

November 15, 2011

**TUCKAHOE PLANNING BOARD  
TUCKAHOE VILLAGE HALL – 7:30pm**

**Present:** Chairperson Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Melba Caliano  
Commissioner Antonio Leo  
Commissioner Tim Miller  
Commissioner Clare Gorman  
Commissioner Sandy Reyes-Guerra

**Absent:** Commissioner Eric Fang

**Also in Attendance:**

John Cavallaro Village Attorney  
Bill Williams Building Inspector

**Chairwoman Ciaramella announced the evening's agenda as follows:**

- Item #1** Approval of Minutes Meeting held on October 18, 2011  
**Item #2** 16 Chestnut Return  
**Item #3** 181 Marbledale Road Site Plan  
**Item #4** 100 Marbledale Rd. Site Plan  
**Item #5** 100 Marbledale Rd. Site Plan  
**Item #6** 150, 160, 233 Main Street Adjourned  
**Item #7** Crestwood Station Plaza LLC  
300 Columbus Avenue Adjourned

**Chairwoman Ciaramella noted that due to Commissioner Fang's absence, Commissioner Reyes-Guerra would vote as a Board member tonight.**

**Item #1 Approval of Minutes Meeting held on October 18, 2011**

Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – October 18, 2011 was seconded by Commissioner Gorman and was carried by the Board with a vote of 4-0, with Commissioner Caliano, Commissioner Leo and Commissioner Reyes-Guerra abstaining due to their absence.

**Item #2** 16 Chestnut Return  
Applicant not present.

**Item #3 181 Marbledale Road Site Plan**

Mr. Abillama, architect for the applicant Rocco Cacciola, stated that the plans submitted are for a car wash and repair shop. The plans are to build a 115 ft. long car wash facility. Plans are to remove 32 ft. from the front of the building and canopy and build an extension in the back of the building measuring 50ft. There is a 16ft. drop in elevation in the rear of the property, which will be leveled and a parking lot will be built to park vehicles to be worked on and to be picked up by the customers.

Commissioner Gorman asked if the applicant could forward the report regarding the borings data to Bill Williams, Building Inspector to review the report with Frank Fish, the Village Consultant.

Mr. Cacciola stated that he would send the report to Bill Williams tomorrow.

Chairwoman Ciaramella asked about the noise level of the equipment.

Mr. Abillama stated that the applicant will utilize the same machines and he has not received any complaints of noise thus far. A car wash is a very quiet operation.

Chairwoman Ciaramella asked if the applicant anticipated a substantial increase in the number of cars to be serviced.

Mr. Cacciola noted that it would be the same as the present number of clients.

Commissioner Caliano asked if there is a need for a car wash in this area.

Mr. Cacciola stated that his customers, approximately 2000, requested a car wash. The only other one is the small car wash on Midland and Marbledale. He anticipates that his customers will combine the services of an oil change/tune up with a car wash.

Mr. Abillama noted that all storm water would be kept on site in an underground storage. There will be no net increase of water.

Commissioner Reyes-Guerra asked about the need for so many parking spaces. The parking area is a vast area of pavement, which is a massive heat generator. There are no trees to relieve the heat. She recommends that every 8 – 10 parking spaces, a parking spot could be converted into an island of green space.

Mr. Abillama noted that the applicant is providing a green roof.

Commissioner Reyes-Guerra noted that the green roof is not enough. There should be trees in the parking area.

Mr. Abillama stated that the applicant would provide a tree where possible.

Mr. Abillama summarized the process of the car wash. The vehicle will enter and a roller will move the car approximately 25ft. to for foaming, another 10 ft. for washing and waxing and then 25 ft. for a drying area with blowers and a sealer wax. The car will be dry when it exits the car wash. Customers may park and hand dry if they prefer, but it would not be necessary. Customers will have the option of remaining in the vehicle for the entire process, or exiting the car and an assistant will take the vehicle out of the car wash area and park the car at the few spots in the front of the building. The majority of customers will remain in the vehicles.

Chairwoman Ciaramella noted that the planned parking lot in the rear would be used only for vehicles to be serviced and not as a parking lot.

Mr. Rocco agreed.

### **Architectural Review**

Mr. Abillama submitted photos and noted that the base of the structure would be red brick, with a clock tower of the corner constructed with brick and stucco. The awnings will match the top of the clock tower. The storefront will be tempered glass with a portico and round columns. The stucco will be beige. Grey aluminum frame around the door.

### **No Public Comments**

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

Commissioner Caliano asked about the exit of the car wash.

Mr. Abillama stated that the exit door is a black roll down coil door with 6in. slots. This door will be rolled up all day and will only be rolled down at closing time.

Commissioner Gorman requested that the borings report be sent to Mr. Williams.

Commissioner Reyes-Guerra requested that the applicant plant a tree in the front of the building.

Mr. Rocco submitted pictures of his large potted Hibiscus trees. These potted trees are currently placed in the front of his current location and he intends to place them in the front of his new location.

The applicant will return next month.

### **Item #4 100 Marbledale Road**

Fleetwood Collision – Auto repair facility

Site Plan

### **Item #5 100 Marbledale Road**

Elide Building subdivision for new warehouse

Site Plan

Mr. Leonard Brandes architect for the applicants noted that this was two projects at the same address. A sub-division to create a storage building and Fleetwood Collision Repair shop to move from 125 Marbledale Rd. to 100 Marbledale Rd.

Mr. Brandes noted that regarding the building for Fleetwood, the existing building would be expanded in the rear. The parking area on the side of the building will be for customers to drop off their vehicles. There will be an additional 7 parking spaces including a handicap spot in the rear of the property for employees. The loading dock and platform will be removed and the façade will be updated. Fleetwood will replace the windows; add an extension in the rear for a new spray booth. The existing bay will be removed. The entrance will be updated and the steps on the left side in the front will be turned to the side. Small plantings, evergreens in rear and shrubs in the front.

Commissioner Gorman asked if the parking area in the front side of the building was wide enough for two vehicles. She noted that there should be not be any cars parked on the street.

Mr. Brandes noted that this parking area is only going to be used for drop off after hours. There is enough room as it is in front of the fence. There will not be any cars parked on the street.

Mr. Brandes stated that for the sub-division, Mr. Seminara plans to use the storage facility for storing large trucks and equipment. There will be two 14 ft. x 14 ft. doors on the storage building. There will be a small bathroom, and a loft of 875 ft. to store additional materials. The building will be concrete blocks with stucco finish. The building will be beige with dark banding on top and bottom and a brown roof. There will be additional plantings planted on the property line.

Mr. Seminara stated that he would submit Phase I of the Environmental Review to Bill Williams, Building Inspector to be reviewed by Frank Fish.

Mr. Brandes stated that 100 Marbledale is owned by one owner, with a 10 ft. easement. The applicant will return to the Zoning Board in December for variance approval and for a Special Use Permit.

John Cavallaro, Village Attorney, noted that a Special Use Permit is granted to an applicant and the applicant must apply for a new Special Use Permit from the Zoning Board for the new address of the business.

Bill Williams, Building Inspector noted that once the applicant moves to his new location he would obtain a new spray booth. The old spray booth at 125 Marbledale Rd. will not be in operation.

John Cavallaro, Village Attorney, noted that the applicant would need to submit a Phase II report.

**Commissioner Gorman motioned to open the public hearing, seconded by Commissioner Miller and carried by the Board with vote of 7 – 0.**

**No Public Comments**

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

**Item #6 146, 150, 160, 233 Main Street**

**Adjourned**

**Item #7 Crestwood Station Plaza LLC  
300 Columbus Avenue**

**Adjourned**

Chairwoman Ciaramella wished all a safe and happy Thanksgiving.

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.