

October 15, 2019
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
Commissioner Raymond Nerenberg
Commissioner David Barra
Commissioner Ladislao Castellanos
Commissioner A. J. Forgione – Ad Hoc

Absent: Commissioner Ann Marie Ciaramella

Also in Attendance:

Gary Gjertsen Village Attorney
Mike Seminara Assistant Building Inspector
Noah Levine Village Consultant

Chairman Leo announced the evening’s agenda as follows:

Item #1 Approval of Minutes September 17, 2019
Item #2 21 Columbus Ave. Return
Item #3 10 Fisher Ave. Site Plan
Item #4 1 Scarsdale Rd. Adjourned

Item #1 Approval of Minutes September 17, 2019

Commissioner Nerenberg motioned to approve the minutes from Sept. 17, 2019 meeting, seconded by Member Barra and carried with a vote of 5 – 0.

Item #2 21 Columbus Ave. Return

Noelle Wolfson, representing The Learning Experience, noted that the applicant is also presenting before the Zoning Board for a Special Use Permit to open a childcare facility at this location.

Matthew Jarmel, Traffic Engineer representing the applicant, noted that the village has created 11 long-term parking spaces on Columbus Ave., which will help the staff and parents of The Learning Center. There will also be six 10-minute meter parking spaces for the parents to drop off their children. Three will be in front of the facility and three will be located across Columbus Ave. The applicant is also in the process of purchasing 5 parking permits in the Village parking lots for their staff members. There are three tandem parking spaces in the driveway for full time staff members.

The existing crosswalks will be repainted and made brighter. The pedestrian crossing on Columbus Ave. will have two solar powered signals, one in each direction, to warn drivers of pedestrians needing to cross. The bollards located at the crosswalks will have the sensors. The crosswalk on Underhill will be repainted.

The applicant will distribute a parental contract with the parking procedures advising that the short term metered spaces are the preferred spaces for drop off and pick up. The parents must not double park. There will be video surveillance on the building. There are two and four hour metered spaces in the area that can be used as well. The policy with employees is to discourage them from parking in the residential areas.

Chairman Leo asked if the applicant would subsidize the employee parking. He voiced his concern regarding the staff using the residential streets to park all day.

Mr. Jarmel stated that some of the staff will utilize the bus services, the Metro North and may even car pool. He asked the Board to notify The Learning Center if they notice a staff member using the residential spaces.

Chairman Leo stated that would place the burden on the village to report. He added that the new day care center could potentially increase the number of people searching for parking spaces in the village that has very limited parking spaces.

Mathew Seckler, Engineer representing the applicant, noted that the village has created 14 more long-term parking spaces, which is an increase of 10%. He added that data shows that parents choose a day care center within 5 minutes from their home or 5 minutes from their job. The radius is a 5-minute radius. It would be unusual for a caregiver to drive out of their way for their day care center and then continue onto their commute to their job.

Gary Gjertsen, Village Attorney, noted that this is an informal presentation from the applicant, as they have not present a formal presentation until they have ZB approval. The public that add comments today are not officially part of the record.

Noah Levine, Village Traffic Consultant, noted that the Village decided on 15 minute meter parking rather than the proposed 10 minute metered parking.

Mr. Seckler summarized data from the existing sites.

Drop off

6:30am -7:00am 11 children

7:00am – 7:30am 28 children

7:30am – 8:00am 43 children

8:30am – 9:00am 29 children

9:00am – 9:30am 29 children

12 – 15% are siblings that would be in the same vehicle

Chairman Leo stated that by 8:30 am there are 125 children at the day care center. That would require 20 employees by 8:30, which would be approximately 14 vehicles by 8:30 searching for parking spaces. In addition, there are 58 more children expected to arrive in the next hour.

He added that a parking policy is great, but enforcement is a different issue.

Mr. Jarmel stated that the Board was asking the applicant to solve a village issue. He added that the applicant's use requires less parking use than retail. The solution is village legislature to limit parking.

Noah Levine noted that the ZB is evaluating if a Special Use Permit should be granted to the applicant, in so doing, the PB is being asked to evaluate the quantity and quality of parking nearby.

Public Comments

Chairman Leo reminded the public that this is not a formal hearing, just a conversation.

Andriana Kierszenbaum, attorney representing Andrus Early Learning Center, noted that the day care center has been operating in Village Hall for the past 8 years. There are currently 85 families, but has a permit for 187 children, ages 0 – 12 years. There are 96 children enrolled. The major issue is the parking.

Frances Clayton, Director of Operations and Initiatives, noted that Andrus is happy to welcome another business into the Village. It is their responsibility to provide a safe environment and their major concern is the parking. Andrus has a drop off area on Underhill and it is still an issue. The Andrus day care center distributed a survey for the parents to fill out and return. They will submit to the Building Dept. once they are collected.

The following is the drop off data from random days selected to show peak hours at The Andrus Learning Center –

7:45 – 8:15am 30 children

8:15 – 8:45am 32 children

Pick up

5:30 – 6:00pm 29- 30 children

This is with the current enrollment. Full capacity is usually around the month of June. Today, 30 children were dropped off in a 30-minute period.

Ms. Clayton stated that another significant issue is with staff parking. Andrus currently has 38 staff members for 96 children. At full capacity, the Andrus Learning Center will need 40 staff members.

Of the 38 current staff members, 69% - 25 members, drive to the site every day.

Some staff park in 12 hour metered spaces, but some have to park in 2 or 4 hour metered spaces. This causes safety and managerial issues as the staff members must leave the site during the day to move their vehicles. This scenario actually requires extra staff to step in and watch the children while the staff run out and feed the meters.

It was Ms. Clayton's opinion that the estimate of The Learning Center needing 29 staff members is a very low estimate. The Andrus Learning Center has 38 staff for 96 children. Ms. Clayton added that it was her prediction that the 12- hour parking spaces on Columbus will be taken before 9:00am.

She noted that the results from the survey should be returned within ten days.

Most of the families come from around the Village of Tuckahoe area, including Bronxville, Eastchester, Scarsdale, and Yonkers.

Staff to children ratio

Infants 1- 4

Toddlers 1-5

3yrs old 1 – 7

Parents complain that there are not enough spaces to drop off their children. Some parents choose to park on Main St. or use the Underhill Parking lot since there are not any spaces available.

The drop off time takes more than five minutes since there is more of a walk to the facility. It is between 7 – 10 minutes drop off time.

Staff parking - 25 drive, 2 parking spaces in the lot, 23 staff members are looking for spaces.

Andrus has a collaboration with a special education program. The twelve children part of this program that attend Andrus and are driven to the site by two school buses. These buses cause a significant back up on Underhill.

Chairman Leo voiced his concern that if 25 staff members drive to Andrus Learning Center, there are two parking spaces in the lot and 23 employees need to find parking spaces within the already congested village.

Ms. Kierszenbaum asked the names of the child care centers that were used for the collection of data.

Mr. Jarmel suggested that the employees issue a decal for their vehicle to identify as an employee of The Learning Center. If the vehicle is parked illegally, the resident can make a note and notify The Learning Center.

Mr. Kawer, owner of Kawer's Benjamin Moore Paint store noted that the fire department may need to maneuver down Underhill during drop off times. This could be very congested and then add another day care drop off right in that area may be too congested.

He added that crossing Columbus Ave. is very dangerous.

He stated that 40ft. container trucks and most contractors arrive between 7:00am and 10:00am to his paint store, which adds to the congestion. Columbus Ave and Main St. are very busy roads and a very busy intersection.

Gary Gjertsen noted that the plans would be submitted to the Fire Dept. and the Police Dept. for their review and approval.

Mr. Rocco Alessandro, owner of the strip mall at Columbus and Main Street stated that the drop off area for the current day care already causes a backup on Underhill. It is already congested. He added that adding a second floor to the parking lot on Underhill should be considered.

Ms. Wolfson asked for any information submitted by Andrus be forward immediately to her and her client.

Mr. Seckler stated that the data collected came from 5 sites. The Learning Centers located in these locations: Ramsey NJ, Cedar Grove NJ, Parsippany NJ, Union NJ, and Massapequa NY. The data was collected from these sites for the parking percentage reduction.

Noah Levine offered to share the memos regarding the traffic study and the parking situation with Ms. Kierszenbaum.

Chairman Leo noted that all data submitted would be shared with the applicant and Andrus.

Item #3 10 Fisher Ave. Site Plan

Leonard Brandes, architect for the applicant, Martine’s Bake Shop, are requesting approval to expand the back kitchen area. It will not add to the footprint. The 386 sq. ft. addition will be in the back of the building above the existing rooftop. The adjacent buildings jut out already. This will allow for a larger kitchen and more adequate space. The staircase will be enlarged to create a more safe and ample staircase.

Chairman Leo motioned to open the public hearing, seconded by Member Nerenberg and carried unanimously.

No Public Comments

Chairman Leo motioned to close the public hearing, seconded by Member Nerenberg and carried unanimously.

Chairman Leo offered the following SEQR resolution:

PLANNING BOARD RESOLUTION/DECISION

APPLICANT/OWNER: Martine’s Fine Bake Shoppe, LLC

LOCATION OF PROJECT: 10 Fisher Ave, Tuckahoe

SECTION: 42 BLOCK: 9 LOT: 12

DESCRIPTION OF PROJECT: Applicant is seeking to expand the existing kitchen area at the back of the first floor. The extension will be over the existing basement and add a total square footage of 386 sq ft.

SEQRA RESOLUTION

- Pursuant to the regulations of SEQRA this Board finds that:
- **The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- **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.**
- **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.**

Member Nerenberg motioned to approve the resolution, seconded by Member Barra and upon roll call was carried unanimously.

Chairman Leo offered the following resolution:

THE FOLLOWING IS THE RESOLUTION/DECISION OF THE PLANNING BOARD OF THE VILLAGE OF TUCKAHOE, N.Y.

Applicant, Martine's Fine Bank Shoppe LLC is seeking to construct a new addition to the kitchen area. The extension will expand the kitchen to an area over the existing basement. This Board has entertained and approved a similar site plan for this applicant where the applicant was seeking a larger expansion in the rear. Said prior approval has expired. We find that the applicant has met it's burden as to 7-1 of the Zoning Code and therefore the application is approved as submitted.

Member Nerenberg motioned to approve the resolution, seconded by Member Barra and upon roll call was carried unanimously.

Item #4 1 Scarsdale Rd. Adjourned

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.