

September 16, 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 Approval of minutes of Regular Meeting held on June 17, 2014
Item #2 69 Main Street Site Plan
Item #3 300 Columbus Ave Amended Site Plan
Item #4 100 Main Street Adjourned
Item #5 125 Marbledale Rd Adjourned

Item #1 Approval of minutes of Regular Meeting held on June 17, 2014
Commissioner Nerenberg offered a motion to approve the minutes from the June 17, 2014 meeting, was seconded by Commissioner Ciaramella and carried with a vote of 5 – 0.

Item #2 69 Main Street Site Plan
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.

Mr. Chi Chun Chen, architect for the applicant, displayed plans for the doctor's office. He noted that the interior office space would stay, as it exists, just new carpet and new paint. The only updates would be a new ADA handicap bathroom facility and a handicap accessible ramp at the front entrance.

Chairman Leo stated that a survey must be submitted to see the exact property lines. The handicap accessible ramp cannot be placed on the neighbor's property. The handicap ramp must be placed on the applicant's property.

Chairman Leo added that the Zoning Code requires that 4 parking spaces be secured for this site.

Bill Williams, Building Inspector stated that Mr. D'Agastino has offered to lease the applicant 4 parking spaces. Mr. D'Agastino would need to amend his parking lot license with the Building Dept. because as it is written, it does not permit him to lease spaces. Mr. Williams added that he will send Mr. D'Agastino a letter requesting the amendment.

Commissioner Gorman suggested that the applicant speak with the medical building personnel regarding parking spaces.

Mr. Zhang noted that he has walked around most of the surrounding areas looking to lease parking spaces. he has had no luck except for Mr. D'Agastino. He will continue to look, but was concerned if he were not to find any spaces.

Commissioner Gorman also suggested that the applicant place his name on the waiting lists of the various parking lots in the Village.

Gary Gjertsen noted that if the applicant cannot secure parking spaces, the next step would be that he present his case before the Zoning Board for a variance due to the hardship. In the meantime, he should continue to look and speak with Mr. D'Agastino.

Commissioner Caliano noted that the Zoning Board of Appeals will assist the applicant as best they could.

Chairman Leo added that the two issues need to be resolved. First, a survey must be completed and submitted to place the handicap ramp in the correct space. In addition, the parking spaces need to be secured. The ramp and bathroom need the building permit. In the meantime, the applicant can paint and install new carpet.

The applicant should return to the next workshop meeting.

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 original plans approved for Streetscape were not sound. They focused on a beautiful façade, but it was not structurally sound. The applicant has decided to build the units as modular, which are built off site at a factory and delivered to the site. After all the units are delivered, then the façade will be built at the site.

Norman Cox, architect for the applicant, noted that he plans to keep the same materials as previously approved. The massing of the building is identical. The windows are almost identical, except for the side elevations; there are a few minor changes.

Columbus Ave elevation;

Same proportions, same window patterns, CRESTWOOD sign on top of the façade, recessed tile panels, planters and same brick colors. The restored ornament will not be metal rather a precast GFRC, glass fiber reinforced concrete. All the trim will be precast stone. The front door canopy projects out and is made of aluminum clad. It will be the same as previously approved. The front doors will be slightly taller, 8ft. The window frames will be aluminum with a painted finish, same color as previously approved. The windows will be fiberglass, very durable, made by Marvin.

Commissioner Caliano asked the architect to give special attention to the windows as windows create character.

Chairman Leo asked the architect to remove the column behind the lamppost and possibly create a pier in that space. He also asked Mr. Cox to bring in another sample of stone with a smoother texture. Also, bring samples of the glazed tile to be used in the recessed panels. Submit colors and font samples for the CRESTWOOD sign.

Lincoln Ave. Elevation;

This is the east end of the building. Height of windowsill and window will be 9 ft. The corner of the building has tall narrow windows with one foot between each window. A discussion evolved about making the one-foot between each window a little wider. Mr. Cox will submit drawings of a few alternatives at the next meeting.

Side Elevation;

Southwest elevation near restaurant. Restored planting wall, wrapped brick around corner, brackets with hanging lights, and a trellis with Boston ivy, which projects off building and narrow walkway. The window placements are constricted by the modular layout.

Chairman Leo asked to add an additional line of tile to balance both sides.

Rear Elevation;

Elevation facing parking lot. Same as Streetworks, wall sconces, three window groups instead of four.

Mr. Cox submitted samples of the brick both Red Iron and Oatmeal.

Chairman Leo summarized the discussions: Applicant should return with same lighting plan, same canopy, remove post on front elevation, tile and font options for the Crestwood sign, and a less texture stone. For the side elevation, add sconces, add panel of tile and widen the space between windows. Rear elevation, add additional panel of tile.

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

No Public Comments

Mr. Maron thanked the Board. He added that the locations of the doors and windows are satisfactory to the Board so the applicant could begin the process of ordering the modular units. The façade, still under discussion, will be built on site after the units are delivered. The applicant is reluctant to share the interior floor plans at this time.

Bill Williams, Building Inspector has the plans, which are awaiting approval from the state.

Applicant will return next month.

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.