

**May 16, 2023**  
**TUCKAHOE PLANNING BOARD**  
**Tuckahoe Village Hall Regular Meeting – 7:00pm**

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

**Also in Attendance:**  
                 Gary Gjertsen              Village Attorney  
                 Mike Seminara          Assistant Building Inspector

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

**Item #1    Approval of the minutes –      January 17, 2023**  
                 Approval of minutes -              March 21, 2023  
**Item #2    104 Yonkers Ave.              Return**  
**Item #3    269 Columbus Ave.              Adjourned**

**Item #1    Approval of the minutes dated January 17, 2023**

Chairman Leo motioned to approve the January 17, 2023 minutes, seconded by Commissioner Wolfson and carried unanimously with a vote of 3 – 0. Gary Gjertsen noted that Commissioner Nerenberg was present at that meeting and is now retired. Commissioner Nerenberg sent an email to confirm his approval of the meeting minutes.

Chairman Leo motioned to approve the March 21, 2023 minutes, seconded by Commissioner Wolfson and carried unanimously by the Board.

**Item #2 104 Yonkers Ave.**

**Return**

Dani Tacei, applicant, noted that she is a personal trainer with one on one training. This location was previously a gym and she will rent out a section of the gym and maintain it as a gym. There are times when she may instruct small groups of 3 or 4.

There are 18 parking spaces her clients can use and metered spaces nearby.

The gym will be open from 7:00am – 11:00am and 3:00pm to 7:00pm Monday through Fridays Saturday and Sunday 9:00am to 12:00pm.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Wolfson and carried unanimously.**

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Wolfson and carried unanimously.**

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

**PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: Strength Beyond the Barbell

LOCATION OF PROJECT: 104 Yonkers Ave, Tuckahoe

SECTION: 32 BLOCK: 4 LOT: 3

DESCRIPTION OF PROJECT: Applicant proposes to operate a fitness studio.

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

Applicant is seeking to operate a fitness studio at 104 Yonkers Avenue in Tuckahoe. The studio will be run as mainly a one on one training facility. The applicant has received its special permit from the Zoning Board and now appears before this Board for site plan approval. Based on the proposed usage there will be virtually no impact to the surrounding area and we find the usage is compatible with the surrounding area. Further, we find based on the presentation at the public hearing that the applicant has met its

burden as to 7-1 of the Village of Tuckahoe's Zoning Code and therefore the application is approved.

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

**Item #3      269 Columbus Ave.                      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.