

June 17, 2014
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
 Commissioner Ann Marie Ciaramella
 Commissioner Raymond Nerenberg
 Commissioner Melba Caliano
 Commissioner Clare Gorman
 Commissioner Tim Miller

Absent: Commissioner Eric Fang

Also in Attendance:
 Gary Gjertsen Village Attorney

Chairman Leo announced the evening's agenda as follows:

- Item #1 Approval of minutes of Regular Meeting held on May 20, 2014**
Item #2 Village of Tuckahoe Comprehensive Plan update and Lake
 Avenue/Cedar Street Rezoning
Item #3 73 Main Street Site Plan
Item #4 100 Main Street Adjourned

Item #1 Approval of minutes of Regular Meeting held on May 20, 2014
Commissioner Nerenberg offered a motion to approve the minutes from the
May 20, 2014 meeting, was seconded by Commissioner Miller and carried
with a vote of 4 – 0, with Commissioner Gorman and Commissioner Caliano abstaining
due to their absence.

Item #2 Village of Tuckahoe Comprehensive Plan update and Lake Avenue/Cedar Street Rezoning

Gary Gjertsen, Village Attorney, summarized the need for this resolution. The Village Board is considering rezoning a section of the map of Tuckahoe. The Village Board plans to vote on this on July 14, 2014. They are requesting comments, positive or negative from the Planning Board before they vote.

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

No Public Comments

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

Chairman Leo offered the following resolution:

RESOLUTION RECOMMENDING PROPOSED CHANGES TO THE VILLAGE ZONING MAP FOR THE PROPERTIES 150 LAKE AVENUE, 8 CEDAR STREET AND 10 CEDAR STREET

Whereas on May 12, 2014 the Tuckahoe Village Board amended the Village Comprehensive Plan adopted May 2008. Said change was the suggestion that certain parcels of Cedar Street and Lake Avenue be excluded from the Industrial Zone and be rezoned Residential B.

Whereas there is a Public Hearing scheduled for July 14, 2014 before the Village Board to incorporate the changes in the Comprehensive Plan to the Village Zoning Map. Specifically to rezone 150 Lake Avenue, 8 Cedar Street and 10 Cedar Street from Industrial to Residential B

Whereas there is a mandatory referral to this board to comment on the changes to the Village Zoning Map

This Board has reviewed the changes to the Comprehensive Plan and the proposed changes to the Village Zoning Map and believes that the changes to the Village Zoning Map are in the best interest of the Village and Community and therefore this Board recommends the proposed changes to the Village Zoning Map.

Dated: June 17, 2014

Chairman Leo motioned to approve the Resolution, seconded by Commissioner Nerenberg and upon roll call was carried with a vote of 6 – 0.

Item #3 73 Main Street**Site Plan**

Applicants Qianghua Huang and Lianyan Zhang requested approval to open up a nail salon at 73 Main Street. The hours of operation would be from 9:30am to 7:30pm Mondays through Saturdays and Sundays from 10:30am to 6:00pm. The services will include manicures, pedicures, facials, massages and waxing. There will be 5 employees during the busy hours. The clientele will be new as they too are new to the area. The parking is non-conforming but the property owner has given one parking spot for the applicant's use.

Chairman Leo motioned to approve this application as presented tonight. This motion was seconded by Commissioner Ciaramella and upon roll call was carried with a vote of 6 – 0.

Item #4 100 Main Street**Adjourned**

Chairman Leo announced that this Board will be losing Commission Tim Miller as he and his family will be moving to Seattle, Washington. This Board thanks him for all his service to the Village, congratulations and best of luck!

Commissioner Miller stated that it was a pleasure to work with the talented members of this Board. He is proud of the work this Board has done these past few years. He wished the Board luck!

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.