

July 20, 2021
TUCKAHOE PLANNING BOARD
Tuckahoe Village Hall
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
Commissioner David Barra
Commissioner Susana Carpenter
Commissioner Paul Wolfson

Absent: Commissioner Raymond Nerenberg
Commissioner Adrienne Michel (ad hoc)

Also in Attendance:

Gary Gjertsen Village Attorney
Bill Williams Building Inspector
Carolina Fonseca Village Consultant

Chairman Leo announced the evening's agenda as follows:

Item #1 Approval of Minutes of the June 15, 2021 meeting.
Item #2 125 Marbledale Rd. Site Plan
Item #3 145 Main Street Adjourned
Item #4 22 Underhill Ave. Adjourned
Item #5 69 Main Street Adjourned

Commissioner Leo announced the resignation of Commissioner Aisha Scholes.
The Board wished her much success and hopes she may return one day.

Item #1 Approval of Minutes June 15, 2021

Chairman Leo motioned to approve the minutes from the June 15, 2021 meeting, seconded by Commissioner Barra and carried with a vote of 4 - 0.

Item #2 125 Marbledale Rd. Site Plan

Jordan and Steven Eagle, applicants for a new dance studio, Fireside Studios LLC, to be located in the Denning Building on Marbledale Rd.

Ms. Eagle stated that she has been in communication with the tenants of the building, Rise and Grind Training, and they agreed to stagger the drop off times so that Marbledale Rd. does not get congested. Ms. Eagle stated that her studio is very Covid conscience and will have 20 minutes between classes to clean.

There will be 26 students for each class. The studio will be open Monday to Friday from 3:00 – 9:00pm. The classes will start at 4:15, but some students can arrive early.

Chairman Leo noted that there is ample parking on Marbledale Rd. but was concerned with drop off. He thanked the applicant for the plan to scatter the start times between the baseball and dance students.

Ms. Eagle noted that some of her students would stay for a few classes, so there will not be heavy volume between classes.

Ms. Eagle noted that as of now, there are no plans to run summer clinics or camps. She added that it is hard to predict the future, but as of now, there are no plans. Any performances and recitals will be held off site in a rental space.

Chairman Leo motioned to open the public hearing, seconded by Commissioner Barra and carried with a vote of 4 – 0.

No Public Comments

Chairman Leo motioned to close the public hearing, seconded by Commissioner Barra and carried with a vote of 4 – 0.

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

PLANNING BOARD RESOLUTION/DECISION

APPLICANT/OWNER: Firebird Studios LLC

LOCATION OF PROJECT: 125 Marbledale Road, Tuckahoe, NY

SECTION: 35 BLOCK: 1 LOT: 1C

DESCRIPTION OF PROJECT: Operate a dance studio at the premises

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

Chairman Leo 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.

Applicant, Firebird Studios LLC, is seeking to operate a dance studio on the second floor of an existing building located at 125 Marbledale Road, Tuckahoe. The previous tenant was a martial arts studio, so there is very little change requested to this existing space. We have analyzed this application with the standards of 7-1 of the Zoning Code and find that the applicant has met its burden with regard to same and therefore the application is approved with the following conditions:

- 1. The days and hours of operations shall be as follows. Monday thru Friday from 3:00pm to 9:00pm. Saturday from 9:00am to 2:00PM.**
- 2. The maximum class size shall be 26 students plus instructors**

3. The applicant shall provide for a minimum of 20 minutes between classes. This will allow the children from one class to exit the premises prior to the arrival of the next class. This will insure safe and orderly pick and drop off in front of the premises and not cause undue backups on Marbledale Road.
4. Applicant will use its best efforts to coordinate the scheduling of classes with the first floor tenant as the first floor tenant currently provides classes for baseball instruction. We would request that the tenants coordinate so as not to start and end classes at the same time to avoid an unsafe condition for children being dropped off and picked up and creating unnecessary vehicular congestion around the building premises.
5. This Board is not requiring the applicant to obtain any off premises parking. There is ample metered parking in and around the premises on Marbledale Road.

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

The Board welcomed Mr. and Mrs. Eagle to the Village and wished her much success.

Item #3	145 Main Street	Adjourned
Item #4	22 Underhill Ave.	Adjourned
Item #5	69 Main Street	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.