

May 27, 2008

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 8:00pm

Present: Chairwoman Ann Marie Ciaramella
Commissioner Eric Fang
Commissioner Raymond Nerenberg
Commissioner Antonio Leo

Absent: Commissioner James Vaughan
Commissioner Melba Caliano
Commissioner David Colon

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 – April 29, 2008
Item #2 53 Underhill Adjourned
Item #3 100 Main St. Adjourned
Item #4 25 Main St. Site Plan
Item #5 146, 150, 160, 233 Main St. Return
Item #6 1 Scarsdale Rd. Site Plan

Item #1 Approval of Minutes – April 29, 2008

Motion by Commissioner Nerenberg to approve the minutes from the April 29, 2008 meeting was seconded by Commissioner Leo and carried by the Board with a vote of 4 -0.

Item #4 25 Main St. Site Plan

Ms. Borducci presented her application to convert the Metro North substation to a retail establishment with four stores and a restaurant. The building is currently an 'eye sore' and could be a productive place of commerce. The building will be restored to its original architect. The plans are to restore the brickwork, skylight and provide a pedestrian walkway from Main St. Ms. Borducci added that she was working with the State Historical Preservation Office (SHIPO). This building is not officially on the historic registry, so the strict regulations are not required, but the applicant noted that she would comply. SHIPO has reviewed that plans and the applicant has received a favorable response from them.

Mr. Peter Gaito, Architect for the applicant, stated that the plans are to extend a patio on the parking lot side, create a pathway to Main Street, with pavers, to access the restaurant and retail stores. An overhead canopy along the pathway, with lights to accentuate the pathway. The skylight will be restored, the front

entranceways will be glass, with the back used for emergency exit only. There will be a protective fence around the perimeter of the property.

Chairwoman Ciaramella stated that the plans show only five parking spaces. She also noted that a form would need to be filed at the Building Dept. and that the awning application will now have to be presented to a newly formed Sign and Awning Board.

Mr. Borducci stated that the Village Board was communicating with Metro North to release spaces, which are now used as commuter spaces. Once Metro North releases the amount of parking spaces required, less the five spaces on the property, the plans should have the amount of spaces per code.

John Cavallaro, Village Attorney, noted that there is an agreement between the Village and Metro North to maintain a minimum number of spaces for commuters. A survey, of all commuter parking spaces throughout the Village, has been sent to Metro North approximately 6 weeks ago; the Village is awaiting a response.

Commissioner Fang requested that the future presentations display how the building will meet Main St. The plans should extend out to the curb or other side of the street to envision how the building will appear on Main St. Display the width of the sidewalk, use a figure of a person for scale and provide additional photos of the building as well as how the canopy will look. Commissioner Fang also asked for additional detail regarding the lighting. He stated that this would engage the Village owned property on the corner of the parking lot.

Mr. Gaito noted that the lighting would be spaced with a downward beam to provide continuous illumination for the border edge of the parking lot. The canopy could be lit up, but there should be sufficient light from these lamps.

The applicant will return next month.

Item #5 146, 150, 160, 233 Main St. Return

Mr. Norman Cox, architect for the applicant, provided a slide show of how the prospective buildings would look at their completion. The first building proposed at 150 Main St. would be the anchor structure of Main St. The applicant concealed as much parking as possible and provided landscaped open space. The building has a modest, distinct look, quite different from the other buildings.

160 Main St. will have a terra-cotta façade with bay windows, horizontal siding, decorative brick to provide contrast, landscaping around the perimeter and the building will be stepped back to allow more residents to have a view of the park across the street.

146 Main St. is an existing two-story building, which will be converted into two loft style town houses with parking in the rear.

233 Midland Ave and 160 Main St. will be built on top of parking garages. These buildings are connected with a concierge, mailboxes, inner courtyard etc. with a parking elevator garage. The ground floor apartments will have private patios or terraces.

Chairwoman Ciaramella asked if the roofline of 233 would be higher than the private houses.

Mr. Cox stated that they would measure 30ft. high, which will be higher than the private houses.

The sidewalks on Main St. in front of 146 and 150 will measure 12 ft. wide, while in front of 160, the sidewalk presently measures 5 ft. wide, which could be widened. Midland Place will remain as it is presently – 5ft. wide.

Commissioner Fang noted that while he appreciates the open space the plans provide, he voiced his concern as to how it would be used.

Mr. Cox noted that the plan was to provide a nice foreground for the buildings as well as to provide public sittings areas. The plans could be modified to make the space less open, more defined.

Chairwoman Ciaramella asked about the status of the Hazard Materials Report.

Mr. Cox stated that he was unsure.

The applicant will return next month.

Item #6 1 Scarsdale Rd. Site Plan

Mr. Alan Singer, attorney representing the applicant, noted that there has been an amendment to the site plan. The revised plans are for an additional parking lot for 31 vehicles. The design complies with the guidelines set forth by FEMA for the discharge system below the parking lot. The applicant will file with the county as to comply with the county flood zone rules.

Ms. Carol Gordon, landscape architect, stated that the proposed parking lot would sit beyond the Fountain sign and past the circular entrance. The four spaces presently there will be removed to build the 31-space lot on the flat piece of lawn area below the hill, adjacent to the river. There will be no net fill in the 100-flood zone. Zelkova, tall shade trees, will be planted in the back of the lot at the base of the hill. This tree will have beautiful fall foliage. Alternating Cleveland Pear trees and Dogwoods will be positioned in front of the retaining wall. Kwanzan Cherry trees will be planted in front of the lot, next to the river with evergreen shrubs, Mountain Fire, Andromeda and Mohawk Viburnium, in the foreground under the Cherry trees.

The lighting will be closed caps with horizontal sag lenses. These lights are very efficient. The two posts will measure 20 ft. tall and will efficiently light the parking lot. The river walk has its own light source.

Mr. Robert Nash, Chief Engineer and Vice President of KSE Engineers, stated that the storm water would be collected at two catch basins and piped into a storage tank. The storm sceptor will remove particles and pipe the remaining water into the Bronx River. This storm sceptor is very efficient, ‘state of the art’ and can be easily maintained.

Chairwoman Ciaramella stated that the Village Engineers would have to review the plans and asked the applicant for a stipend to cover the expense.

John Cavallaro, Village Attorney, requested a copy of all required permits filed to allow the applicant to drop water into the Bronx River.

Mr. Nash stated that the applicant must file with the DEC and will submit copies of all permits to the Village.

Chairwoman Ciaramella read a portion of a letter received by the applicant regarding the parking spaces. She read that there are currently 120 parking spaces, including 11 guest spaces and 5 handicap spaces. Each condo purchaser has either bought at least one parking space or has had a space included in the purchase price. The guest and handicap spaces are not being offered for sale. All others, including the new net 27 spaces will be offered for sale, or negotiated as part of the purchase price. No unit will be without at least one space.

Ms. Gordon noted that there was a minor change to the planters on the front steps of the building. The bronze fiberglass planter is made in the 15in. size, not 20in. There were no changes to the rooftop garden.

Chairwoman Ciaramella noted that she will look for direction from the Village consultants regarding the storm water plans.

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 9:30pm.