

October 15, 2007

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

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

Absent: Commissioner Raymond Nerenberg

Also in Attendance:

John Cavallaro Village Attorney
Frank Fish Village Planning Consultant
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

- Item #1 Approval of minutes – Sept. 17, 2007**
Item #2 146, 150, 160 Main St and 233 Midland Ave.
Item #3 100 Main St.

Item #1 Approval of Minutes

Motion by Commissioner Vaughan to approve the minutes from the Sept. 17, 2007 meeting was seconded by Commissioner Caliano carried by the Board with a vote of 4 – 0.

Item #2 146, 150, 160 Main St and 233 Midland Ave.

William Null, attorney representing the applicant, indicated that he was awaiting the declaration of lead agency, the Village consultant's input regarding the proposed plans and the Zoning Board of Appeal's decision.

Chairwoman Ciaramella offered a Resolution DECLARING THE PLANNING BOARD OF THE VILLAGE OF TUCKAHOE AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AS IT CONCERNS THE PROJECT OF MIRADO PROPERTIES, INC., DORAMI REALTY OF NEW YORK, INC. and MIDORA CORP.

At a regular meeting of the Planning Board of the Village of Tuckahoe (the "Planning Board") held at Village Hall, 65 Main Street, Tuckahoe, New York on October 15, 2007 at 8:00 p.m.

WHEREAS, Mirado Properties, Inc., Dorami Realty of New York, Inc. and Midora Corp. (collectively the "Applicant") have submitted an application for site plan review and approval to the

Planning Board of the Village of Tuckahoe concerning the premises commonly known as 146 Main Street, 150 Main Street, 160 Main Street and 233 Midland Avenue, Tuckahoe, New York (the “Premises”); and

WHEREAS, in connection with the Applicant’s project, as proposed, the Applicant has simultaneously submitted an application to the Zoning Board of Appeals of the Village of Tuckahoe (the “ZBA”) seeking a special use permit and certain area variances from the ZBA; and

WHEREAS, pursuant to the project, the Applicant seeks to develop the Premises in accordance with a certain site plan submitted by Franke, Gottsegen, Cox, Architects, the Applicant’s architect, dated September 6, 2007; and

WHEREAS, the project, among other things, proposes 90 residential units, 273 parking spaces, an automated parking garage and certain other improvements as set forth on said site plan; and

WHEREAS, in connection with said site plan and application, the Applicant has submitted to the Planning Board a Full Environmental Assessment Form prepared by the planning firm of AKRF;

WHEREAS, the Village Planner concurs that the Planning Board declare itself lead agency for purposes of SEQRA for the action described herein;

NOW, THEREFORE, BE IT RESOLVED

Section 1. Based on the information included in the Full Environmental Assessment Form with the narratives and attachments thereto, and the criteria contained in 6 NYCRR § 617.7, the Planning Board is hereby declared to be the Lead Agency for SEQRA review of the proposed action, and copies of the SEQRA material will be provided to the Involved and Interested Agencies and the public during the review process of the project.

Section 2. This resolution shall take effect immediately, subject to the required notice provisions.

This motion was seconded by Commissioner Vaughan

Discussion: John Cavallaro, Village Attorney, indicated that at the previous workshop, part I of the EAF, section 25 was discussed with the applicant. The section will be amended to reflect that the Planning Board will have jurisdiction and that the Zoning variance is required.

Mr. Null stated that he will make those changes and send the amended copy to John Cavallaro, Village Attorney.

Chairwoman Ciaramella noted that consultants will be reviewing the plans for this project and the applicant has agreed to pay the consultants' fees.

Mr. Frank Fish, Village Planning Consultant, noted that Section II is subject to required provisions. These need to be sent to the ZBA stating the intention of the Planning Board to be Lead Agency. The ZBA has 30 days to respond and to agree. He recommended that the Planning Board also send this to the Village Board as a courtesy, as they too are an interested agency.

Mr. Fish noted that question #20 of the EAF asks if the site was used for disposal or waste. The applicant has checked 'No.' Mr. Fish advised the Board to have the applicant offer an environmental audit that supports this finding.

Part II of the EAF is saved for the Board to discuss. This would allow the Planning Board the information to make a negative impact regarding SEQRA or a positive impact. General practice is to send out the EAF without Part II attached.

Chairwoman Ciaramella noted that once the amended EAF is received, it will be sent to the other agencies.

This motion was carried with a vote of 4 – 0.

Item #3 100 Main St.

Mr. John Field, architect for the applicant, requested site plan approval and a variance for the parking reduction for the commercial parking from 1 parking space per 100 sq. ft. as of right, to 1 space per 200 sq. ft. He submitted an elevation massing diagram and a proposed elevation plan.

John Cavallaro, Village Attorney, noted that the Zoning Ordinance requires that the applicant obtain their variances before obtaining site plan approval from the Planning Board.

Mr. Fish noted that the Zoning Board and the Planning Board would need to review the EAF. The Boards cannot take action until a negative declaration for SEQRA is made. He noted that the Village Attorney will prepare a resolution to declare the Planning Board lead agency. He advised the applicant to submit a full EAF due to the traffic circulation and include the hazardous material.

The applicant agreed to provide the Board with a full EAF.

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 8:25pm.