

October 21, 2014
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

Absent: Commissioner Eric Fang

Also in Attendance:
Gary Gjertsen Village Attorney
Bill Williams Building Inspector

Chairman Leo announced the evening's agenda as follows:

Item #1 69 Main Street	Site Plan
Item #2 300 Columbus Ave	Amended Site Plan
Item #3 100 Main Street	Adjourned
Item #4 125 Marbledale Rd	Adjourned

Item #1 69 Main Street Return

Dr. Peter Zhang, applicant, stated that he has a successful practice located at 1 Elm St. Tuckahoe. He would like to move his practice to 69 Main St. He stated that he obtained four parking spaces that were required for this application. The spaces are located in the Cameron St. parking lot. The parking space lease was approved by the Building Inspector. In addition, a current survey needed to be obtained. The survey clearly shows that the handicap ramp area belongs to the applicant's building.

Mr. Chi Chun Chen, architect for the applicant, noted that there is enough rise and run for a new handicap ramp to be installed. The ramp will be new and built to code. The existing guard rail will remain as it is wrought iron.

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

No Public Comments

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

Chairman Leo offered the following SEQR Resolution:

PLANNING BOARD RESOLUTION/DECISION

APPLICATION DATE: July 25, 2014

LOCATION OF PROJECT: 69 Main Street

SECTION: 33 BLOCK: 8 LOT: 12

DESCRIPTION OF PROJECT: Construction of a medical office

APPLICANT/OWNER: Shuangwu Zheng

ADDRESS: 126 Fort Hill Road, Scarsdale, NY 10583

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.**

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

Chairman Leo read the following Resolution for Site Plan approval:

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 July 25, 2014, seeking to construct a medical office at 69 Main Street, Tuckahoe, NY

WHEREAS the applicant's site plan dated, October 7, 2014, conforms with Section 7-1 of the Village of Tuckahoe's Zoning Code

IT IS THEREFORE RESOLVED that the application to construct a medical office at 69 Main Street is approved and that 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 Nerenberg motioned to approve the resolution, seconded by Commissioner Ciaramella and was carried with a vote of 5 – 0.

Item #3 300 Columbus Ave Amended Site Plan

Mr. Les Maron, attorney for the applicant, Crestwood Station Plaza, whom took over the project from Streetscape, noted that the modular units should be delivered by Thanksgiving and the building should be finished by June. The applicant has satisfied the Board's inquiries.

Norman Cox, architect for the applicant, brought samples of the tile to be used for the Crestwood sign. He eliminated the circular columns on the front elevation and replaced them with stone.

Side elevation will improve by repeating the tile pattern.

A discussion evolved pertaining to the roughness of the stone. Mr. Cox presented two types, one less rustic than the other.

Chairman Leo asked Mr. Cox to continue to search for a stone less rugged than the two presented.

Commissioner Nerenberg noted that the stone might darken over time.

The main entrance will have an aluminum clad canopy, stone veneer with smooth and polished black granite panels on either side of the entrance door.

Chairman Leo asked if the number 300 could be engraved on the panel rather than above the door.

The mosaic panel with the Crestwood letters, measures 5ft. in height and the letters will be 18in to 24 in. The tile for the mosaic, which will be glazed for exterior use, will be behind the Crestwood sign.

Mr. Williams stated that this applicant would need to present the Crestwood sign to the Sign and Awning Board for approval. This Board may only look at the tile.

The Board chose the 4in. by 4in. glazed tiles in three colors; green, mustard and brown for the mosaic panel.

Commissioner Nerenberg asked about the issue of the tile fading.

Mr. Cox noted that the tile is frost resistant and will not fade due to the glazing process.

Mr. Cox added that the light fixtures would be wall mounted .5in cylinder LED lights.

He also noted that the window flower boxes in the photos will be the tenant's options and maintained by the tenants.

Architectural Review

Mr. Cox submitted samples of the roofing material.

The previously approved Spanish tile panel will now be a formed metal panel that will simulate the Spanish tile.

Commissioner Caliano voiced her concern regarding the noise absorption of the metal panel.

Mr. Cox noted that the metal panel is under the parapet and there are no rooms under it. There is no concern regarding the rain hitting the metal panel.

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

No Public Comments

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

Chairman Leo offered the following Resolution:

PLANNING BOARD RESOLUTION/DECISION

APPLICATION DATE: July 2, 2014

APPLICANT: Crestwood Builders Group LLC

LOCATION OF PROJECT: 300-308 Columbus Avenue

SECTION: 42

BLOCK: 8

LOT: 5 & 10

DESCRIPTION OF PROJECT: Modify the approved architectural features of the project located at 300-308 Columbus Avenue

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

WHEREAS the applicant has an approved site plan from this Board dated June 18, 2013.
WHEREAS the applicant has requested changes to the architectural features of the building prompting this application pursuant to 7.1.7(b) of the Village of Tuckahoe's Zoning Code
WHEREAS the applicant has demonstrated through the amended site plan dated October 15, 2014 that the building conforms to 7.1.5(c) in that the quality of building and overall site design will enhance and protect the character and property values of the adjacent neighborhood. Further the architectural features of the proposed design are in harmony with the neighborhood, including architectural style, bulk, dimensions, materials and location on the site and, in relation to development on adjoining properties, the natural terrain and vegetation.

IT IS THEREFORE RESOLVED that the application for modified site plan is approved and that EVERY REPRESENTATION OF THE APPLICANT MADE IN ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THE APPROVAL OF THIS BOARD. ANY DEVIATION FROM THE REPRESENTATIONS MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.

Conditions: Applicant return to receive approval for the following:

1. Stone base façade on both Lincoln and Columbus Ave.
2. Roof material on Columbus Ave. side
3. Light fixtures throughout the project

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

Item #4 100 Main Street

Adjourned

Item #5 125 Marbledale Rd

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.