

**May 17, 2022**  
**TUCKAHOE PLANNING BOARD**  
**Online due to Covid 19**  
**Regular Meeting – 7:30pm**

**Present:**      Chairperson              Antonio Leo  
                 Commissioner          Raymond Nerenberg  
                 Commissioner          Paul Wolfson  
                 Commissioner          Adrienne Michel (ad hoc)

**Absent:**      Commissioner          David Barra  
                 Commissioner          Susana Carpenter

**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 the minutes – March 15, 2022**  
**Item #2    10 Columbus Ave.              Site Plan**  
**Item #3    22 Underhill Ave.              Adjourned**  
**Item #4    69 Main Street              Adjourned**

**Item #1    Approval of the minutes dated March 15, 2022**

**Commissioner Nerenberg motioned to approve the minutes from the March 15, 2022 Planning Board meeting, seconded by Commissioner Wolfson and carried with a vote of 4-0.**

**Item #2 10 Columbus Ave.****Site Plan**

Ms. Yinghua Li, applicant noted that this application is to open an eyelash salon.

Tom Curro, architect, noted that the previous tenant was a real estate office. The change to an eyelash salon will require very little alterations to the space.

Mr. Curro noted that Ms. Li would be the only employee for now. There will be a waiting area and 5 workstations.

The plans are to replace the light fixtures and place new outlets on the walls. The area has a sprinkler system in case of fire. This will be a positive addition to the village.

Chairman Leo asked if there will be parking arrangements if the business grows and the need for more employees arise.

Mr. Curro stated that the employees will travel together to the facility.

The hours of operation will be 7 days a week; 10:00am to 7:00pm.

**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:**

**See attached**

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

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

**See attached**

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

**Item #3 22 Underhill Ave.**

**Adjourned**

**Item #4 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.

# VILLAGE OF TUCKAHOE

65 Main Street  
Tuckahoe, NY 10707

## PLANNING BOARD RESOLUTION/DECISION

APPLICANT/OWNER: Yinghua LI

LOCATION OF PROJECT: 10 Columbus Avenue

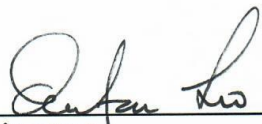
SECTION: 33 BLOCK: 8 LOT: 1

DESCRIPTION OF PROJECT: Applicant is seeking to open a new eyelash extension establishment in the Tuckahoe Plaza

## 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.

  
\_\_\_\_\_  
Chairperson

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

Applicant, Yinghua Li, is seeking to open an eyelash extension establishment in a pre-existing space in the Tuckahoe Plaza located on the corner of Main Street and Columbus Avenue (10 Columbus Avenue). The applicant at first will be the sole employee with the hope of expanding to a total of 5 employees including herself. The hours of operation will be 10:00am to 7:00pm 7 days a week. The usage of this space will have little to no impact on the surrounding areas and we find based on the work session and presentation at the public hearing that the applicant has met its burden as to 7-1 of the Village of Tuckahoe's Zoning Code. The application is, therefore, approved.

MEETING DATE : May 17, 2022



APPROVED



NOT APPROVED

CHAIRPERSON:

*Yinghua Li*

DATE: May 17, 2022

PLANNING BOARD