

**March 16, 2021**  
**TUCKAHOE PLANNING BOARD**  
**Online meeting due to Covid-19**  
**Regular Meeting – 7:30pm**

**Present:**

Chairperson	Antonio Leo
Commissioner	Raymond Nerenberg
Commissioner	David Barra
Commissioner	Nancy Hite-Norde
Commissioner	Susana Carpenter
Commissioner	Aisha Scholes (ad hoc)

**Also in Attendance:**

Gary Gjertsen	Village Attorney
Bill Williams	Building Inspector
Carolina Fonseca	Village Consultant
Mike Seminara	Assistant Building Inspector
Noah Levine	Village Consultant

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

<b>Item #1</b>	<b>Approval of Minutes of the November 17, 2020 meeting.</b>
<b>Item #2</b>	<b>181 Marbledale Rd. Return</b>
<b>Item #3</b>	<b>174 Marbledale Rd. Return</b>
<b>Item #4</b>	<b>69 Main Street Adjourned</b>
<b>Item #5</b>	<b>151 Marbledale Rd. Adjourned</b>
<b>Item #6</b>	<b>22 Underhill Street Adjourned</b>
<b>Item #7</b>	<b>70 - 72 Marbledale Rd. Adjourned</b>
<b>Item #8</b>	<b>72 Marbledale Rd. Adjourned</b>

**Discussion: Stadium Lighting**

**Chairman Leo announced the resignation of Commissioner Castellanos; he is beginning a new adventure and the Board thanks him for his service to the Village. Commissioner Carpenter is now a full member of the Planning Board and Commissioner Scholes will begin as the new ad hoc member. Welcome to the Board.**

**Item #1 Approval of Minutes November 17, 2020**

Commissioner Nerenberg motioned to approve the minutes from the November 17, 2020 meeting, seconded by Commissioner Barra and carried with a vote of 5 -0.

**Item #2 174 Marbledale Rd. Site Plan**

Leonard Brandes, representing the applicant, noted that the storm water management plans were submitted to the Building Department. The requested changes to the plans were completed.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Barra and carried with a vote of 5 – 0.**

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Barra and carried with a vote of 5 – 0.**

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

**RESOLUTION DESIGNATING THE TUCKAHOE VILLAGE PLANNING BOARD AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR SITE PLAN APPROVAL FOR 174 MARBLEDALE ROAD.**

**WHEREAS**, the Tuckahoe Village Department of Buildings received a building permit application received on September 23, 2020 to demolish the existing non-conforming building and build a new 3-story building. The ground floor would have a partially-enclosed parking area and a separate garage for the storage of construction equipment. Floors 2 and 3 will be used for office space.

**WHEREAS**, the “Proposed Action” is the granting of site plan approval by the Planning Board.

**WHEREAS**, the “Proposed Action” is within 500 feet of the Town of Eastchester. The application was sent to Westchester County on November 13<sup>th</sup>, 2020 for review under 239-M.

**WHEREAS**, the applicant has been granted three area variances from the Zoning Board of Appeals. Two variances were for side yards and one was for an increase in FAR. The Zoning Board determined that the benefit to the applicants of the area variances outweighs the detriment to health, safety and the welfare of the neighborhood.

**WHEREAS**, the approval of the Proposed Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review Act (“SEQR”);

**WHEREAS**, based on the Environmental Assessment Form (“EAF”), submitted by the Applicant, and any supplemental materials thereto, the Planning Board has determined that there will be no significant environmental impacts from this action as it concerns the proposed Project.

**WHEREAS**, under Tuckahoe Village law, the Planning Board is the only entity that can grant site plan approval.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

Based on the information included in the EAF submitted by the Applicant, and any supplemental materials thereto and the criteria contained in the State Environmental Quality Review Act and its implementing regulations, the Planning Board hereby adopts the attached Negative Declaration for this Unlisted Action under the State Environmental Quality Review Act.

This resolution shall take effect immediately.

**Commissioner Barra seconded the motion and upon roll call was carried with a vote of 5 – 0.**

**Commissioner Nerenberg offered the following Resolution in the form of a motion:  
In the matter of the Application of 380 New Rochelle Road LLC,**

**PLANNING BOARD RESOLUTION**

The Applicant is the record owner of the premises commonly known as 174 Marbledale Road, Tuckahoe, New York and known on the tax map of the Village of Tuckahoe as Section 39, Block 3, Lot 7A (the “Premises”). The applicant has received the necessary variances from the Village of Tuckahoe’s Zoning Board and has provided all the documents, plans and materials to this Board so as this Board can make a proper review under Section 7-1 of the Zoning Code.

The plans and submissions of the applicants were provided to the Village’s Planner, Noah Levine of BFJ Planning, the Village’s Consultant, Anthony Oliveri of [Dolph Rotfeld Engineering, P.C.](#), the Chief of the Tuckahoe Police, John Costanzo and the Head of the Department of Public Works, Frank Demarco. All the Consultants named as well as the named Department Heads have reviewed the plans and any comments submitted have been addressed by the applicant to the satisfaction of the parties listed.

There are no members of the public that have appeared in opposition to the project.

Pursuant to the Village of Tuckahoe’s Zoning Code this Board must review site plans pursuant to 7-1 of said Code. The sections and conclusions are as follows:

*(a) Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site.*

The Village of Tuckahoe’s Planners, BFJ Planning, have reviewed the project in conjunction with the effect of the project on local traffic. We agree with our Planner that there will be no appreciable increase in congestion and the traffic volume and the profile will be very similar to the current traffic conditions.

The site has been designed with two garage doors and two curb cuts. While it would be preferred to have one garage door and one curb cut, we understand that this design was not feasible given the given the unusual turning radius and circulation needs for the heavy equipment that will be enclosed indoors. The applicant has made modifications to the proposal to minimize conflicts between vehicles and pedestrians in the sidewalk. We shall require as a condition to this approval that the applicant install a mirror so that existing vehicle from the Property will be able to see a pedestrian walking on the sidewalk adjacent to the Building. The Building Inspector shall work with the applicant to determine the best location for said mirror. Otherwise, all traffic and circulation issues identified in the site plan approval process appear to have been resolved and there are no outstanding objections with the site plan as proposed.

In addition, as recommended by the Westchester County Planning Board, the applicant has included bicycle parking, which provides for employees and visitors that arrive by bicycle.

(B) *The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.*

There is currently a dilapidated building on the Premises. The Planning Board acknowledges that redeveloping this underutilized parcel will help to enhance the Marbledale Road corridor and surrounding neighborhood. This project is consistent with the Village's long-term plans to revitalize the corridor, as articulated in the Marbledale Road Design Guidelines, which were adopted into the Comprehensive Plan in 2019. As part of the site plan review process with the Planning Board, a number of modifications were made to ensure the building's architecture is sensitive to properties in the surrounding area. This included modifications to landscaping and other elements to screen the garage, and changing the colors of the façade to a more neutral palette. The Marbledale Road Design Guidelines were used as a reference document during the review process.

(C) *A quality of building and overall site design which will enhance and protect the character and property values of the adjacent neighborhood. The Planning Board shall evaluate the architectural features of the proposed design to determine if they are in harmony with the neighborhood, including consideration of architectural style, bulk, dimensions, materials and location on the site and, in relation to development on adjoining properties, the natural terrain and vegetation.*

The proposed building will contribute to the aesthetics and be consistent with a majority of the current buildings located on the Marbledale Road corridor. The proposed use is also consistent with the existing zoning and the comprehensive plan. The Planning Board has worked with the applicant to minimize the visual impact of the three story building including the ground floor garage. Since the original design, the applicant has made changes to soften the visual impact of the building including increasing the front yard setback for a portion of the building and adding landscaping and other vertical elements to screen the parking. The Planning Board is satisfied with the look of the proposed building and how the proposed architecture of the building will enhance the look and feel of Marbledale Road.

Therefore, based on the foregoing the application for site plan is approved on the following conditions:

1. The Building Inspector's satisfaction with the construction plans submitted by the applicant. The Building Inspector shall be mindful of the parking of construction workers off site during construction of the Building as to not interfere with the businesses on Marbledale Road.
2. This approval is conditioned on the Applicant obtaining the street opening permit from the Department of Public Works
3. This approval is further conditioned on Anthony Oliveri the Village Engineer approving the storm water plan that was recently submitted by the Applicant.

Lastly, that every representation made to this Board by the applicant is a condition of this approval.

**Commissioner Barra seconded the motion and upon roll call was carried with a vote of 5 – 0.**

**Item #4 181 Marbledale Rd. Site Plan**

Leonard Brandes, architect for the applicant, indicated that this application was for a two story structure to be built in the rear of the property. The building will be used for storage and a warehouse. There have been no changes to the submitted plans.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Nerenberg and carried with a vote of 5 – 0.**

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Barra and carried with a vote of 5 – 0.**

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

**RESOLUTION DESIGNATING THE TUCKAHOE VILLAGE PLANNING BOARD AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR SITE PLAN APPROVAL FOR 181 MARBLEDALE ROAD.**

**WHEREAS**, the Tuckahoe Village Department of Buildings received a building permit application received on August 24, 2020 to build a new 2-story 10,416 square foot building in the rear part of the lot which is currently undeveloped and used for vehicle storage. The first floor of the building would be used for the working operations of the proposed facility. The second floor would include office and storage space. The off-street parking area includes parking for the proposed facility, loading areas, and parking for the auto repair facility which is co-located on the same parcel.

**WHEREAS**, the “Proposed Action” is the granting of site plan approval by the Planning Board.

**WHEREAS**, the “Proposed Action” is within 500 feet of the Town of Eastchester. The application was sent to Westchester County on November 13<sup>th</sup>, 2020 for review under 239-M.

**WHEREAS**, the approval of the Proposed Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review Act (“SEQR”);

**WHEREAS**, based on the Environmental Assessment Form (“EAF”), submitted by the Applicant, and any supplemental materials thereto, the Planning Board has determined that there will be no significant environmental impacts from this action as it concerns the proposed Project.

**WHEREAS**, under Tuckahoe Village law, the Planning Board is the only entity that can grant site plan approval.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

Based on the information included in the EAF submitted by the Applicant, and any supplemental materials thereto and the criteria contained in the State Environmental Quality Review Act and its implementing regulations, the Planning Board hereby adopts the attached Negative Declaration for this Unlisted Action under the State Environmental Quality Review Act.

This resolution shall take effect immediately.

**Commissioner Nerenberg seconded the motion, and upon roll call was carried with a vote of 5 – 0.**

**Commissioner Barra offered the following resolution in the form of a motion:  
In the matter of the Application of Grazia Realty LLC.:**

**PLANNING BOARD RESOLUTION**

This approval is based on the following plans:

The Applicant is the record owner of the premises commonly known as 181 Marbledale Road, Tuckahoe, New York and known on the tax map of the Village of Tuckahoe as Section 39, Block 4, Lot 7 (the “Premises”). The applicant has provided all the documents, plans and materials to this Board so as this Board can make a proper review under Section 7-1 of the Zoning Code.

The plans and submissions of the applicants were provided to the Village's Planner, Noah Levine of BFJ Planning, the Village's Consultant, Anthony Oliveri of [Dolph Rotfeld Engineering, P.C.](#), the Chief of the Tuckahoe Police, John Costanzo and the Head of the Department of Public Works, Frank Demarco. All the Consultants named as well as the named Department Heads have reviewed the plans and any comments submitted have been addressed by the applicant to the satisfaction of the parties listed.

There are no members of the public that have appeared in opposition to the project.

Pursuant to the Village of Tuckahoe's Zoning Code this Board must review site plans pursuant to 7-1 of said Code. The sections and conclusions are as follows:

(b) *Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site.*

The Village of Tuckahoe's Planners, BFJ Planning, have reviewed the project in conjunction with the effect of the project on local traffic. We agree with our Planner that there will be no appreciable increase in congestion and the traffic volume and the profile will be very similar to the current traffic conditions.

The site plan review process included a discussion of how to improve pedestrian access to the site from Marbledale Road. It was determined that a raised curb alongside the driveway would not be feasible given the width constraints of the existing driveway. The applicant revised the site plan to include a 4 foot wide concrete walkway. Lighting has been provided to ensure the driveway area is well lit and a mirror has been included to provide extra visibility at the sidewalk along Marbledale Road. The applicant has also provided bicycle parking, which provides for employees and visitors that arrive by bicycle.

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It should be noted that a tenant has not been identified as of yet and therefore once a tenant is identified this Board will further analyze the traffic based on the proposed use. However, the applicant has made a number of changes based on feedback from the Village's professionals and this Board and based on the changes the traffic will work better within and outside the Premises.

(B) *The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.*

Currently there is a structure on the premises used for a vehicle repair station with a large empty lot in the back. There is no structure currently at the location of the proposed building and it is being used for the parking of vehicles. The building will be located in a part of the Premises so as will have little to no impact of the streetscape of Marbledale Road as the structure will be setback and from the road and will be located behind an existing structure. The applicant has proposed a quality building that we determine will enhance the surrounding neighborhood and will not be a detriment to the surrounding properties. Maximizing this underutilized area will help to bring economic activity to the Marbledale Road corridor. This project is consistent with the Village's



long-term plans to revitalize the corridor, as articulated in the Marbledale Road Design Guidelines, which were adopted into the Comprehensive Plan in 2019. The proposed use is also consistent with the existing zoning and the Comprehensive Plan.

*(C) A quality of building and overall site design which will enhance and protect the character and property values of the adjacent neighborhood. The Planning Board shall evaluate the architectural features of the proposed design to determine if they are in harmony with the neighborhood, including consideration of architectural style, bulk, dimensions, materials and location on the site and, in relation to development on adjoining properties, the natural terrain and vegetation.*

The proposed building will be consistent with a majority of the current buildings located on the Marbledale Road corridor. We are satisfied with the look of the proposed building and how the proposed architecture of the building will enhance the look and feel of Marbledale Road.

As part of the site plan review process with the Planning Board, a number of modifications were made to ensure the building's architecture is sensitive to properties in the surrounding area. This included modifications to landscaping, lighting, and identifying an appropriate place for trash bins. The façade was also changed to a more neutral palette.

Therefore, based on the foregoing the application for site plan is approved on the following conditions:

4. The Building Inspector's satisfaction with the construction plans submitted by the applicant. The Building Inspector shall be mindful of the parking of construction workers off site during construction of the Building as to not interfere with the businesses on Marbledale Road.
5. This approval is further conditioned on Anthony Oliveri the Village Engineer approving the storm water plan that was recently submitted by the Applicant.
6. The applicant shall install a mirror so that vehicles existing the premises have a clear view of any pedestrians on the sidewalk. The location of the mirror shall be determined by the Building Inspector so as to place it in the most optimal position to view the sidewalk.

Lastly, that every representation made to this Board by the applicant is a condition of this approval.

**Commissioner Nerenberg seconded the motion and upon roll call was carried with a vote of 5 – 0.**

## **Discussion: Stadium Lighting**

Gary Gjertsen, Village Attorney, offered a quick summary of the topic.

Concordia College submitted an application a few years ago to renovate their existing soccer field. The soccer field is the only parcel of land owned by Concordia College that sits in the Village of Tuckahoe. The soccer field is located in a residential area of Tuckahoe. The application consisted of upgrading the field to turf, building a locker room with bathroom and showers and installing stadium lighting around the perimeter of the field. The residents of the surrounding residential area were in opposition to the stadium lighting. Concordia College gave a lengthy presentation of how the stadium lighting would cast light down on the field and not project the light to the residential area. They also presented a landscaping plan to plant a row of arborvitae to buffer the noise from the soccer field.

Concordia College halted the plans to update the soccer field.

Iona College is now in contract with Concordia College to purchase the campus.

As a result, the residents asked the Village Board to create a law, which would ban the installation of stadium lighting in the residential area.

The Village Board has requested that the Planning Board discuss their views on this topic.

Commissioner Leo noted that the technology is such that the lights would be focused on the field and there would be essentially no spillage to the surrounding area.

Commissioner Nerenberg agreed that the technology is far superior to in the past. The lights could be aimed down and the field could have time restrictions as part of any approval.

Commissioner Barra noted that the Concordia College presentation included safety at crosswalks, parking, and the lighting. The neighbors were passionate about their opposition to the stadium lighting in a residential area.

Bill Williams, Building Inspector added that the Bronxville School District has tried on numerous occasions to apply for a variance to install stadium lighting at their athletic fields. Each time, the application was denied.

Commissioner Carpenter noted that Iona College has deep pockets and may want to continue with the plans.

Commissioner Hite-Norde offered the suggestion of speaking with the New Rochelle residents that live near Iona College to investigate if they are good neighbors.

Noah Levine, Village Consultant, noted that it is difficult to review this without an application, but another issue would be to mitigate traffic at night in the area.

Chairman Leo asked if Iona College could possibly develop the soccer field into campus housing.

Bill Williams noted that this was in an A-5 zone, which is for single-family houses.

Carolina Fonseca, Village Consultant presented photos of the new technology used to prevent lights from causing spillage. The design insures that the lights aim accurately.

Commissioner Carpenter added that the Village of Bronxville does not allow stadium lighting and Tuckahoe should follow Bronxville's lead.

Gary Gjertsen stated that he would offer a synopsis to the Village Board members.

<b>Item #4</b>	<b>69 Main Street</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>115 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #6</b>	<b>22 Underhill Street</b>	<b>Adjourned</b>
<b>Item #7</b>	<b>70 - 72 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #8</b>	<b>72 Marbledale 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.