

June 24, 2008

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 8:00pm

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

Absent: 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 –	May 27, 2008
Item #2 25 Main St.	Site Plan
Item #3 72 Maple Ave.	Amend Site Plan
Item #4 53 Underhill	Return
Item #5 146, 150, 160, 233 Main St.	Adjourned
Item #6 1 Scarsdale Rd.	Adjourned
Item #7 100 Main St.	Adjourned

Item #1 Approval of Minutes – May 27, 2008

Motion by Commissioner Nerenberg to approve the minutes from the May 27, 2008 meeting was seconded by Commissioner Fang and carried by the Board with a vote of 4 -0, with Commissioner Caliano and Commissioner Vaughan abstaining due to their absence.

Item #2 25 Main St. Site Plan

Mr. Peter Gaito, Architect for the applicant, submitted pictures of the present location and the proposed plans for the site. The applicant plans to construct a pedestrian pathway from the Main St. bridge, over the Metro North rails, to the building. The plans are to add a second pillar replicating the pillar presently on the bridge, spaced approximately 10 ft. apart, with the entranceway for the pathway in the center. The pathway will be 9ft. 6in. wide and will be held up with concrete, steel pillars. The sides on the bottom of the ramp will be closed off as to not allow debris to collect under the ramp. Railings would be placed on each side of the pathway. The overhead covering of the pathway will be translucent panels. These panels will offer light, an airy feeling and will guide the pedestrians to the building. Sunlight will be able to shine through without a glare. The property on which the pathway will be constructed, will be sold to

25 Main St. There is also a small lot on the north side of the building, which will also be sold from Metro North to 25 Main St.

John Cavallaro, Village Attorney, noted that the proposed pillars and lampposts sit on Village property and therefore would require permission from the Village Board.

Commissioner Caliano voiced her concern regarding the historical status of this building. Ms. Borducci stated that she was working with the State Historical Preservation Office (SHIPO). This building was designated to be eligible for historic status but not documented. SHIPO has reviewed the plans and the applicant has received a favorable response from them. She noted that SHIPO is concerned about the preservation of the top windows on the building and that the openings remain. Ms. Borducci added that they intend to preserve all the concerned areas that made the building eligible for historic status.

Commissioner Caliano noted that she recommended a transparent canopy rather than translucent. She noted that the beautiful qualities of the building would be seen through the windows as the pedestrians walk toward the building. Translucent obscures the building.

Mr. Gaito stated that there is no glare with translucent and the debris from bird droppings etc. would not be able to be seen through the translucent canopy. The canopy will lead the pedestrians to the building.

Commissioner Fang noted that the canopy does not keep with the style of the building, rather the new style canopy is a contrast to what is presently there. He noted that he likes the idea of a canopy, but it does not fit as presented. He noted that this is not necessarily a bad thing, but in his opinion, is in need of refinement.

Commissioner Vaughan agreed with Commissioner Fang and added that the strength of the opening of the pathway is delicate and weak compared to the strength of the building.

Chairwoman Ciaramella stated that the Board members like the idea of the canopy but would like to see some changes.

Commissioner Caliano offered the idea that the framework of the canopy be darker. She suggested that applicant view Pioneer Square in Seattle, Washington, as it has a similar plan.

The applicant will return next month.

Item #3 72 Maple Ave. Amend Site Plan

The applicant Mr. Torres and his architect submitted pictures of the excavation plans to construct a retaining wall around the perimeter of the property. The pictures displayed huge rock formations. He noted that the original plans call for a reinforced retaining wall made of concrete. He asked to amend these plans for a two-wall system, which would reduce the height of the wall. Two small pieces of wall will be removed from the plans to allow the rock to stay in place. The tiered wall will create a breakup of the view. There will be 6 ft. between the two walls to allow the applicant to place substantial plantings. The new rock wall will match the existing rock using interlocking blocks made of the same color. The interlocking block wall is a gravity wall made of concrete.

Bill Williams, Building Inspector, agreed that this interlocking block wall is extremely strong and will last 50 – 75 years.

Chairwoman Ciaramella summarized the revised plans. To remove the left corner and right side wall and replace it with the natural stone that exists. The remaining retaining wall will be tiered and constructed of interlocking blocks, 6ft. apart. She noted that the landscape plan is included in the amended packet. Nothing has been substantially changed from the original plans.

No Public Comments

Commissioner Nerenberg motioned to accept the changes to the site plan as presented tonight. This motion was seconded by Commissioner Caliano and upon roll call was carried with a vote of 6 – 0.

Item #4 53 Underhill

Return

Mr. Pelligrini , owner of the property, noted that he has been granted zoning approval to use his mother/daughter home for a legal two family home. He presented plans to extend his driveway back and to the left to create three parking spaces. The existing retaining wall will be extended out to border the parking area.

Bill Williams, Building Inspector, noted that the width of the proposed parking spaces conform to code.

John Cavallaro, Village Attorney, indicated that the applicant received variances from the Zoning Board for the following: Front yard set back, side yard set back, rear yard setback, lot width and lot area (minimum).

Chairwoman Ciaramella stated that the plans submitted do not offer dimensions for the parking spaces, the wall, the length of the driveway and the walkway to the house. These details are essential to this Board to review.

Commissioner Vaughan also noted that it is standard for the applicant to submit photos of the existing site.

Mr. Pelligini noted that the only new items to the property were the extension of the existing retaining wall and the three new parking spaces.
He noted that he will return next month with the necessary measurements and photos.

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 9:14pm.