

March 17, 2015
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
 Commissioner Ann Marie Ciaramella
 Commissioner Raymond Nerenberg
 Commissioner Melba Caliano
 Commissioner Clare Gorman
 Commissioner Eric Fang – Ad Hoc

Also in Attendance:

 Gary Gjertsen Village Attorney
 Bill Williams Building Inspector
 Noah Levine Village Consultant
 Jim Pinto Village Consultant

Chairman Leo announced the evening's agenda as follows:

Item #1	Approval of minutes of Regular meeting held on December 16, 2014
Item #2	125 Marbledale Road Site Plan
Item #3	181 Marbledale Road Site Plan
Item #4	109 Marbledale Road Return
Item #5	100 Main Street Adjourned
Item #6	50 Columbus Avenue Adjourned
Item #7	10 Fisher Avenue Adjourned
Item #8	93-95 Main Street Adjourned
Item #9	73 Main Street Adjourned
Item #10	32 Pleasant Place Adjourned

Item #1 Approval of minutes of Regular meeting held on December 16, 2014

Commissioner Nerenberg motioned to approve the minutes from the December 16, 2014 meeting, was seconded by Commissioner Caliano and carried with a vote of 5 – 0.

Item #2 125 Marbledale Road**Site Plan**

Mr. Rich Gerszberg, applicant, requested approval to use 125 Marbledale Rd. as a storage area for his business. The business specializes in selling small hand tools. The business has been growing and he needs a storage place for the small tools. He has operated his business here since the 1970s.

Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Nerenberg and carried with a vote of 5 – 0.

No Public Comments

Commissioner Ciaramella motioned to close the public hearing, seconded by Commissioner Caliano and carried with a vote of 5 – 0.

Chairman Leo read the following Resolution as a motion:

PLANNING BOARD RESOLUTION/DECISION

APPLICATION DATE: December 30, 2014

LOCATION OF PROJECT: 125 Marbledale Road

SECTION: 35 BLOCK: 1 LOT: 1C

DESCRIPTION OF PROJECT: Storage Facility

APPLICANT: Jonard Industries Corp.

ADDRESS: 134 Marbledale Road, Tuckahoe, NY

SEQRA RESOLUTION

Based on this application as submitted, this Planning Board finds and determines that:

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- 2. This Planning 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.**

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

WHEREAS the applicant has submitted an application for site plan approval dated December 30, 2014, seeking to use 125 Marbledale Road as a storage facility.

WHEREAS the applicant has demonstrated that the use of the premises as a storage facility conforms with Section 7-1 of the Village of Tuckahoe's Zoning Code

IT IS THEREFORE RESOLVED that the application to use 125 Marbledale Road as a storage facility is approved.

EVERY REPRESENTATION OF THE APPLICANT MADE IN ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THE APPROVAL BOARD. ANY DEVIATION FROM THE REPRESENTATION MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.

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

Item #3 181 Marbledale Road

Site Plan

Leonard Brandes, architect for the applicant Rocco Cacciola, stated that the plans for this renovation have been previously approved. The applicant is requesting that the previously approved plans be revised, as the cost was too expensive. The new revised plans will eliminate the convenience store, the green roof and the multi-level parking lot in the rear. The plans are for a repair shop and car wash. The building will be set back from the street by demolishing the front half of the building. The back of the lot will be leveled by raising the property and the building. The plans are to create a simple building. Mr. Brandes submitted landscape plans showing low shrubs and tall trees throughout the property. Mr. Brandes also reviewed the lighting plans and submitted samples of the materials and colors.

Mr. Rocco Cacciola noted that he plans to have two employees. One to assist the vehicle on the tracks for the car wash and another person in front of the building directing the cars to the car wash. The hours of operation would be from 8:00am to 10:00pm. There will be two shifts for the employees. There will be no employees drying the vehicles as the car wash has a drying cycle.

Commissioner Fang voiced his concern regarding the 75 ft. curb cut along Marbledale Rd. The plans for Marbledale Rd. are to have a continuous sidewalk to encourage pedestrians to walk. He requested that the plans display the sidewalks.

Mr. Brandes stated that there will be a continuous sidewalk, and the curb cut already exists at this location.

Mr. Cacciola noted that the manufacturer of the car wash is McNeil. He described the use of recycled water: There will be three tanks, which hold 10,000 gallons of rainwater. The water will be recycled as it travels from one tank to the next, the sediment falls to the bottom of the tank.

Commissioner Caliano asked if the applicant plans to dig to install the tanks. She also asked how the building would be raised.

Mr. Brandes noted that only the back of the building would be raised.

Mr. Pinto voiced his concern regarding the drainage as the plans for the green roof has been eliminated.

Mr. Williams, Building Inspector, stated that the drainage plans have been reviewed and approved by Dolph Rotfeld Engineering PC. The applicant is recycling the water. The entire site is contained.

Chairman Leo motioned to open the public hearing, seconded by Commissioner Caliano and carried with a vote of 5 – 0.

No Public Comments

Commissioner Leo motioned to keep the public hearing open, seconded by Commissioner Caliano and carried with a vote of 5 – 0.

Item #4 109 Marbledale Rd. Site Plan for Hotel and Restaurant

Chairman Leo announced that this was not a formal presentation, as the applicant has not yet submitted a complete application. This was an information gathering session for both the Board members and the public. The applicant is open to hearing any concerns the Board members and public have regarding the plans for a Marriott Spring Hill Hotel and Restaurant.

Mr. Vincent Melluse, architect for the applicant, stated that this was an application for a 5 story, 163 room, Marriott Spring Hill Hotel to be built on the former quarry site.

The few revisions made are the following:

Eliminated the driveway on the south end of property

Delivery trucks will be 30ft. and smaller

Increased landscaping along site

Restoring sidewalk and street trees

Redesign restaurant

The restaurant plans will be submitted when complete. The following is a preliminary plan:

Basic floor plan - Dining area and outdoor patio

Fabric awnings over patio with accent awnings on side

Removal of driveway and sidewalks on site

Landscapes and sidewalks will be new

Set restaurant back from the street

Mr. Melluse noted that there is no tenant for the restaurant as of yet. The plans are generic. If the prospective tenant would like changes, that would have to be discussed. At the time construction begins, there may be a tenant and therefore the plans may be tweaked to fit their specifications.

Mr. Tony Castillo, Consulting Engineer for Landscaping and Lighting Elements, stated that the revised plans made modifications to the grading and eliminated the southernmost driveway. This grading change will raise the building by 3ft.

Mr. Pinto asked the applicant to submit calculations of the height of the building in relation to the center of the road. The maximum height in the Zoning Code is 56ft. He asked the applicant to include a section of the hotel and compare to the slope as well as the center of the road.

Mr. Castillo reviewed the drainage system, which will allow storm water to flow, be captured and channeled to runoff into 4 separate areas. The captured water will slowly be released into the manholes.

Mr. Pinto added that his consulting firm would review the runoff system proposed. There should be 0% increase in runoff. Westchester County and Dolph Rotfeld Engineering PC should receive both sets of plans and calculations to be reviewed.

Mr. Pinto continued and summarized his recent memo to the Board.

- He noted that the demolition plans must be approved by Bill Williams.
- During the removal of the trees on the rear slope the applicant should keep the tree stumps on the slope until the drainage proves to be sound. The tree stumps will prevent mudslides.
- The dumpster site should have access to water so that the area could be washed down periodically.
- The sidewalks must be 5ft. wide not 4ft. with a curb made of stone, not concrete. -
- Repair sidewalks to Village standards.
- Chain-link fence eliminated
- Sidewalk interrupted, must be looked at.
- The proposed pool must be submitted to the Westchester County Dept. of Health for approval.

Commissioner Fang asked about the parking.

Mr. Castillo noted 208 spaces – 163 for Hotel and 45 for Restaurant.

Mr. Matthew Carmody, Traffic Study Consultant, noted that he conducted traffic counts and determined that the peak hours of operation for hotel and restaurant were 8:00am – 9:00am in the mornings and 5:00pm -6:00pm for hotel and 7:00pm -8:00pm for the restaurant in the evenings. Saturday hours differ with hotel and restaurant at 8:00pm – 9:00pm and local traffic was at its peak during 12:00pm and 1:00pm.

The shared parking analysis used projections of 90% occupancy at hotel with the restaurant doing very well indicates that shared parking overlaps at 85%, which would require 210 spaces. Mr. Carmody stated that the Planning Board and Village Consultant revised the shared parking to be 50%, which would reduce the spaces needed to 180 – 190, which is less than Zoning Code requires.

Mr. Williams stated that the Zoning Board left the parking plans to be approved by the Planning Board.

Commissioner Fang asked if the proximity to the railroad station was used in the calculations. Patrons could take the railroad to the hotel and would not need a parking spot.

Mr. Carmody said that is a possibility, but he did not use that in his calculations as he did not want to underestimate the parking.

Commissioner Fang noted that the look of a big parking lot, with a dominance of asphalt is an issue. He asked the applicant to review plans and find parking that is less than 208 spaces and more than 150.

Mr. Carmody noted that he studied the traffic signals at Depot Square. He determined that the approaches there are congested. He advised the Board to consider phasing the traffic signal differently, which would make the signal more efficient. The signal could eliminate the pedestrian phase, which would lower the timing as the pedestrians do not want to wait 3 minutes to cross. He suggested curb extensions so the walk across the street would be shortened.

Mr. Bill Canavan, Hydro Environmental Solutions, Inc. stated that he was responsible for taking this application through the Brownfield program. The Brownfield program is set up to remediate and restore contaminated fields such as this quarry.

He noted that the process has started as of February 25, 2015. There were 9 field days with 10 borings and 4 wells. There will be another month of fieldwork. Once the snow melts, his team will collect soil samples, vapor point analysis and measure ground water levels. Every three to four weeks a summary of the findings is reported. Once a site plan and plan of action is designed, a report the size of a phonebook will be put together which will summarize all the findings. Once the DEC and Dept. of Health approves the plan, there will be time for public comments. He noted that this application is approximately 30% through the Brownfield process. Expect drilling during the next two weeks.

Mr. Canavan noted that the borings range from 8ft. to 43 ft. There are three borings at 40ft. and most at the 25 – 30 ft. range. All borings are logged in the report. The DEC and the Dept. of Health manager has been to the site twice.

Mr. Pinto, Village Consultant, requested that the weekly updates sent to the various agencies be forwarded to Bill Williams.

Mr. Canavan agreed.

Chairman Leo announced that this meeting tonight was for educational and informational purposes. The applicant has not submitted a complete application. This is not a formal public hearing.

The applicant is open to hear concerns from the public.

Members of the public spoke regarding several concerns:

Mr. Jerome Griffins 10 Marble Place voiced his concerns regarding the traffic study excluding the Marble Place intersection. The traffic will cut through Marble Place once the hotel is built. The fumes and steady traffic is a safety issue for the residents. He asked if the hotel would lower his property value.

Vladimir Zolotter, owner of Ki Marshal Arts, located next door to the proposed hotel site, noted that he is representing the local business owners as well as the patrons of his school. He is concerned about the safety. He added that he has petitioned for a sidewalk along that stretch of Marbledale for quite some time. He displayed pictures of young families with young children walking in the street on Marbledale Rd. since there are no sidewalks. That road has heavy truck traffic throughout the day. He noted that his classes have 10 to 15 children and as that group leaves the building, another 10 to 15 children arrive. It is necessary to have a safe sidewalk for the families. He asked if the applicant could provide a temporary sidewalk, made of blacktop, until the construction is completed and the new sidewalk is constructed. Mr. Zolotter noted that he spoke with DPW Commissioner Frank DiMarco and the applicant could provide the temporary sidewalk.

Rachel Zolotter, co-owner of Ki Marshal Arts, asked if the Board considered the adverse impact that the hotel would have on the emergency services of the Village and the impact on all the nearby establishments during construction. She asked if the Village needs this hotel with many hotels within 5 miles. Mrs. Zolotter cited the Master Plan for Tuckahoe where it called for the need to keep this Village with a neighborhood small-scale quality. She asked the Board to review the SEQR resolution as she considers it to have violated the requirements. She pointed out that Marbledale Rd. would lose two to four street parking spaces, which are needed. She requested a stop sign at the crosswalk near her establishment.

Rich Gerszberg voiced his concern regarding the potential loss of two to four street parking spaces. The parking is very tight on Marbledale Rd. and the loss of parking spaces will affect his business.

Noelia Ramirez noted that the safety issue and tight parking situation were concerns for her.

Mr. Canavan stated that meters will be moved around the site and placed near the building in which Ki Marshal Arts is located. There are four-meter stations and one is always between the rig and the building. If the meter goes off, the crew makes sure the dust is remediated, wet down and the job will shut down if the numbers are up. All of these precautions are in the plan. He stated that the application is in the investigation phase, once a remedial action plan is created with suggestions of excavation, capping etc. the DEC will make multiple revisions, and then it will open to public comments.

Item #5	100 Main Street	Adjourned
Item #6	50 Columbus Avenue	Adjourned
Item #7	10 Fisher Avenue	Adjourned
Item #8	93-95 Main Street	Adjourned
Item #9	73 Main Street	Adjourned
Item #10	32 Pleasant Place	Adjourned

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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.