	Attn: MRE Mgmt Corp	27 Radio Circle Drive	Mt. Kisco	NY	10549
Tan, Willie	137 Barker St	MOUNT KISCO	10549	69.66-3-11					
Angarano Stephanie	16 Valley View Terr	MOUNT KISCO	10549	69.67-1-16					

3 Valley View Terr. ID: 69.66-3-10 (Mount Kisco)



November 28, 2022

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:1,500



Westchester County GIS

GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Exhibit A

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village/Town of Mount Kisco, New York will hold a Public Hearing on the **17TH** day of **JANUARY 2022** at the Municipal Building, Mount Kisco, New York, beginning at **7:00 PM** pursuant to the Zoning Ordinance on the Appeal of:

MICHAEL AND KATHLEEN DELATIZKY

3 VALLEY VIEW TERRACE, MT. KISCO, NY 10549

from the decision of Peter J. Miley, Building Inspector, dated **OCTOBER 20, 2022** denying the application dated to permit the **KITCHEN ADDITION**. The property involved is known as **3 VALLEY VIEW TERRACE** and described on the Village Tax Map as Section **69.66** Block **3** Lot **10** and is located on the **WEST** side of **3 VALLEY VIEW TERRACE** in a **RS-6** Zoning District. Said Appeal is being made to obtain a variance from Section(s) **110-10C (1) (f) [1] [b]** of the Code of the Village/Town of Mount Kisco, which requires **FRONT YARD SETBACK IS 25' AND PROPOSED BUILDING IS LOCATED AT 21.0' FROM THE EAST FRONT PROPERTY LINE.**

Wayne Spector, Chair
Zoning Board of Appeals
Village/Town of Mount Kisco



RECEIVED

JAN 10 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

AFFIDAVIT OF PUBLICATION FROM :

State of Wisconsin
County of Brown, ss.:

On the 20 day of December in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tuttle, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tuttle being duly sworn says that he/she is the principal clerk of THE JOURNAL NEWS, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

Zone:
Westchester

Run Dates:
12/20/2022

Linda Tuttle

Signature

Sworn to before me, this 20 day of December, 2022

Shelly Hora

Notary Public, State of Wisconsin, County of Brown

9-25-23

My commission expires

Legend:

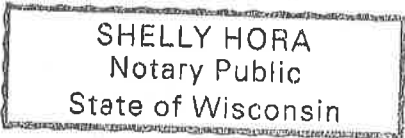
WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartedale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blauvelt, Congers, Gamerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thelks, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005518897



Ad Number: 0005518897

Run Dates: 12/20/2022

PUBLIC NOTICE

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MICHAEL AND KATHLEEN DELATIZKY

3 VALLEYVIEW TERRACE, MT. KISCO, NY 10549

from the decision of Peter J. Miley, Building Inspector, dated OCTOBER 20, 2022 denying the application dated to permit the KITCHEN ADDITION. The property involved is known as 3 VALLEY VIEW TERRACE and described on the Village Tax Map as Section 69.66-Block 3 Lot 10 and is located on the WEST side of 3 VALLEY VIEW TERRACE in a RS-6 Zoning District. Said Appeal is being made to obtain a variance from Section(s) 110-10C (1) (f) [H] (b) of the Code of the Village/Town of Mount Kisco, which requires FRONT YARD SETBACK IS 25' AND PROPOSED BUILDING IS LOCATED AT 21.0' FROM THE EAST FRONT PROPERTY LINE.

Wayne Spector, Chair

Zoning Board of Appeals

Village/Town of Mount Kisco

0005518897

RECEIVED

JAN 09 2022

Zoning Board of Appeals
Village/Town of Mount Kisco

State of New York)
) ss:
County of Westchester)

AFFIDAVIT OF POSTING

Gilmar Palacios Chin, being duly sworn, says that on the 9th day of January 2023, he conspicuously fastened up and posted in seven public places, in the Village/Town of Mount Kisco, County of Westchester, a printed notice of which the annexed is a true copy, to Wit: ---

Municipal Building -- X
104 Main Street

Public Library X
100 Main Street

Fox Center X

Justice Court -- Green Street X
40 Green Street

Mt. Kisco Ambulance Corp X
310 Lexington Ave

Carpenter Avenue Community House X
200 Carpenter Avenue

Leonard Park Multi Purpose Bldg X

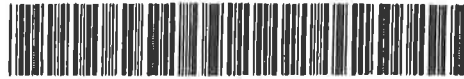
Gilmar Palacios Chin
Gilmar Palacios Chin

Sworn to before me this 9th day of January 2023

Michelle K. Russo
Notary Public

MICHELLE K. RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6313298
Qualified in Putnam County
My Commission Expires 10-20-2026

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



553003259DED001W

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Thoroughbred Title Services, LLC	Phone:	914-644-6100
Address 1:	800 Westchester Avenue	Fax:	914-644-6159
Address 2:	Suite S434	Email:	recording@thoroughbredtitleservices.co
City/State/Zip:	Rye Brook NY 10573	Reference for Submitter:	62626 Panthasarathy TO Holster

Document Details

Control Number:	553003259	Document Type:	Deed (DED)
Package ID:	2015040700126001001	Document Page Count:	3
		Total Page Count:	4

Parties

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
1:	CARTUS FINANCIAL CORP	1:	HOLSTER KATHLEEN - Individual
2:		2:	DELATIZKY MICHAEL - Individual

Property

Street Address:	3 VALLEY VIEW TERRACE	Tax Designation:	69.66-3-10
City/Town:	MOUNT KISCO	Village:	

Cross-References

1:	2:	3:	4:
----	----	----	----

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$20.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$125.00
TP-584 Filing Fee:	\$5.00
Total Recording Fees Paid:	\$190.00

Mortgage Taxes

Document Date:	
Mortgage Amount:	
Basic:	\$0.00
Westchester:	\$0.00
Additional:	\$0.00
MTA:	\$0.00
Special:	\$0.00
Yonkers:	\$0.00
Total Mortgage Tax:	\$0.00

Transfer Taxes

Consideration:	\$485,000.00
Transfer Tax:	\$1,940.00
Mansion Tax:	\$0.00
Transfer Tax Number:	4318

Dwelling Type: Exempt:

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/28/2015 at 09:09 AM
 Control Number: **553003259**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Thoroughbred Title Services
800 Westchester Avenue
S-434
Rye Brook, NY 10573

WESTCHESTER COUNTY CLERK'S OFFICE
 10/28/2015
 12/1/22

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 23RD day of SEPTEMBER, two thousand FIFTEEN

BETWEEN Cartus Financial Corporation, having offices at 40 Apple Ridge Road, Danbury CT 06810

Party of the first part, and

KATHLEEN ROLSTER AND MICHAEL DELATIZKY, BOTH RESIDING AT 21 EAST 108TH ST.,
NEW YORK, NY 10029, Husband and wife

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE A

Subject to and together with easements, restrictions, covenants and conveyances of record, if any. Being the same premises as conveyed to grantor herein by deed dated 8/29/15 recorded together in Liber ~~in Liber~~, Page ~~in the Westchester County Clerk's Office.~~ herewith

The premises hereby intended to be conveyed being known and designated as 3 Valley View Terrace, Mount Kisco, NY 10549;

The premises are not in an agricultural district.

The parcel is entirely owned by the transferors.

This conveyance does not constitute all or substantially all of the grantors assets and is made in the regular course of business.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE.

TOGETHER will all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Cartus Financial Corporation


BY: Katrina Baradji
Closing Agent for Cartus Financial Corporation

NEW YORK STATE NOTARY MUST EXECUTE THIS ACKNOWLEDGEMENT

STATE OF NEW YORK ss.
COUNTY OF DUTCHESS

On the _____ day of _____ in the year _____ before me, the undersigned, a notary public in and for said state, personally appeared _____

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

NOTARY NOT IN NEW YORK STATE MUST EXECUTE THIS ACKNOWLEDGEMENT

STATE OF New Jersey ss:
COUNTY OF Burlington

On the 23 day of September in the year 2015 before me, the undersigned, personally appeared Katrina Baradjl

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the McLaurville. (Insert the city or other political subdivision and the state or country or other place the acknowledgement was taken.)



Alfred W. Debarbing III
Commission #20110605
Notary Public, State of New Jersey
My Commission Expires
March 16, 2017

[Signature]

Signature and Office of individual taking acknowledgement

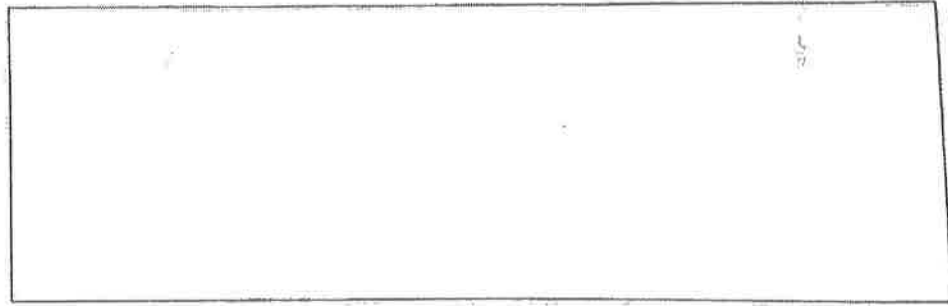
Bargain and Sale Deed
With Full Covenants
Title No. 602 62626
Cartus Financial Corporation
TO

Section 69.66
Block 3:
Lot 10
COUNTY OR TOWN Westchester INT-KE500
3 Valley View Terrace

Distributed by
Hofstetter & Frangk
316 Main Street
Poughkeepsie, NY 12601
845-473-2040
fax 845-473-3975

R Record and Return to:
Thoroughbred Title Services, LLC
800 Westchester Avenue, Suite S434
Rye Brook, NY 10573
(914) 644-6100
recording@thoroughbredtitleservices.com

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE





FRONT VIEW SUBJECT PROPERTY



RIGHT SIDE VIEW SUBJECT PROPERTY



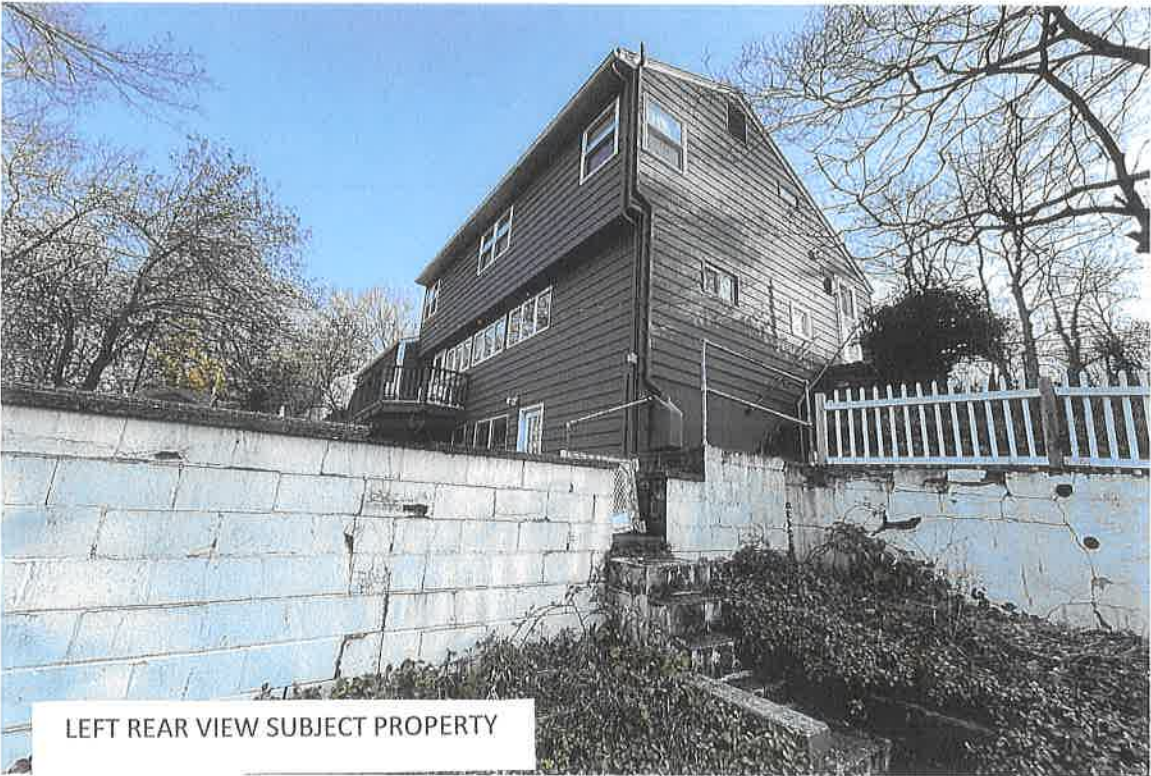
LEFT SIDE VIEW SUBJECT PROPERTY



FRONT VIEW OF RIGHT SIDE NEIGHBOR



REAR VIEW OF SUBJECT PROPERTY



LEFT REAR VIEW SUBJECT PROPERTY



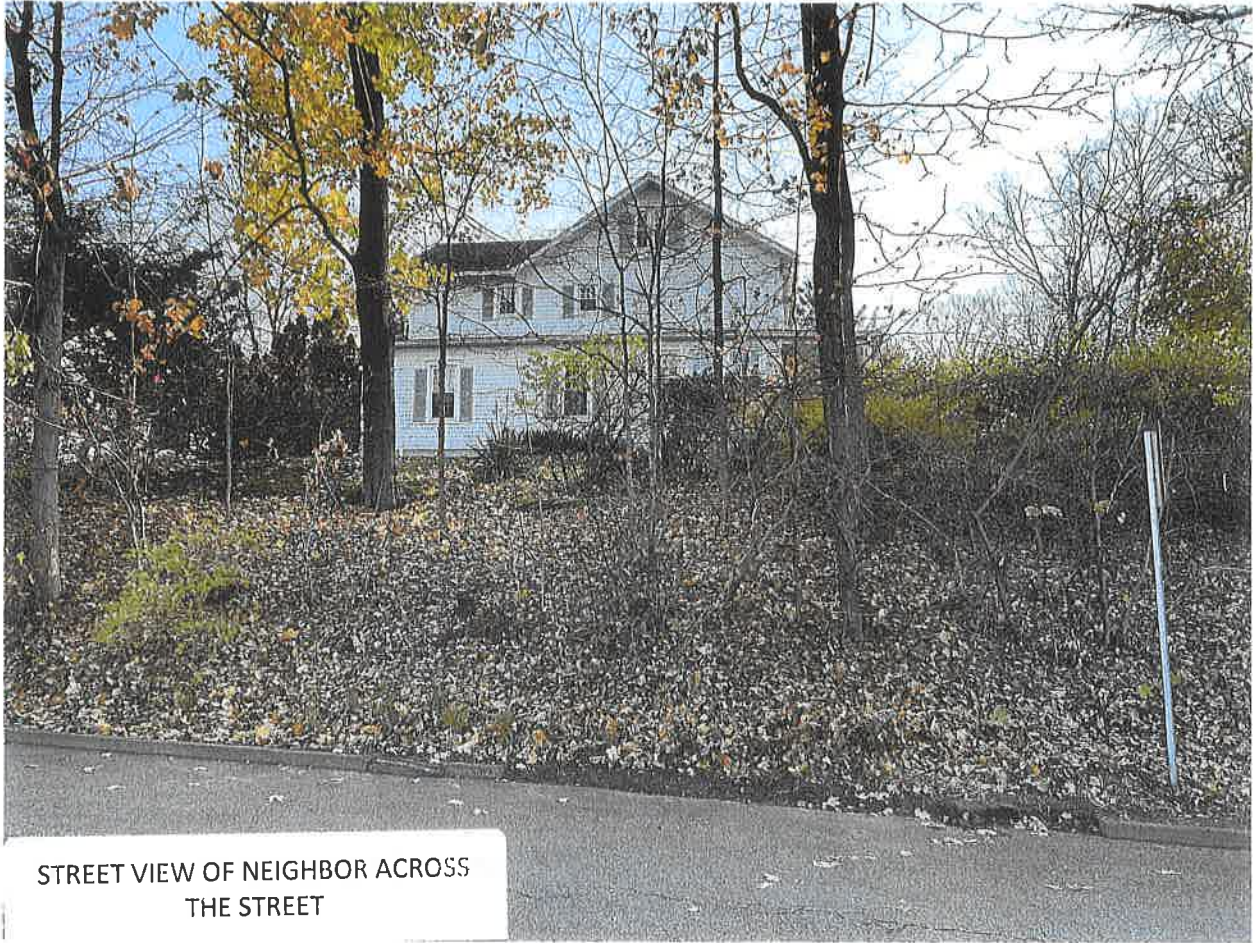
RIGHT REAR VIEW SUBJECT PROPERTY



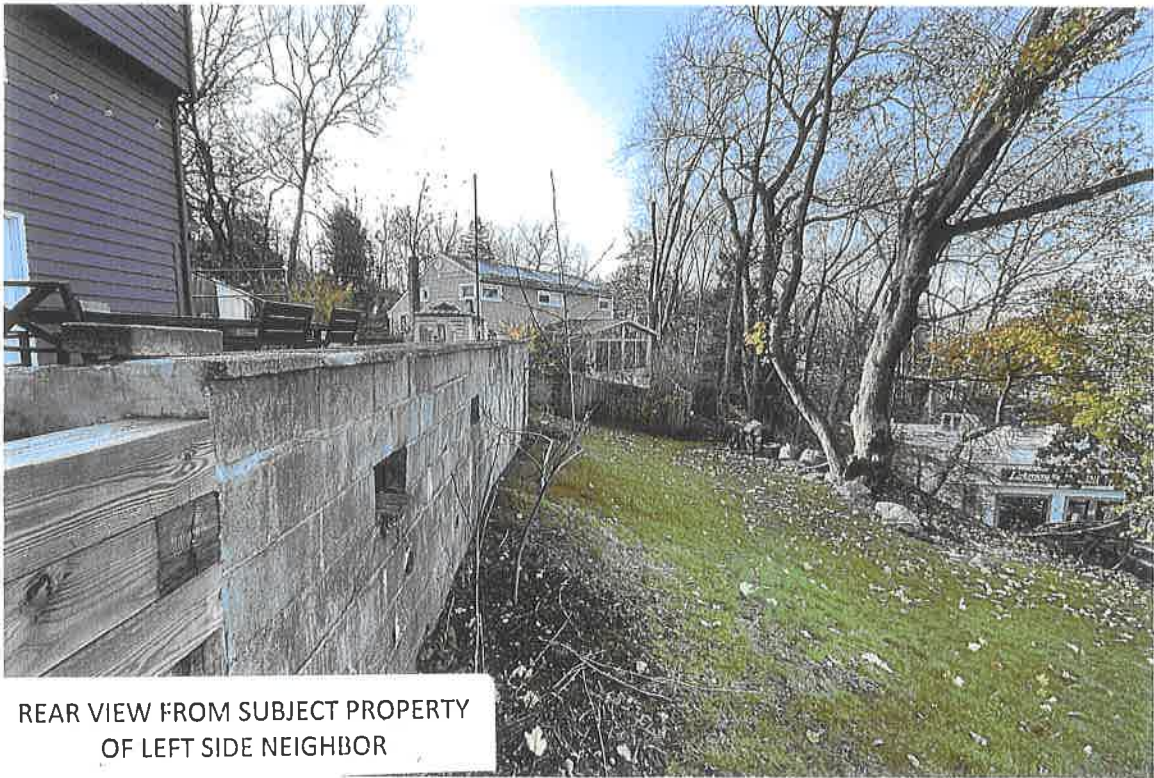
STREET VIEW OF LEFT SIDE NEIGHBOR



FRONT RIGHT STREET VIEW OF
SUBJECT PROPERTY

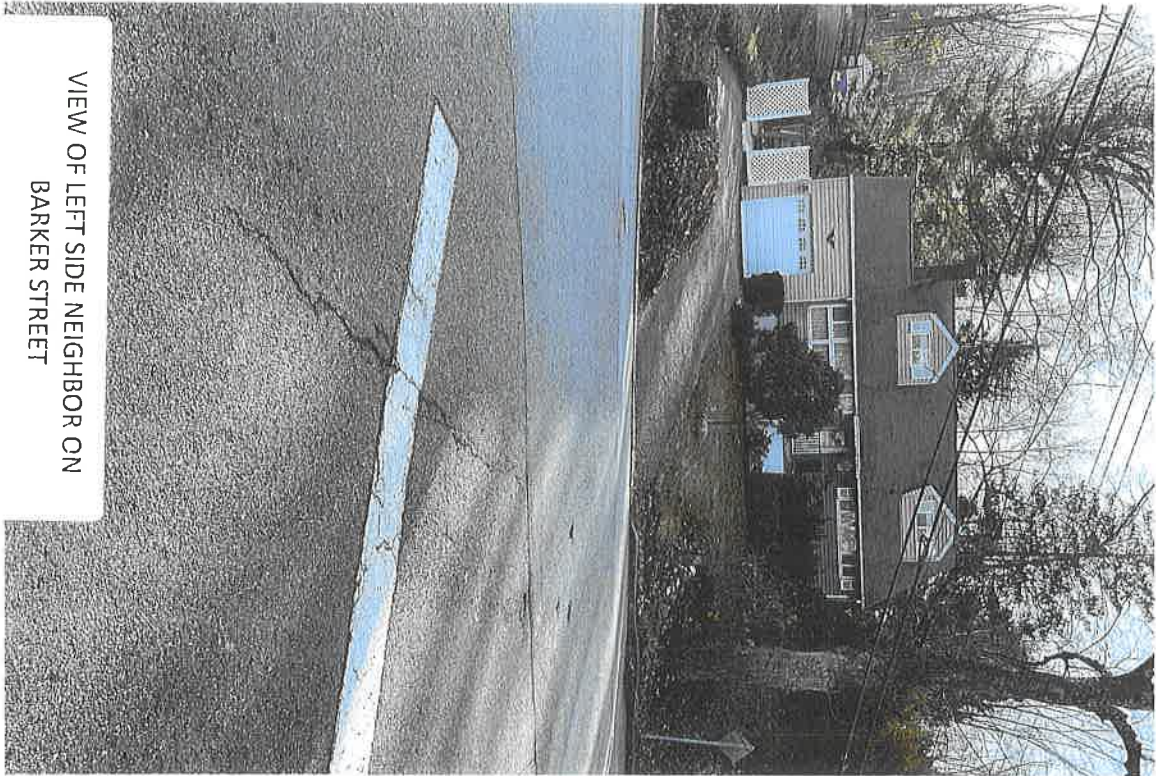


STREET VIEW OF NEIGHBOR ACROSS
THE STREET





REAR VIEW FROM SUBJECT PROPERTY
OF RIGHT SIDE NEIGHBOR



VIEW OF LEFT SIDE NEIGHBOR ON
BARKER STREET

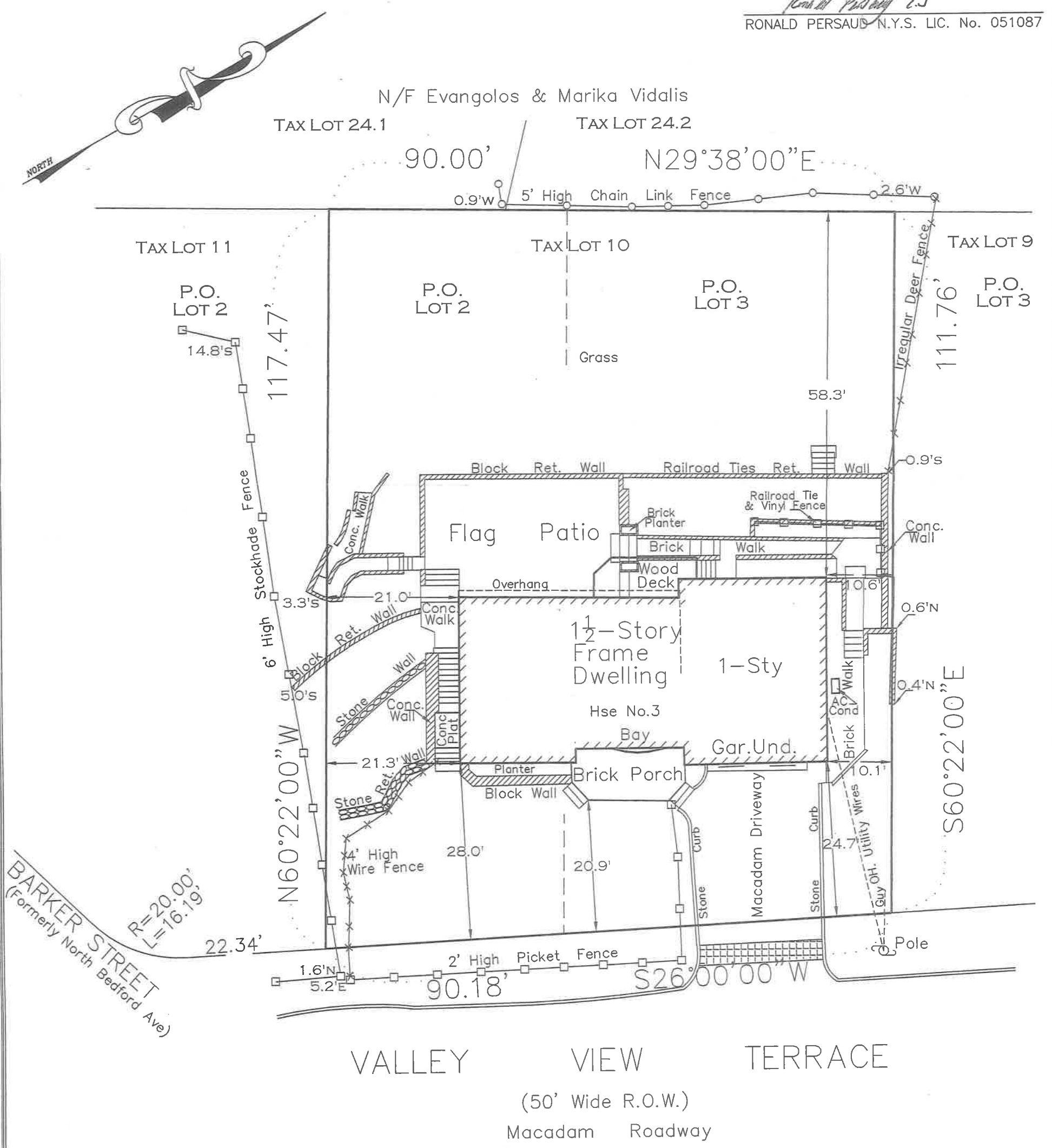
Survey of plot situate in the Village and Town of Mount Kisco, County of Westchester and State of New York, known and designated as Parts of Lot Nos. 2 and 3 as shown on a certain map entitled, "Survey of Property known as Valley View, situate in the Village of Mount Kisco, Town of Bedford, Westchester County, New York", dated July 7, 1954 brought to date November 25, 1955 and filed in the Office of the County Clerk of Westchester County, Division of Land Records on January 6, 1956 as Map No. 10334.

RONALD PERSAUD, L.S.
 LAND SURVEYOR
 15 South Tenth Ave
 MOUNT VERNON, N.Y. 10550
 Tele : (914) 523-5808
 Email: ronaldpersaud1510@gmail.com



Ronald Persaud L.S.
 RONALD PERSAUD N.Y.S. LIC. No. 051087

Also known as 3 Valley View Terrace, Mount Kisco, N.Y.
 Block 3 Tax Lot No. 10 : Area=10,315.6 sq.ft. 0.237Acres

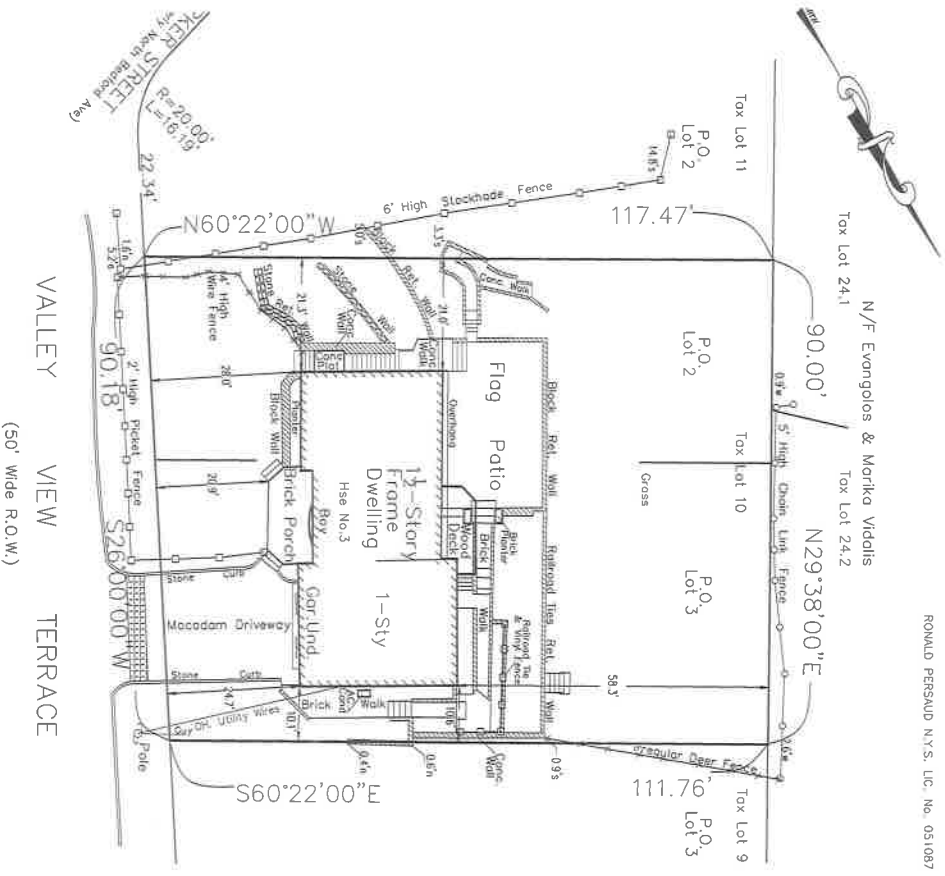


VALLEY VIEW TERRACE

(50' Wide R.O.W.)
 Macadam Roadway

Unauthorized alteration or addition to this survey map is a violation of Section 7209 Subsection 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report. Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.
 "Surveyed As In Possession" Surveyed: September 3, 2022 SCALE: 1"=16' Map Drafted: September 15, 2022 INDEX: COO-198

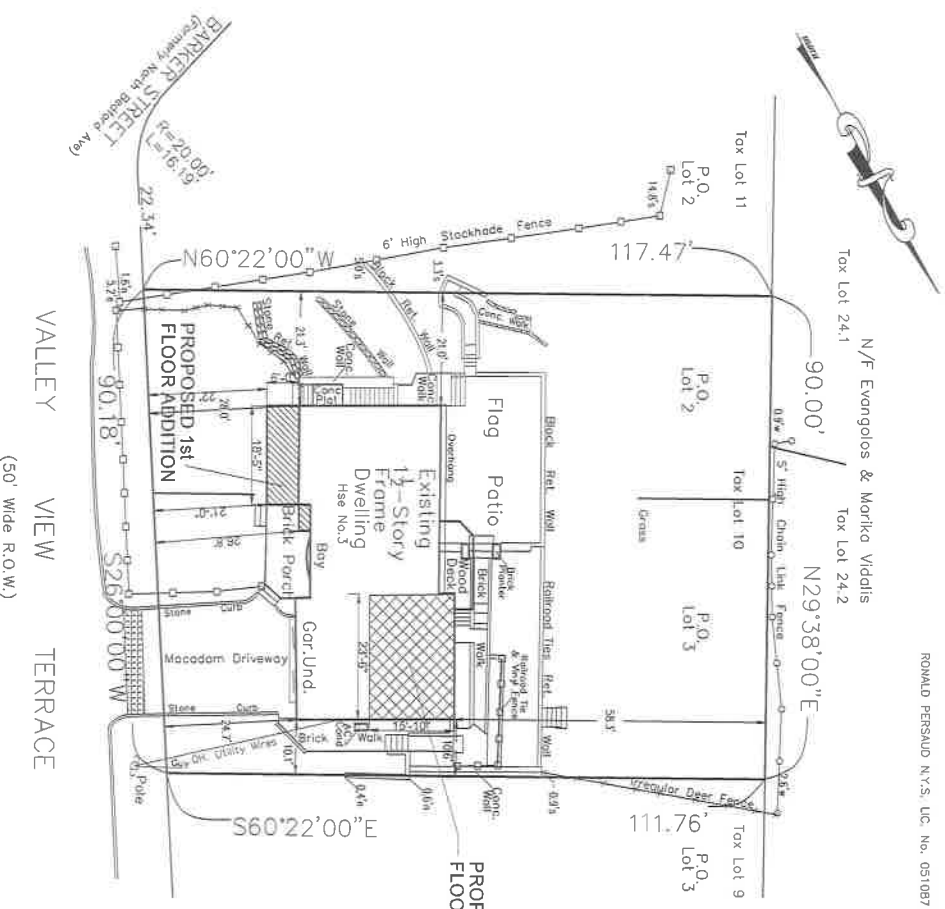
RONALD PERSAUD N.Y.S. LIC. No. 051087



EXISTING SITE PLAN
Scale: 1/16"=1'-0"

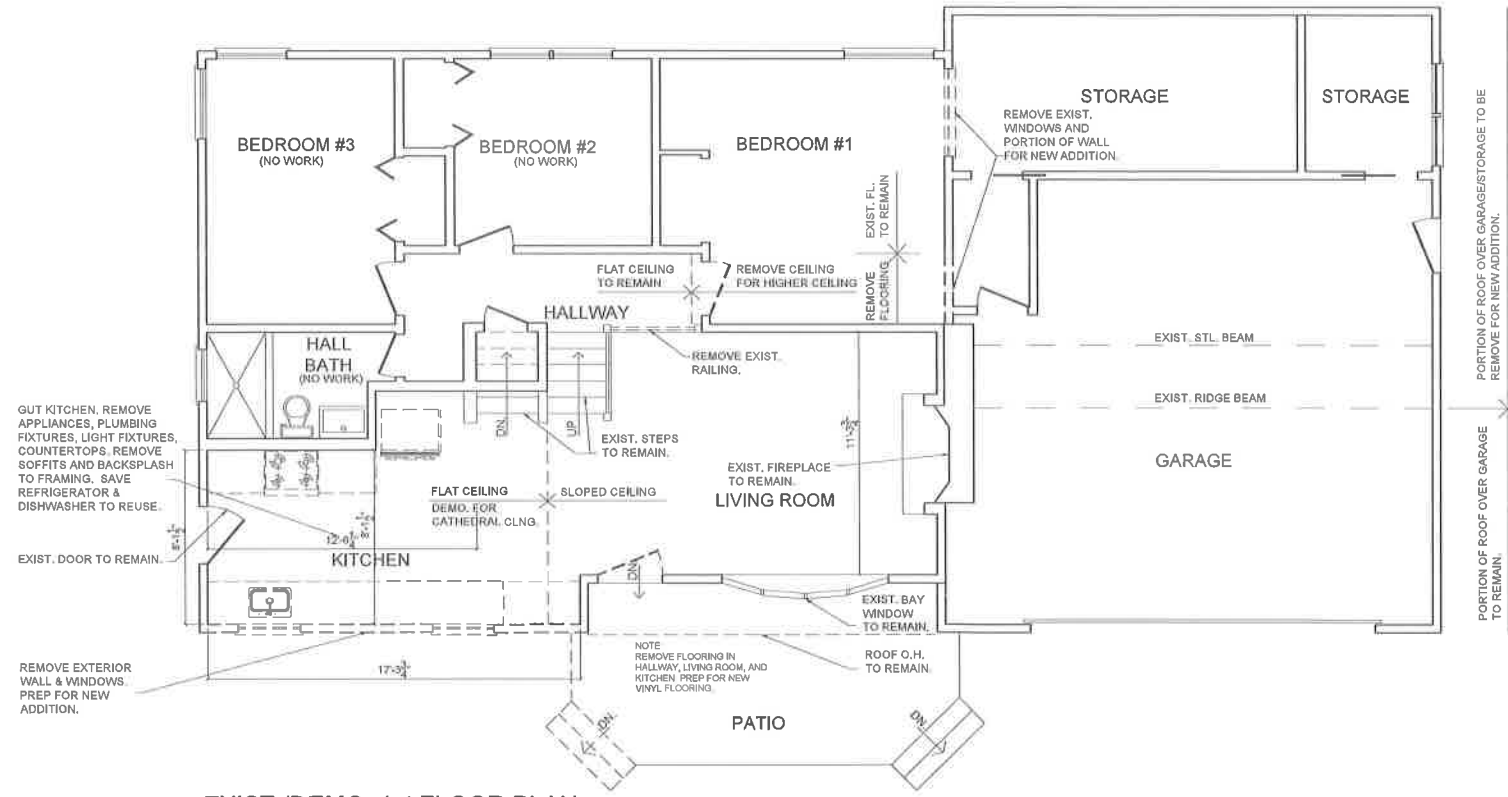
ZONING ANALYSIS			
3 VALLEY VIEW TERRACE, MOUNT KISCO, NY			
ZONE: R-S6 LOT AREA = 10,315.6 sq. ft.			
REQUIRED	EXISTING	PROPOSED	
FRONT SET BACK	25.0'	24.7'	21.0' TO FRAMING
SIDE YARD SET BACK (EACH)	10.0'	10.1'	20.0' VARIANCE REQUESTED
SIDE YARD SET BACK (COMBINED)	20.0'	31.1'	31.1'
REAR YARD SET BACK	30.0'	58.3'	58.3'
PRINCIPAL BLDG. COVERAGE	2413	1576.2	1942.6
ACCESSORY BLDG. COVERAGE	0.0	0.0	0.0
DEVELOPMENT COVERAGE	40% = 4128.24	3749.6	3860
MAX. HGT. FEET	35.0'-2 1/2 STORY	18.9'-2 1/2 STORY	23.6'-2 STORY

RONALD PERSAUD N.Y.S. LIC. No. 051087



PROPOSED SITE PLAN
Scale: 1/16"=1'-0"

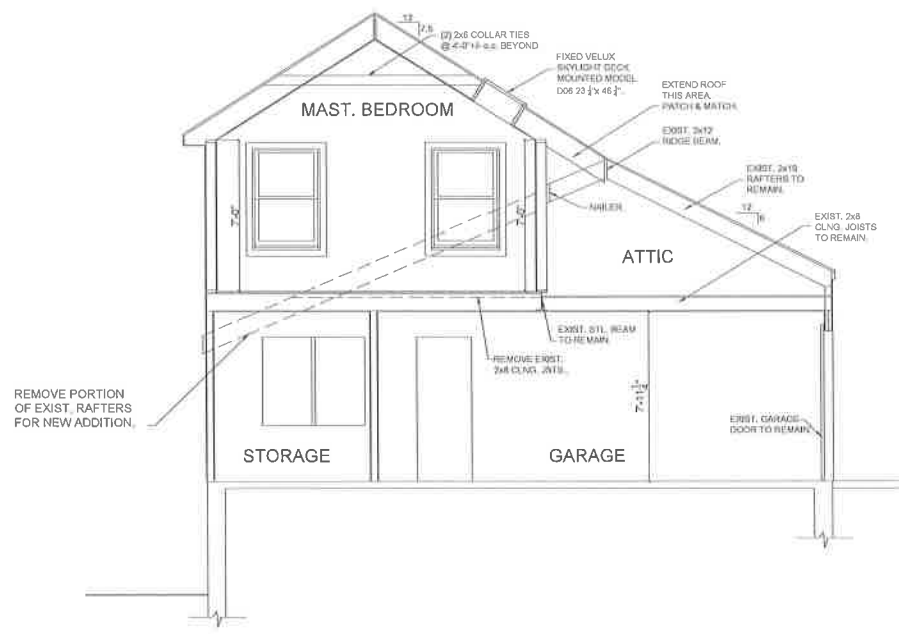
Note: It is the violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



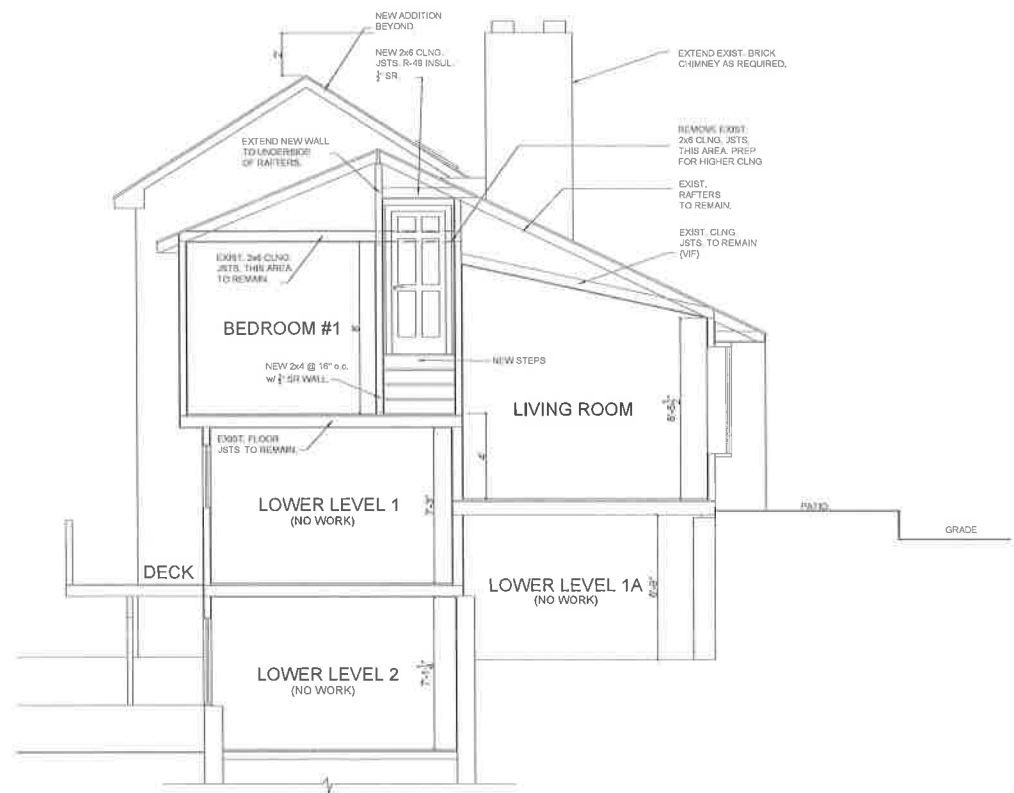
EXIST./DEMO. 1st FLOOR PLAN
Scale: 1/4"=1'-0"

Note: It is the violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

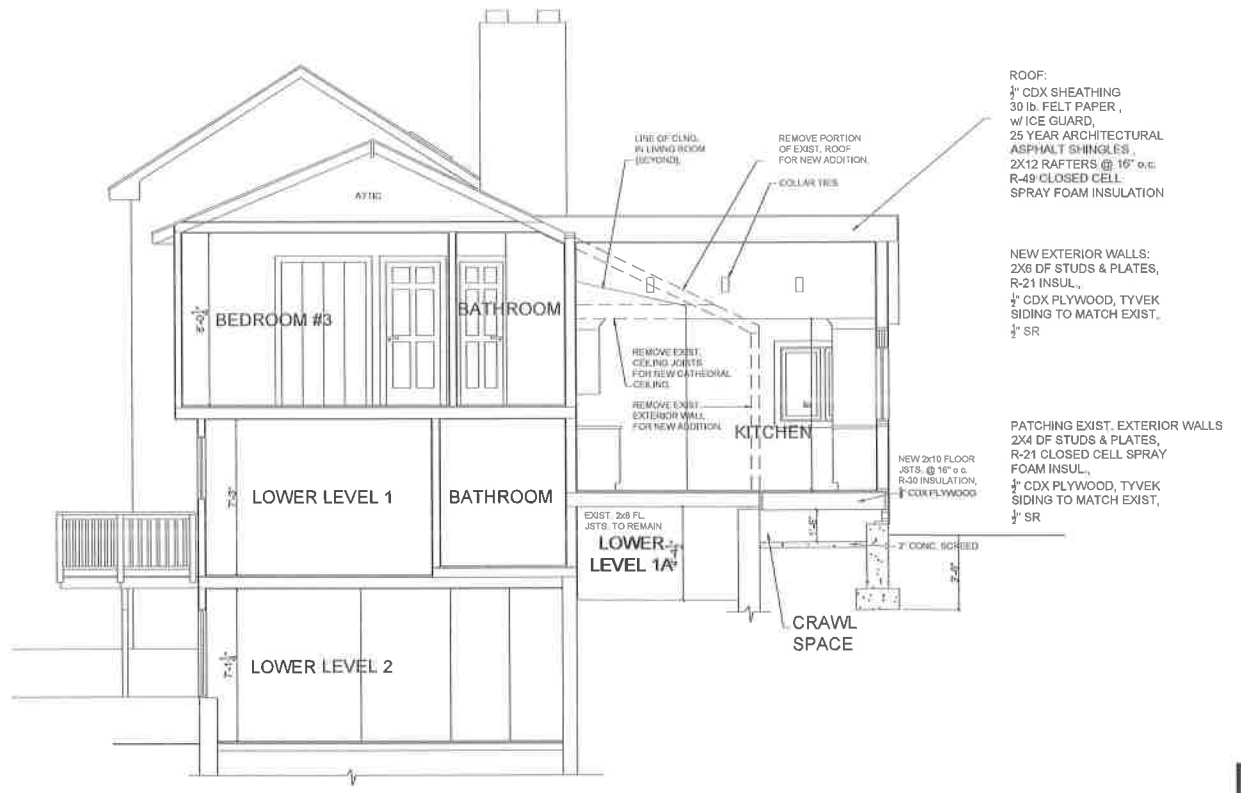
<p>2 OF 7</p>	<p>DELATIZKY RESIDENCE 3 VALLEY VIEW TERRACE Mt. KISCO, NY</p>	<p>EXIST. 1st. FLOOR PLAN</p>	<p>ROBERT OCCHIGROSSI, RA R.J.M.O. ARCHITECTURE, P.C.</p>	<p>NEW DIMENSIONS REMODELING, INC. 468 LEXINGTON AVE. MOUNT KISCO, NY 10549 (914) 241-1773</p>	<p>ISSUED: 06.06.22</p>
--------------------------	-------------------------------------------------------------------------------	--------------------------------------	---------------------------------------------------------------	------------------------------------------------------------------------------------------------------------	-------------------------



SECTION A-A
Scale: 1/4"=1'-0"



SECTION B-B
Scale: 1/4"=1'-0"



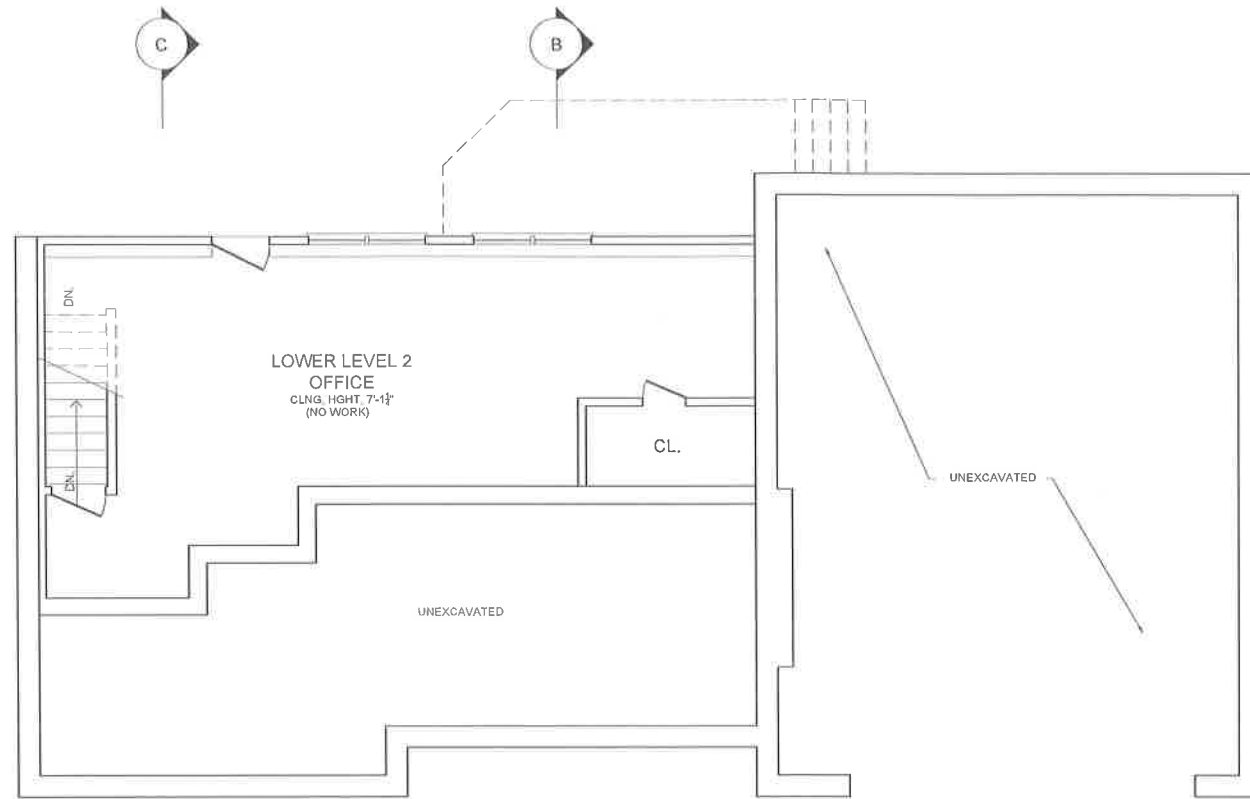
SECTION C-C
Scale: 1/4"=1'-0"

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ISSUED: 03.29.22
 ISSUED: 04.22.22
 NEW DIMENSIONS REMODELING, INC.
 486 LEVINGTON AVE.
 MOUNT KISCO, NY 10549
 (914) 241-1773
 ROBERT OCCHIOGROSSI, P.A.
 RUMO ARCHITECTURE, P.C.

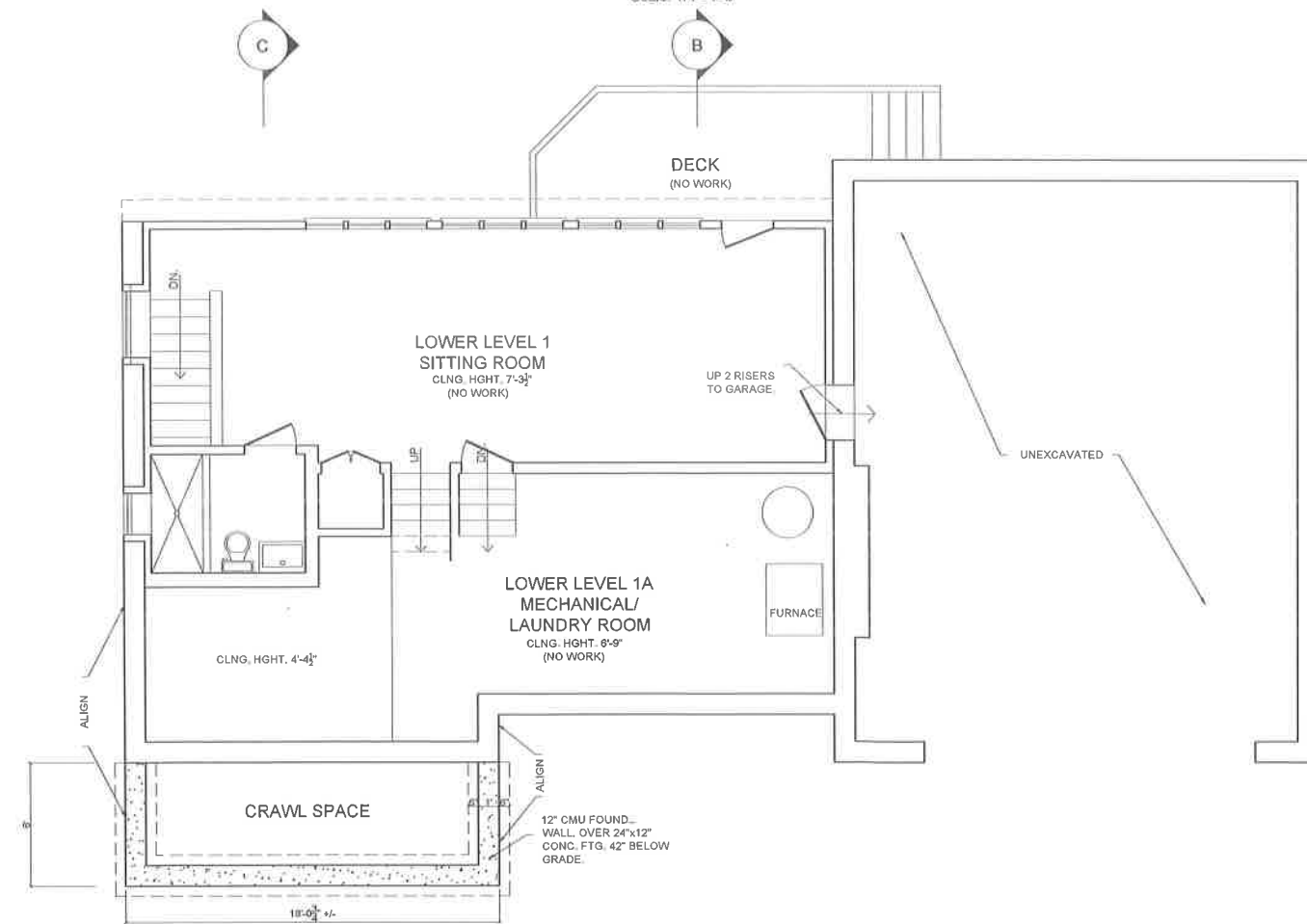
PROPOSED SECTIONS

DELATIZKY RESIDENCE
 3 VALLEY VIEW TERRACE
 Mt. KISCO, NY



EXISTING LOWER LEVEL 2 FLOOR PLAN

Scale: 1/4"=1'-0"



FOUND./ LOWER LEVELS 1 & 1A FLOOR PLAN

Scale: 1/4"=1'-0"

Note: It is the violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

ISSUED: 03/23/22

NEW DIMENSIONS REMODELING, INC.
466 LEXINGTON AVE.
MOUNT KISCO, NY 10548
(914) 241-1773

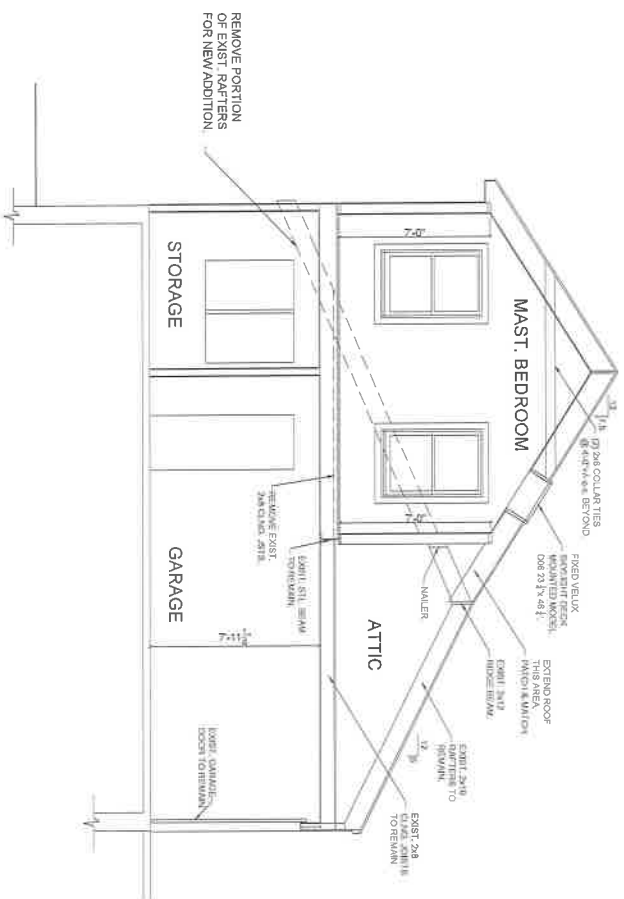
ROBERT OCCHIOGROSSI, RA
RJMO ARCHITECTURE, P.C.

LOWER LEVEL/FOUND.
PLANS

DELATIZKY RESIDENCE
3 VALLEY VIEW TERRACE
Mt. KISCO, NY

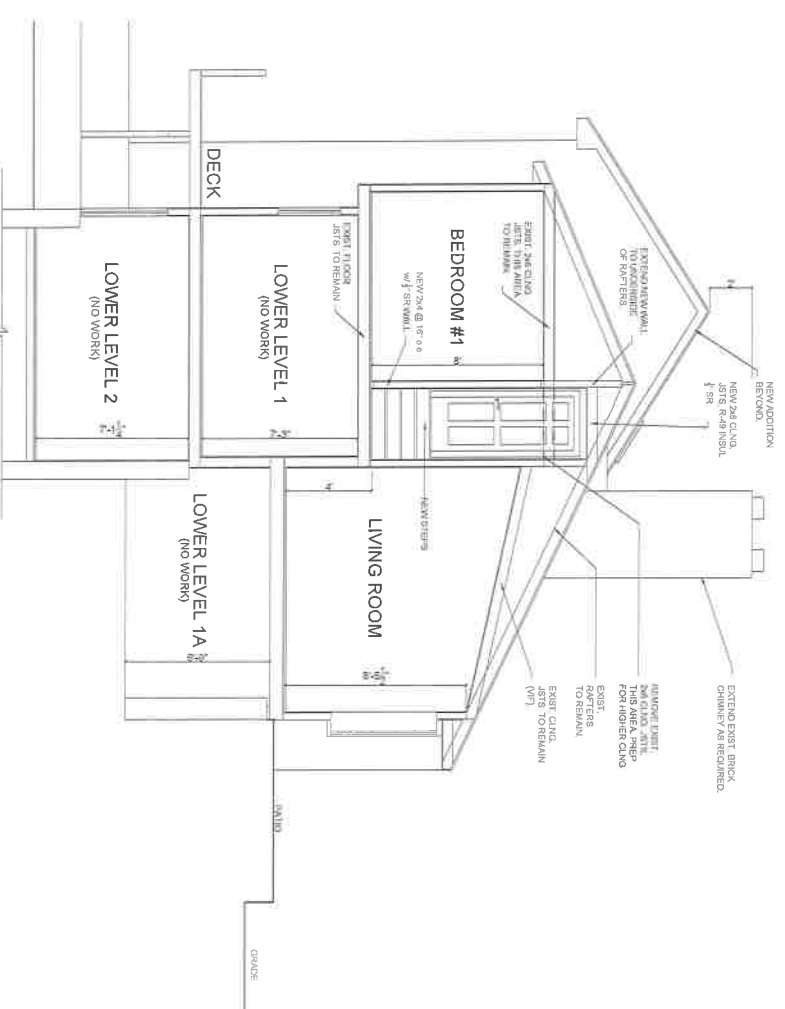
4

OF 7



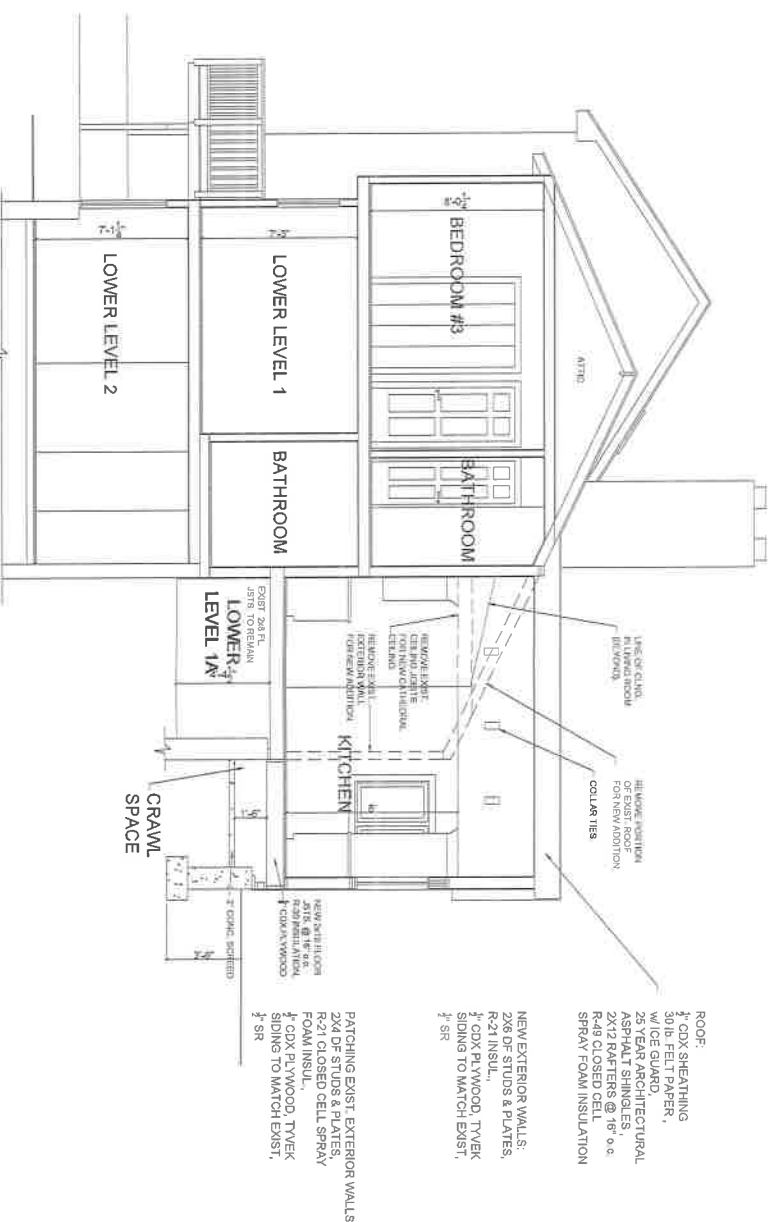
SECTION A-A

Scale: 1/4"=1'-0"



SECTION B-B

Scale: 1/4"=1'-0"



SECTION C-C

Scale: 1/4"=1'-0"

- ROOF:
- 3/4" CDX SHEATHING
 - 30# FELT PAPER,
 - 1/2" POLYSTYRENE INSULATION
 - 25-YEAR ARCHITECTURAL ASPHALT SHINGLES,
 - 2x12 RAFTERS @ 16" o.c.
 - R-49 CLOSED CELL SPRAY FOAM INSULATION

- NEW EXTERIOR WALLS:
- 2x6 OF STUDS & PLATES,
 - R-21 INSUL.,
 - 3/4" CDX PLYWOOD, TYVEK WRAP,
 - SIDING TO MATCH EXIST.,
 - 3/4" SR

- PATCHING EXIST. EXTERIOR WALLS:
- 2x4 OF STUDS,
 - R-21 CLOSED CELL SPRAY FOAM INSUL.,
 - 3/4" CDX PLYWOOD, TYVEK WRAP,
 - SIDING TO MATCH EXIST.,
 - 3/4" SR

Note: It is the violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

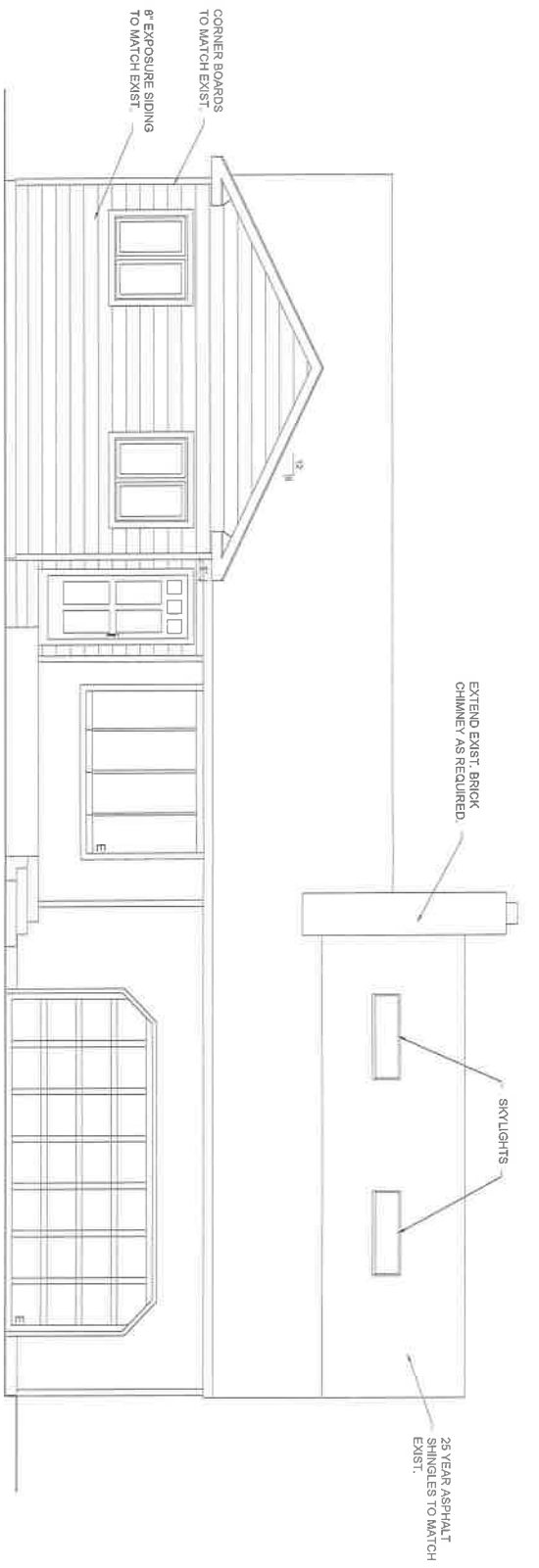
ISSUED: 03.29.22
ISSUED: 04.22.22

NEW DIMENSIONS REMODELING, INC.
466 LEXINGTON AVE.
MOUNT KISCO, NY 10549
(914) 241-1773

ROBERT OCCHIOGROSSI, RA
RJMO ARCHITECTURE, P.C.

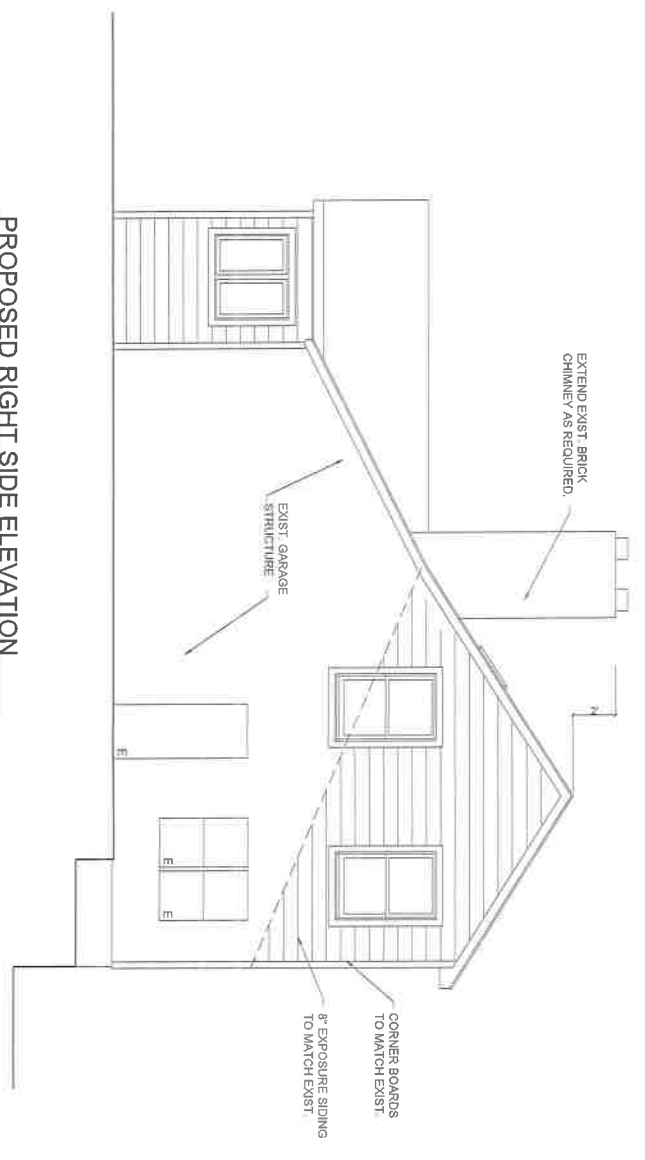
PROPOSED SECTIONS

DELATIZKY RESIDENCE
3 VALLEY VIEW TERRACE
Mt. KISCO, NY



PROPOSED FRONT ELEVATION

NOTE:
ALL NEW EXTERIOR TRIMS,
WINDOW TRIMS SINGS &
FACIA TO MATCH EXISTING



PROPOSED RIGHT SIDE ELEVATION

Scale: 1/4"=1'-0"

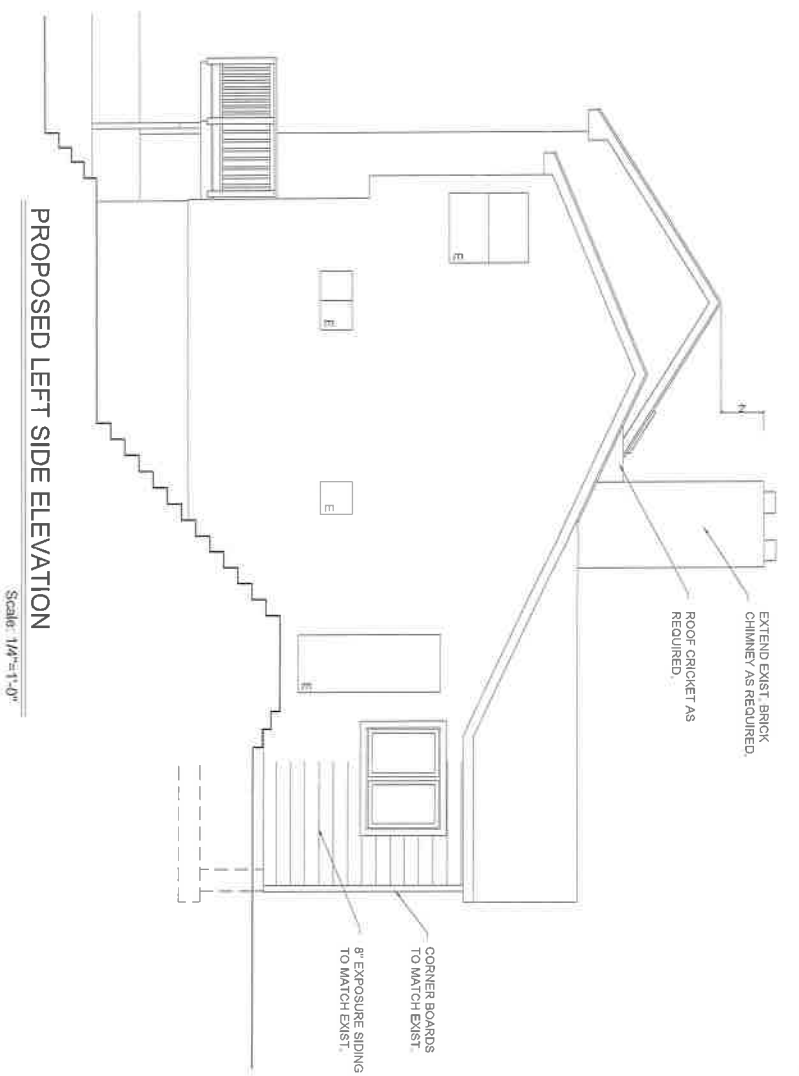
ISSUED: 03.29.22
ISSUED: 04.22.22

NEW DIMENSIONS REMODELING, INC.
466 LEXINGTON AVE.
MOUNT KISCO, NY 10549
(914) 241-1773

ROBERT OCCHIOGROSSI, RA
RJMO ARCHITECTURE, P.C.

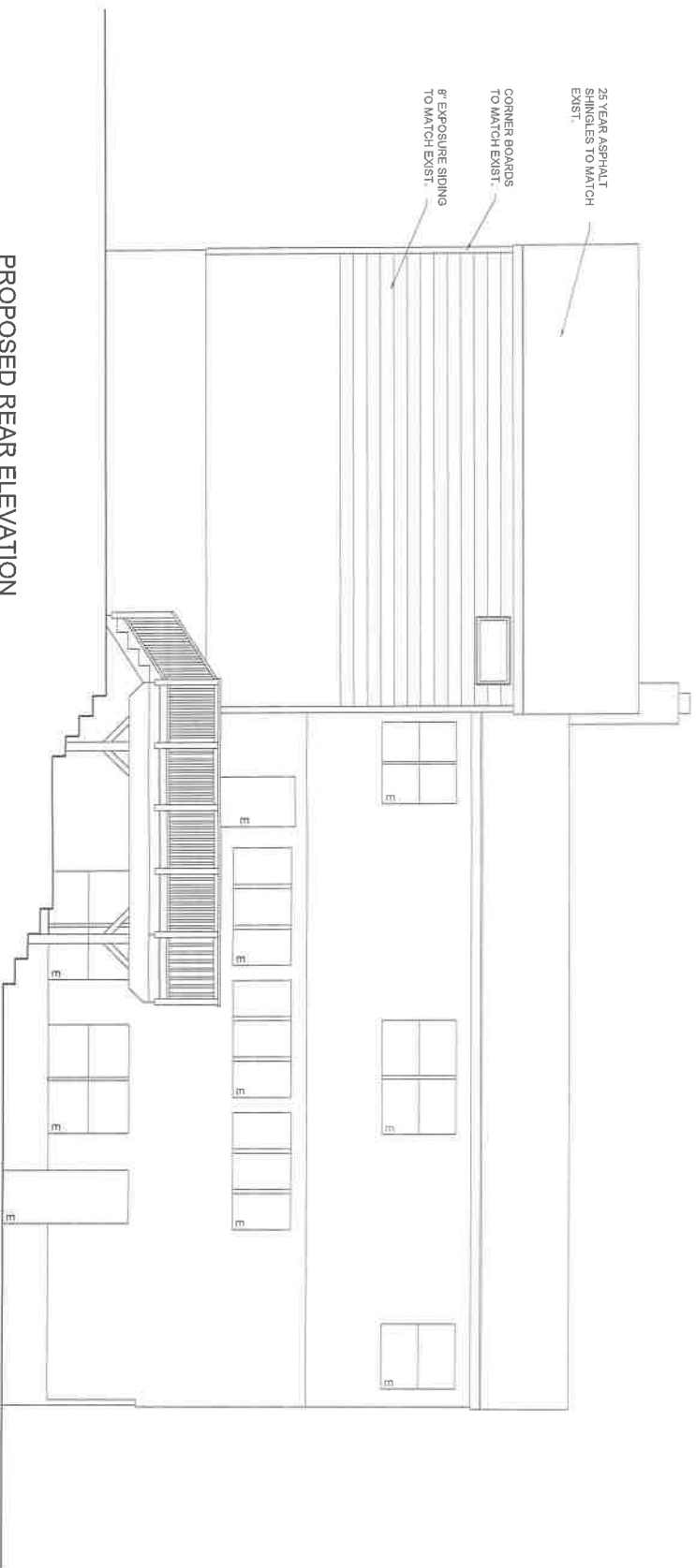
PROPOSED FRONT &
RIGHT SIDE
ELEVATIONS

DELATIZKY RESIDENCE
3 VALLEY VIEW TERRACE
Mt. KISCO, NY



PROPOSED LEFT SIDE ELEVATION

Scale: 1/4"=1'-0"



PROPOSED REAR ELEVATION

Scale: 1/4"=1'-0"

ISSUED: 03.29.22
ISSUED: 04.22.22

NEW DIMENSIONS REMODELING, INC.
468 LEXINGTON AVE.
MOUNT KISCO, NY 10549
(914) 241-1773

ROBERT OCCHIOGROSSI, RA
RJMO ARCHITECTURE, P.C.

PROPOSED REAR &
LEFT SIDE
ELEVATIONS

DELATIZKY RESIDENCE
3 VALLEY VIEW TERRACE
Mt. KISCO, NY

Michelle Russo

From: Sirignano Law Office <lawoffice@sirignano.us>
Sent: Friday, January 13, 2023 9:16 AM
To: Planning
Subject: Re: ZBA Adjournment

RECEIVED

JAN 13 2023

**Zoning Board of Appeals
Village/Town of Mount Kisco**

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michelle,
Confirmed.
Thank you.

Michael

Michael Fuller Sirignano

Attorney and Counselor at Law
Old Post Road Professional Building
892 Route 35, PO Box 784
Cross River, NY 10518
Telephone: (914) 763-5500
Fax: (914) 763-9589

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From: Planning <planning@mountkisco.ny.gov>
Date: Friday, January 13, 2023 at 9:15 AM
To:
Subject: ZBA Adjournment

Good morning,

Please confirm this request to adjourn your Zoning Board of Appeals application to February 21, 2023.

Thank you,

Michelle K. Russo

Office Manager
Planning & Zoning Secretary
Village/Town of Mount Kisco
104 Main Street
Mount Kisco, NY 10549
(914)864-0022 (direct)
(914)864-1085 (fax)

RECEIVED

JAN 19 2023

Michelle Russo

From: RvLarch <rvlarch@aol.com>
Sent: Friday, January 13, 2023 9:17 AM
To: Planning
Subject: Re: ZBA Adjournment

Zoning Board of Appeals
Village/Town of Mount Kisco

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Yes, confirmed to adjourn to February 21, 2023

thanks,

Roger

Roger van Loveren, AIA
RvL Architecture
(914) 234 7823 off
(914) 234 7534 fax
(914) 588 5309 mobile

-----Original Message-----

From: Planning <planning@mountkisco.ny.gov>
Sent: Fri, Jan 13, 2023 9:15 am
Subject: ZBA Adjournment

Good morning,

Please confirm this request to adjourn your Zoning Board of Appeals application to February 21, 2023.

Thank you,

Michelle K. Russo

Office Manager
Planning & Zoning Secretary
Village/Town of Mount Kisco
104 Main Street
Mount Kisco, NY 10549
(914)864-0022 (direct)
(914)864-1085 (fax)

RECEIVED

JAN 12 2023

Zoning Board of Appeals
Village/Town of Mount Kisco

SALLY FAY
29 Carpenter Avenue
Apt 1B
Mt. Kisco, NY 10549
home: 914.666.8113 mobile: 914.588.1041
email: sallyrfay@gmail.com

January 12, 2023

Wayne Spector, Chair, Zoning Board of Appeals
Village/Town of Mount Kisco
104 Main Street
Mount Kisco, NY 10549

Dear Mr. Spector and members of the Zoning Board of Appeals,

Regarding the Verizon wireless facility proposed for the roof of 45 East Main Street by Verizon (the applicant) and the setback variance granted on October 12, 2021:

It appears from our review of the Planning Board Resolution packet dated October 12, 2021, that the application/variance has expired based on the date of the Resolution, and that no work has commenced at the site, rendering the application and variance null and void.

Please see:

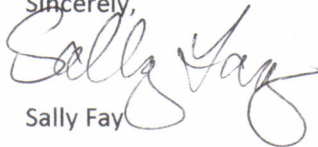
Page 42 of the packet (page 4 of the Resolution): "Construction shall commence within six (6) months of the date of this Resolution and all remaining conditions herein shall be satisfied within one (1) year of commencement of construction ..."

Page 45 of the packet (page 7 of the Resolution): "27. Failure to comply with any of the aforesaid conditions ... Deviation from any such approvals may render ... null and void."

This is a great relief to many of us on Carpenter Avenue, especially since our Ability Beyond neighbor (the closest property owner) claims they were not notified of the setback variance requested, and had no opportunity to notify guardians/parents of the vulnerable population of residents there.

Please alert me to any next steps the Village plans to take on this matter.

Sincerely,


Sally Fay