

September 20, 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

Chairman Leo announced the evening's agenda as follows:

Item #1 Approval of the minutes – July 19, 2022
Item #2 125 Columbus Ave. Return
Item #3 25 Main St. Adjourned

Item #1 Approval of the minutes dated July 19, 2022
Commissioner Nerenberg motioned to approve the minutes from the July 19, 2022
Planning Board meeting, seconded by Commissioner Wolfson and carried with a
vote of 4-0.

Item #2 125 Columbus Ave. Return

Steve Accinelli attorney representing the applicant Paul Tavalilla stated that he spoke with Gary Gjertsen Village Attorney and Bill Williams Building Inspector and both vocalized their satisfaction with the condition the property. Mr. Tavalilla did a good job cleaning up the lot. The only remaining issue was the recreation fee. The amount was confirmed with his client prior to this meeting.

Chairman Leo thanked Mr. Tavalilla for the major improvement to the lot. The Board and the applicant were in agreement with the recreation fee.

Chairman Leo motioned to reopen 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.

Commissioner Wolfson offered the following 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.

Steve Accinelli asked if his client can pay the recreation fee within the next 30 days. Gary Gjertsen agreed.

Bill Williams asked the applicant to provide the linen to the Building Dept.

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.

**PLANNING BOARD
VILLAGE OF TUCKAHOE, NEW YORK**

In the Matter of the Application of

Tavolilla Realty Corp.

Premises: 125 Columbus Avenue
Tuckahoe, New York,

Applicant.

PLANNING BOARD RESOLUTION – SUBDIVISION APPROVAL

This approval is based on the following plans:

Drawing Title: “Survey of Tax Lot 1 – Block 5 – Section 34 & Tax Lot 1A – Block 10 – Section 38,, Re-Subdivision of Property on the Westerly Side of Columbus Ave., Located in The Village of Tuckahoe, Westchester County, New York.”

Office of: Gabriel E. Senior, P.C., Consulting Engineer, Land Surveyors

Drawn By: MCN, Date: April 11, 2022

The Applicant, Tavolilla Realty Corp., is the record owner of the premises commonly known as 125 Columbus Avenue, Tuckahoe, New York and known on the tax map of the Village of Tuckahoe as Section 34, Block 5, Lot 1 and 1A (the “Premises”). The applicant requires no variances from the Village of Tuckahoe’s Zoning Board in connection with this application and has provided all the documents, plans and materials to this Board so as this Board can make a proper review for this subdivision application pursuant to 7-2 of the Village of Tuckahoe Zoning Code.

The Applicant’s Premises consists of 2 lots, Lot 1 and 1A, at 125 Columbus Avenue in Tuckahoe NY. The Premises consists of three business. Applicant is seeking to readjust the lot line so as to better

reflect the actual usage of the lots. Tax lot 1 will be expanded as to include parking to the North and business currently occupying Tax Lot 1 currently uses the parking spaces to the North of their business even though the parking is technically on Lot 1A. Tax Lot 1A consists of 2 business, however, neither business utilizes the parking to the south end of the lot, as it is being currently utilized by the business on Lot 1. The proposed altering of the Lot lines will, therefore, reflect how the lots are being utilized.

As the businesses already exist and the usage of the spaces will not change there will be no impact to the surrounding area and the line adjustment will be mere formality. We, therefore, approve the subdivision with the following conditions:

1. We find that the applicant is unable set aside park area and therefore we require the applicant to pay 10% of the newly created Lot 1 to be used for the park and recreation of the Village pursuant the Village's Zoning Code. We have determined based on the Village assessor's records that the value of the newly created lot is \$326,860 thus the recreation fee is \$32,686.00.

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

Dated: September 20, 2022

Planning Board Chairperson