

**June 15, 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 Susana Carpenter  
Commissioner Paul Wolfson  
Commissioner Aisha Scholes (ad hoc)

**Absent:** Commissioner Adrienne Michel (ad hoc)

**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:**

<b>Item #1</b>	<b>Approval of Minutes of the May 18, 2021 meeting.</b>
<b>Item #2</b>	<b>86 Main Street Return</b>
<b>Item #3</b>	<b>65 Main Street Return</b>
<b>Item #4</b>	<b>145 Main Street Adjourned</b>
<b>Item #5</b>	<b>22 Underhill Ave. Adjourned</b>
<b>Item #6</b>	<b>69 Main Street Adjourned</b>

**Item #1 Approval of Minutes May 18, 2021**

Commissioner Barra motioned to approve the minutes from the May 18, 2021 meeting, seconded by Commissioner Scholes and carried with a vote of 5 - 0.

**Item #2 86 Main Street**

**Return**

Heidi Tejeda, applicant, noted that the application was for a small Pilates studio. There were no changes to the application. The Zoning Board granted the approval of the application.

**Chairman Leo motioned to reopen 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 Barra offered the following SEQRA resolution in the form of a motion:**

**PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: Pilatos Unleashed Corp

LOCATION OF PROJECT: 86 Main Street, Tuckahoe, NY \_\_\_\_\_

SECTION: 28 BLOCK: 5 LOT: 1

DESCRIPTION OF PROJECT: Operate a Pilates studio at 86 Main Street, Tuckahoe .

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

Pilatos Unleashed Corp. is seeking site plan approval to operate a Pilates studio at 86 Main Street. Applicant has represented that a majority of its business is one on one training. There will be several classes throughout the week.

We find this use to be minimal and have little to no impact on the surrounding area as to parking or traffic. The applicant will be occupying a space in an existing building and we believe this use is in conformity with the master plan and surrounding businesses.

The applicant has received its special permit from the Zoning Board on June 9, 2021.

We agree with the Zoning Board that 1 off street space is adequate for the use of this space and therefore this application for site plan is approved with the condition that the applicant obtain one off premises parking space.

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

**The Board welcomed Ms. Tejeda to the Village and wished her much success.**

**Item #3 65 Main Street**

**Special Permit**

Marion Anderson, applicant for Cornerstone Children Center, stated that the application received the Zoning Board of Appeals approval. There have been no changes to the application.

**Chairman Leo motioned to reopen 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 Nerenberg and carried with a vote of 5 – 0.**

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

**PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: Management Organization & Support Services, LLC

LOCATION OF PROJECT: 65 Main Street, Tuckahoe, NY \_\_\_\_\_

SECTION: 33 BLOCK: 8 LOT: 11

DESCRIPTION OF PROJECT: Operate a daycare center at 65 Main Street in Tuckahoe, Village hall, in the space previously occupied by Andrus.

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

**Commissioner Wolfson offered the following resolution in the form of a motion:**  
**THE FOLLOWING IS THE RESOLUTION/DECISION OF THE PLANNING BOARD OF THE VILLAGE OF TUCKAHOE, N.Y.**

Management Organization & Support Services, LLC seeks to open a daycare center in the space at Village Hall previously occupied by Andrus Daycare. The operation will be identical to the prior operator and the applicant will make no changes to the space the previous operator occupied. The maximum number of children is dictated by State Law.

The applicant has received its special permit from the Zoning Board on June 9, 2021. This Board previously granted site plan to Andrus, the prior operator, and we find this identical operation also to have satisfied its burden as to complying with all aspects of 7-1 of the Village of Tuckahoe's Zoning Code. Therefore, the application of Management Organization & Support Services, LLC is approved upon the following conditions:

1. We agree with the Zoning Board that a total of 12 parking spaces is appropriate. There shall be 2 onsite spaces, that are included with the lease with the Village, and that the applicant shall obtain 10 off site parking spaces.
2. During the hours of 8:00 am to 9:00 am and 5:30 to 6:30 pm the applicant shall post a monitor outside to insure the compliance with its drop off/pick up procedures and that the children are safely escorted to and from the premises.
3. All on site deliveries shall be scheduled as not to interfere with children drop off or pick up times in an effort to minimize traffic congestion and safety.

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

**The Board welcomed Ms. Anderson to the Village and wished her much success.**

<b>Item #4</b>	<b>145 Main Street</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>22 Underhill Ave.</b>	<b>Adjourned</b>
<b>Item #6</b>	<b>69 Main 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.