

**September 15, 2020**  
**TUCKAHOE PLANNING BOARD**  
**Online meeting due to Covid-19**  
**Regular Meeting – 7:30pm**

**Present:**      Chairperson              Antonio Leo  
                 Commissioner          Raymond Nerenberg  
                 Commissioner      Ladislao Castellanos  
                 Commissioner      Nancy Hite-Norde

**Absent:**        Commissioner          David Barra

**Also in Attendance:**  
                 Gary Gjertsen              Village Attorney  
                 Bill Williams            Building Inspector  
                 Carolina Fonseca       Village Consultant  
                 Mike Seminara           Assistant Building Inspector

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

**Item #1   Approval of Minutes of the June 16, 2020 meeting.**  
**Item #2   160 Dante Ave.              Site Plan**  
**Item #3   397 Columbus Ave.       Site Plan**  
**Item #4   56 Underhill Street       Site Plan**  
**Item #5   69 Main Street              Adjourned**  
**Item #6   125 Marbledale Rd.       Adjourned**  
**Item #7   22 Underhill Street       Adjourned**

**Item #1   Approval of Minutes       June 16, 2020**

Chairman Leo motioned to approve the minutes from the June 16, 2020 meeting, seconded by Commissioner Hite-Norde and carried with a vote of 4 -0.

**Item #2 160 Dante Ave. Site Plan**

Louis Campana, architect for the applicant, noted that this is a three family dwelling. The application proposed is to replace the existing shed roof at the rear of the house with a patio. This patio will allow the second floor tenants access to the rear yard. The new terrace will be constructed with trek components and a waterproofing membrane. The second floor tenants do not have access to the yard. This will allow proper egress to the rear of the property. The second floor window will be replaced with a sliding glass door. The terrace will have railings around the perimeter. The application was presented before the Zoning Board and they had no reservations.

Mr. Campana noted that he will return to the Zoning Board for a vote and then will formally present to the Planning Board.

**Item #3 397 Columbus Ave. Site Plan**

Patrick Costello, owner of the property, submitted a survey of the current gravel parking lot. The parking lot consists of 8 parking spaces. He proposed to place asphalt over the gravel. He understood that this asphalt is an impervious material and he will install a drywell to handle the drainage. The drywell calculations will be submitted to the Building Dept. for approval.

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

**No Public Comments**

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

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

APPLICANT/OWNER: 397 Columbus Ave LLC

LOCATION OF PROJECT: 397 Columbus Ave, Tuckahoe

SECTION: 46 BLOCK: 5

LOT: 4

DESCRIPTION OF PROJECT: Asphalt current gravel parking lot

## **SEQRA RESOLUTION**

Pursuant to the regulations of SEQRA, 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 Castellanos seconded the motion and was carried unanimously.**

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

Applicant is seeking to asphalt an existing gravel parking area. This Board finds the applicant has met and satisfied the standards of 7-1 of the Zoning Code and therefore the application is approved. The approval is, however, conditioned on the Building Department's approval of appropriate drainage for the site including but not limited to drywells.

It should be noted that the applicant seeks approval for a fence on the property. The fence is not in the purview of this Board and the application for the fence must be made directly to the Building Department.

**EVERY REPRESENTATION OF THE APPLICANT MADE IN ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THIS APPROVAL. ANY DEVIATION FROM THE REPRESENTATIONS MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.**

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

**Item #4 56 Underhill Street Site Plan**

Terri Dipalo, owner of the property, stated that she recently bought the house at 56 Underhill Street. She noted that she will replace the front decks with trek materials and will install railings so it will meet the code requirements. The rear of the house has a concrete block with railings. The concrete block will be replaced and brought up to code. In addition, the application is for approval to create steps and a door to the laundry room. There is an inside staircase that is extremely old and narrow. It would be unsafe for anyone to carry a laundry basket to the basement balancing on the narrow stairs.

Mike Seminara, Assistant Building Inspector, stated that he inspected the applicant's basement and concluded that the old stairs that she described are not safe. This is a very old house. The applicant may also need a door to the boiler room.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Nerenberg and upon roll call was carried unanimously.**

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Nerenberg and upon roll call was carried unanimously.**

**Commissioner Nerenberg offered the following SEQR resolution in the form of a motion.**

APPLICANT/OWNER: Mogose Equities Inc

LOCATION OF PROJECT: 56 Underhill Street, Tuckahoe

SECTION: 29 BLOCK: 6 LOT: 8

DESCRIPTION OF PROJECT: New exterior basement entry stairs with a roof

**SEQRA RESOLUTION**

Pursuant to the regulations of SEQRA this Board finds that:

- 4. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**

5. **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.**
6. **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.**

**Chairman Leo seconded the motion and upon roll call was carried with a vote of 4 – 0.**

**Commissioner Nerenberg offered the following resolution in the form of a motion:**

Applicant is seeking to construct new exterior entry stairs with a roof. This Board finds the applicant has met and satisfied the standards of 7-1 of the Zoning Code and therefore the application is approved.

It should be noted that the applicant also seeks approval for a repair of the front porch, new laundry room, replacement of the rear yard concrete stairs and to removal of the existing stone veneer façade. These items are not in the purview of this Board and applications to the Building Department must be made directly to that Department.

**EVERY REPRESENTATION OF THE APPLICANT MADE IN ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THIS APPROVAL. ANY DEVIATION FROM THE REPRESENTATIONS MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.**

**Chairman Leo seconded the motion and upon roll call was carried with a vote of 4 -1.**

<b>Item #5</b>	<b>69 Main Street</b>	<b>Adjourned</b>
<b>Item #6</b>	<b>125 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #7</b>	<b>22 Underhill Street</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.