

**September 17, 2007**

**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL – 8:00pm**

**Present:** Chairwoman Ann Marie Ciaramella  
Commissioner Eric Fang  
Commissioner Raymond Nerenberg  
Commissioner James Vaughan  
Commissioner Melba Caliano

**Also in Attendance:**

John Cavallaro Village Attorney  
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of minutes – July 16, 2007  
Item #2 31 Main St. Return Awning  
Item #3 21 Columbus Ave. Sign Approval  
Item #4 1 Scarsdale Rd. Return Landscape Approval  
Item #5 1 Scarsdale Rd. Sign Approval  
Item #6 146, 150, 160 Main St and 233 Midland Ave. Site Plan

**Item #1 Approval of Minutes**

**Motion by Commissioner Nerenberg** to approve the minutes from the July 16, 2007 meeting was seconded by Commissioner Vaughan carried by the Board with a vote of 4 – 0, with Commissioner Caliano abstaining due to her absence.

**Item #2 31 Main St. Return Awning**

A representative from Sans Signs noted that the applicant has removed the plans for a retractable awning. The present application is for a standard shed awning, with 3ft. projection, 1ft. x 1ft. aluminum tubing, and green fabric with painted graphics. This awning will be placed over the entrance way and window. The current Fresco Market sign will be removed, the area cleaned up and repaired if necessary. The window lettering will also be removed. The fabric is manufactured by Sunbrella, Forest Green color, which is the green found in the awnings throughout the Village. There is a 5-year warranty for the fabric.

**No Public Comments**

**Motion by Commissioner Nerenberg** to accept the application as presented this evening.

This motion was seconded by Commissioner Caliano, and carried with a vote of 5 - 0.

**Item #3 21 Columbus Ave. Sign Approval**

Mr. Mark Epstein, owner of the property, indicated that this was an application to replace the existing and damaged two awnings with two new awnings, the same size, same color, same framing, and same lettering. The original awnings are approximately 10 yrs. old.

**No Public Comments**

**Motion by Commissioner Nerenberg** to accept the application as presented this evening. This motion was seconded by Commissioner Vaughan, and carried with a vote of 5 - 0.

**Item #4 1 Scarsdale Rd. Return Landscape Approval**  
**Commissioner Fang recused himself due to a conflict of interest.**

Mr. Alan Singer, attorney representing R&F Scarsdale, formerly Rivervue, indicated that the fence has been removed, the railings extended and the parking lot will be a separate application. The two issues for the landscape approval are for the front door entranceway and the roof of the garage. Chairwoman Ciaramella indicated that the Rivervue was considered a historic site and therefore, the front steps must not be removed.

Carol Gordon, Landscape Architect, displayed photos of the proposed plans for the front steps. Three panels or alcoves against the building, recessed slightly, with 12in. x 12in. tiles placed diagonally within the alcove. The tile will be crème color with a mason border surrounding the tile. In addition, there will be a built-in planter for three boxwoods, which are evergreens. The planters are fiberglass, a slightly aged look. There will also be two window boxes placed on each step, also a warm bronze color with a lattice like pattern to match the diagonal tiles on the recessed doorway. Ms. Gordon proceeded to summarize the plans for the 'Live Green Roof.' It will consist of succulent plants with gray and beige blocks around the perimeter. There will be no mortar so that water may drain through the spaces. There is no need to water these plants except in drought conditions. There is a 2% slope, which will remain, and the water will drain in the same direction as the present, but will drain at a slower speed due to the plants.

Commissioner Caliano voiced her concern regarding the drainage during freezing weather and the possibility of a pedestrian to slip and fall.

Ms. Gordon indicated that the live roof would actually cause less drainage as it takes some of the water.

Mr. Williams, Building Inspector, indicated that there have been no problems for the past 9 years during the freezing conditions.

Commissioner Vaughan complimented the applicant for the improved scheme. He asked if the stone placed along the perimeter of the live green roof could possibly be dislodged because there would be no mortar to hold the stone together.

Ms. Gordon noted that she would have specific adhesive to keep the stone from dislodging. Commissioner Vaughan also indicated his desire to see winter flowers in the window boxes placed on the front steps instead of empty boxes throughout the winter. He noted simple pine branches stuck right into the planters might suffice.

### **Public Comments**

Mr. Noel Degaetano, 33 Terrace Place, asked if the applicant would consider a small gutter around the perimeter of the 'Live Green Roof' to prevent the drainage on the sidewalk.

Chairwoman Ciaramella noted that there has not been a problem thus far, the air space under the container is actually free space to collect water. If there seems to be a problem with drainage in the future, the Board will address the problem and maybe proceed with Mr. Degaetano's idea of a gutter.

**Motion by Commissioner Vaughan** to accept the plans as presented tonight with the addition of adhesive to be placed on the stone surrounding the 'Live Roof' to keep the stones from dislodging. This motion was seconded by Commissioner Nerenberg and unanimously carried with a vote of 4 – 0.

### **Item #5 1 Scarsdale Rd.**

### **Sign Approval**

**Commissioner Fang continued to recuse himself as this was the same applicant.**

Mr. Singer requested permission to display a For Sale sign for no more than one year. If more time is needed, Mr. Singer indicated that he would return at that time.

Chairwoman Ciaramella noted that as a Business owner, with a start up business, a 25-day temporary sign might be displayed with the approval of the Building Inspector. This applicant is requesting longer than 25 days and therefore needs to appear before this Board.

**Motion by Commissioner Vaughan** to accept the application for a period of one year. If the apartments are sold prior to the one-year limit, the sign will be removed. This motion was seconded by Commissioner Caliano and carried with a vote of 4 – 0.

### **Item #6 146, 150, 160 Main St and 233 Midland Ave. Site Plan**

Mr. William Null, attorney representing the applicant, indicated that this is a 2.4-acre site, proposing three new buildings, and a reconstructed building converted to two residential work/loft units. The proposed plan conforms to the parking requirements at all four sites. There will be a minimum of open parking, as there will be an automated stacked parking facility beneath the building on Midland. There will be 216 spaces for the 160 and 233 addresses. The topography is difficult as it has a substantial slope. There is a 45 ft. difference in height between the sites. He submitted a full EAF and a traffic count. The variances requested are for permission for residential in a Business/Residential zone and for the FAR, 1.2 is required, the applicant requests 1.48. The building, as planned, is for four stories, one story higher than permitted, but the height will be 42ft., which is permitted.

Mr. Norman Cox, architect representing the applicant, indicated that the plans offer much open, green space. The building is set back as to offer additional green space. He displayed street views, both existing and proposed, three dimensional views and aerial views, and noted that the sketches displayed were preliminary sketches of the proposed buildings. The applicant's intention is to use high quality materials, brick, lead coated copper, stucco, and terracotta block. There will be a 'green roof', which will be attractive when seen from a higher elevation. The buildings will use geothermal systems. The automated parking system is a grid of steel that holds between 140 – 150 cars, more than necessary parking for all the four buildings. There will be a 24-hour concierge.

Mr. Raffiani, owner of the proposed plans, indicated that the automated parking system needs no attendant as it is fully automated. There is no risk to life, health etc., as it is very efficient, no lighting issues, no security issues, just many benefits.

Chairwoman Ciaramella stated that this project seems very ambitious and huge. This will impact the Village more than the Rivervue. The location is extremely visible, possibly the most important plots of land in the Village. The Board would require the Village engineers and consultants to view the plans and work alongside with the Board throughout the project. Chairwoman Ciaramella requested \$15,000 for escrow.

Mr. Raffiani noted that he had recently submitted \$178,000 deposit for this application. He will reimburse the Village for the cost of the consultation.

Mr. Raffiani indicated that he plans to bury the utility lines. The outdoor terrace would be additional green space, which would be used by the residents only. The buildings will be compatible with the nature of the Village.

Mr. Cox continued with an overview of the interior plans for each site. Site 146 plan is for the work/loft space, a three-story building, 1<sup>st</sup> floor basement 2000 sq. ft., 2<sup>nd</sup> floor – 3 baths, 2 bedrooms, Living Room, Dining Room and kitchen and library, 3<sup>rd</sup> floor master bedroom and rooftop garden. This building will be split down the center to create two units, each unit will have 4500 sq. ft.

160 Main St. would be set back from Midland Place, buffered with a lawn, trees, and plants with one main entrance into the lobby on Midland Place. Three studio apartments, 7-one bedroom apt., 39-two bedroom and 6-three bedroom apts.

233 Midland Place will have 12-two bedroom apts., and 3-three bedroom apt.  
150 Main St. will have 12-one bedroom apt., and 6-two bedroom apts.

Chairwoman Ciaramella noted that she would need input from the Board of Trustees regarding the approval of the additional curb cuts and possibly from the Westchester County Planning Board. The Board will discuss this project at length, consult with Village consultants, engineering consultants and allow the public to comment.

Mr. Raffiani noted that he anticipates this to be a two-year project, with the work/loft building completed last as this would be Mr. Raffiani's office space for the duration of the project.

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 at  
10:00pm.