

November 25, 2008

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm

Present: Chairwoman Ann Marie Ciaramella
Commissioner James Vaughan
Commissioner Raymond Nerenberg
Commissioner Eric Fang (arrived 7:50pm)
Commissioner Melba Caliano
Commissioner Antonio Leo

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 –	October 28, 2008
Item #2 100 Main St.	Adjourned
Item #3 146, 150, 160, 233 Main St.	Adjourned
Item #4 35 Bronx St.	Adjourned
Item #5 1 Scarsdale Rd.	Adjourned
Item #6 Marbledale Rd.	Adjourned
Item #7 125A Marbledale Rd.	Site Plan

Item #1 Approval of minutes – October 28, 2008

Motion by Commissioner Nerenberg to approve the minutes from the October 28, 2008 meeting was seconded by Commissioner Vaughan and carried by the Board with a vote of 5 -0.

Item #7 125A Marbledale Rd. Site Plan

Mr. Les Maron, attorney representing the applicant, Ki Marshall Arts, announced that the Zoning Board granted the applicant a Special Use Permit for a Marshall Arts studio at 125A Marbledale Rd. on November 12, 2008. As part of the approval for a special use permit, the applicant is required to appear before the Planning Board for site plan approval. The prior tenant at this address was granted a special use permit for Kids in Motion activity gym. The Planning Board had granted a site plan approval for the previous tenant with the requirement of one parking space. This applicant does not plan to alter the site at all. There will be no exterior signage, no exterior lighting, and there will be no renovations to the interior. There is no site plan to submit, as the facility will stay the same. The applicant will only use the northern entrance for admittance and dismissal and the second door will only be used for emergency. The safety drop off procedures and rules will be provided to each student and parent. In case of an

emergency, students will exit with supervision and walk one block away from the building. Children will be supervised during drop off and dismissal. Older students will escort the younger children from the vehicles. Parents and/or guardians will be required to pick up their children from the classroom. The hours of operation will be similar to the previous tenant. From 4:00pm – 4:45pm 3-7 year olds--- 5:15pm -6:00pm 8 – 12 year olds—6:15pm – family karate. Saturday - family classes and special needs children. There is sufficient time between classes to vacate the premises before the next class arrives. He submitted letters of support for the facility. There has been one parking space arranged with 68 Marbledale Rd. and Mr. Maron will submit the letter from the owner. The owner indicated that there are 7 parking spaces available for the applicant to use if need be. There have been no complaints with the prior school regarding parking, drop off and dismissal. He also asked the Board to waive the strict requirements for site plan approval regarding drainage etc.

Commissioner Caliano asked what the average size class was expected to be.

Vladimir Zolotter, owner of the Ki Marshall Arts Inc., noted that the average class size was 10 – 15 children.

Bill Williams, Building Inspector, indicated that the space to be occupied by the applicant has an occupancy limit of much more than 30 people.

(7:50 Commissioner Fang arrived)

Chairwoman Ciaramella stated that the previous tenant, Kids in Motion, presented a letter from Phoenix Fitness Center regarding a parking agreement.

Mr. Maron stated that the variance runs with the space and added that the Zoning Board had approved the Special Use Permit with one parking space.

Commissioner Caliano motioned to approve the application as presented tonight including the document dated Nov. 20, 2008, from Tim Kelley Brandow, Inc. Breath O Pine, for one parking space and the memo from Mr. Maron to the Board members dated Nov. 25, 2008.

Commissioner Nerenberg seconded the motion and was unanimously carried by the Board with a vote of 5 – 0. (Commissioner Fang abstained.)

Chairwoman Ciaramella announced that the Board approved the Resolution for the Mirado Properties, 146, 150, 160 Main St. and 233 Midland Ave., on Nov. 10, 2008 Special Meeting. Chairwoman Ciaramella offered a resolution to ratify the Resolution. Commissioner Vaughan motioned to accept, seconded by Commissioner Nerenberg and approved by the Board with a vote of 6 – 0.

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 8:00pm.