

**December 19, 2023**  
**TUCKAHOE PLANNING BOARD**  
**Tuckahoe Village Hall Regular Meeting – 7:00pm**

**Present:** Chairperson Antonio Leo  
Commissioner David Barra  
Commissioner Paul Wolfson  
Commissioner Henry Suarez

**Absent:** Commissioner Susana Carpenter

**Also in Attendance:**  
Gary Gjertsen Village Attorney  
Mike Seminara Assistant Building Inspector

**Chairman Leo announced the evening’s agenda as follows:**

- Item #1 Approval of the minutes – June 20, 2023  
July 18, 2023  
November 21, 2023**
- Item #2 225 Marbledale Rd. Return**
- Item #3 125 Marbledale Rd. Site Plan**
- Item #4 20 Marbledale Rd. Adjourned**
- Item #5 108 Sagamore Rd. Adjourned**

**Item #1 Approval of the minutes dated July 18, 2023**  
Chairman Leo motioned to approve the July 18, 2023 minutes, seconded by Commissioner Wolfson and carried with a vote of 4 – 0.

The minutes from June 20, 2023 and November 21, 2023 are postponed until next month.

**Item #2 225 Marbledale Rd. Site Plan**

The civil architect and engineers presented the plans for the applicant, which is a Verizon construction and storage garage.

Phase I is to install an underground retaining water system to alleviate flooding in the parking areas

The underground piping system is under the parking lot. There will be additional inlets to collect the stormwater. It will travel through existing pump to sewer on Alpine Pl. and Crescent Pl.

Chairman Leo noted that the village consultants and the Building Dept. will review the proposed water retention plans.

Nejim Juncl, architect for Verizon, noted that there are 58 spaces, including 20 inside the building. The Verizon trucks are various sizes. The south end will be the area for the small trucks. The West side will store the utility poles. The cables will be on the West of the building. The applicant showed the locations on the plans.

Chairman Leo noted that he walked the site and noticed storage material spread all over the property. He added that the applicant should screen the fence to keep the visual nuisance from the residents. He asked for a screen that is secured to the fence, not the slots that go through the fence. It is a fabric mesh that should be placed on the entire fence on Alpine Pl.

Chairman Leo asked about the dumpsters, the 20yd. and 8yd. and their pick up schedule. Mr. Juncl noted that they are scheduled monthly but if needed and immediate removal can be done.

Mr. Juncl presented the materials for the retaining wall. The Tahoe color for the stone was chose.

Yuriy Tupyachak, engineer representing Verizon, displayed the material for the mat and net for the ground cover. This will be placed on the slope towards Alpine Pl.

Chairman Leo noted that the consultants will review the plans.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Barra and carried unanimously.**

**No Public Comments**

**Chairman Leo motioned to keep the public hearing open, seconded by Commissioner Barra and carried unanimously.**

**Item #3 125 Marbledale Rd. Site Plan**

Leonard Brandes, architect for the applicant, Yoga Haven, noted that the application was for a yoga studio in a space that was once a karate studio. There is no parking onsite for all these years. The hours of operation will be from 7:00am to 9:00pm 7 days a week, but not continuous. The studio that was used for karate will be divided into two small yoga studios.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Barra and carried unanimously.**

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Barra and carried unanimously.**

**Chairman Leo offered the following SEQR resolution in the form of a motion:**

Application: BKDK Wellness, LLC d/b/a/ Yoga Haven

Location of Project: 125 Marbledale rd. Tuckahoe Ny

Section: 35 Block: 1 Lot: 1. C

Description of Project: Perform interior alterations at an existing building located at 125 Marbledale Rd. to create a Yoga raining studio.

**Pursuant to the regulations of the SEQR this Board finds that:**

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- 2. This Board is in possession of all information reasonably necessary to make the determination as to the environmental significance of the proposed site plan application.**

- 3. That the action taken herein shall not have a significant adverse impact on the environment and it is declared that a Negative Declaration is hereby adopted with regard to this action.**

**Commissioner Barra seconded the motion and was carried unanimously.**

**Chairman Leo offered the following resolution in the form of a motion:**

Applicant, BKDK Wellness, LLC d/b/a Yoga Haven, is seeking to perform minor interior alterations to an existing building located at 125 Marbledale Rd. The applicant proposes two yoga training rooms along with 3 treatment rooms. There are no onsite parking spaces located at the premises, but there is ample metered parking along Marbledale Rd. We find that the applicant has met it's burden as to the 7-1 of the Zoning Code and therefore the application is approved with the following conditions:

1. The hours of operation shall be as follows: Monday to Sunday 7:00am to 9:00pm

**Commissioner Barra seconded the motion and was carried unanimously with a vote of 4 – 0.**

<b>Item #4</b>	<b>20 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>108 Sagamore Rd.</b>	<b>Adjourned</b>

There being no further comments from the public or business before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.