

December 15, 2008

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm

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

Also in Attendance:

John Cavallaro Village Attorney
Bill Williams Building Inspector

Mayor Fitzpatrick thanked Commissioner Vaughan for his 20 years of service to the Village of Tuckahoe and presented him with a proclamation on behalf of the residents of Tuckahoe. Mayor Fitzpatrick noted that Commissioner Vaughan served under four mayors during his 20 years and thanked him for his creative and imaginative input during the years of incredible growth that the Village has enjoyed.

Trustee Ecklund stated that Commissioner Vaughan epitomized volunteerism in which his 20 years amounted to approximately 500 monthly meetings. This was an incredible amount of time allotted for the Village and not with his family. The Village of Tuckahoe cannot thank Commissioner Vaughan enough for his dedicated service.

Trustee Gorman thanked Commissioner Vaughan for his commitment to the Village and added that the Village looks beautiful. She wished him much luck and happiness.

Commissioner Vaughan thanked Mayor Fitzpatrick for the proclamation and noted that he has fully enjoyed being part of the progress and growth the Village has enjoyed during his term on the Planning Board. He thanked Chairwoman Ciaramella as they shared the same vision for the Village. He also thanked the rest of the Planning Board members for their service.

Chairwoman Ciaramella welcomed Tim Miller as a new member of the Planning Board. He is a resident of Tuckahoe and has an extensive background in Planning and interior decorating.

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of minutes –	Nov. 10 and Nov. 25, 2008
Item #2 25 Main St.	Return
Item #3 100 Main St.	Adjourned
Item #4 146, 150, 160, 233 Main St.	Adjourned
Item #5 1 Scarsdale Rd.	Adjourned

Item #1 Approval of minutes –

Motion by Commissioner Caliano to approve the minutes from the Regular Meeting – November 10, 2008 was seconded by Commissioner Vaughan and carried by the Board with a vote of 5 -0, with Commissioner Fang and Commissioner Miller abstaining.

Motion by Commissioner Nerenberg to approve the minutes from the Special Meeting – November 25, 2008 was seconded by Commissioner Caliano and carried by the Board with a vote of 5 -0, with Commissioner Fang and Commissioner Miller abstaining.

Item #2 25 Main St.

Return

Ms. Laurie Borducci and Mr. Peter Borducci, applicants, presented a full sheet review from the North side facing the train tracks.

Ms. Borducci described the enclosure surrounding the trash disposal. It will be made out of glazed block and will be the same colors as the stucco. The material, glazed block, is very easy to maintain and will measure 6ft. high to hide the 6yd. container. The planters will be evenly spaced to maintain safety. Each will have small evergreens and seasonal flowers and will be maintained all year. As for the canopy, the structure will have a brick trim, the roof will be EPDM, which is a rubberized material, with an opaque roof. When a pedestrian looks up in the canopy, they will see a fireproof wood ceiling. There will be florescent lighting running down the center of the ceiling. Planters will be situated on the Westside of the walkway. The floor will be stamped, buffed concrete with a pattern, crème color. There will be a lattice fence under the ramp leading up to Main St. This fence will be stainless steel for the strength and will be covered with English Ivy for aesthetics.

Commissioner Fang requested a roof plan to understand how the canopy is constructed and how it will attached to the building. He asked the applicant to consider a brick wall rather than the proposed lattice fence.

Mr. Borducci indicated that a brick wall would require footings. He stated that English Ivy would grow plentiful and would blend in nicely with the plans. He further described the ceiling of the canopy as with a cathedral peak about 1ft. in the middle with florescent lights hanging in the 1ft. peak for the length of the canopy, with small recessed lights up in the ceiling.

Commissioner Leo noted that a minimum of 18in. is necessary for the lights to be separated from the ceiling to get adequate light spread. He also added that the applicant should mimic the arch found in the front of the Main St. entrance. He noted that the canopy should have the lights set to a timer to be shut down when the restaurant is closed.

Bill Williams, Building Inspector, stated that the applicant is not required to have a handicap parking space as the applicant does not offer any parking. The building is ADA compliant. He recommended that the applicant move the trash container next to the air-conditioning unit.

Chairwoman Ciaramella asked that applicant to return next month.

Chairwoman Ciaramella stated that it was an honor to serve with Commissioner Vaughan and will miss his tremendous insight. He had an incredible ability to communicate with the applicants.

Commissioner Fang added that although his is a newcomer to the Board, he has learned a lot from Commissioner Vaughan regarding his upholding and tenacity for maintaining high standards.

Commissioner Vaughan added that if he could leave the Board with one bit of advice, it would be to not to overlook the details!

Chairwoman Ciaramella wished all a Happy Holiday and safe and healthy New Year.

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 8:30pm.