

**April 21, 2009**

**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL – 7:30pm**

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

**Absent:** Commissioner Chris Kannel

**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 – March 17, 2009**  
**Item #2 35 Bronx St. Return**  
**Item #3 100 Main St. Adjourned**  
**Item #4 146, 150, 160, 233 Main St. Adjourned**  
**Item #5 45 Fisher Ave. Adjourned**

**Item #1 Approval of minutes –**  
**Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting –**  
**March 17, 2009 was seconded by Commissioner Leo and carried by the Board with a vote of**  
**6 - 0.**

**Item #2 35 Bronx St. Return**

Mr. Gary Spilatro architect for the applicant, Eastchester Child Development Center - Julia Dykman Andrus Memorial, reviewed plans for renovations of the day care facility. The building will have the same footprint. There will be no changes to the exterior except a small parking lot in the rear for 13 vehicles. The bleachers will be removed. One handicap parking space will be on the side of the building. There are three entrance doorways to break up the façade. The middle door will be the main entrance and the other two doors will remain locked. The main entrance will have two columns on either side of the door and the logo on top of the doorway. The handicap ramp will be connected to the main entrance

as well. The rear will have two exits and new windows. There will be new siding, new sidewalks, a new roof and new windows. The interior will have three classrooms on the main floor, one office and a lobby. The basement will have offices and storage area. There will be no children downstairs. The existing kitchen will remain. The variances approved by the Zoning Board were for rear yard set back, front yard set back and the buffer zone. The Zoning Board also approved a Special Use Permit for the facility. The materials for the building are as follows: wood grain vinyl siding, tan color, brown roofing shingles, black shutters, red doors, all three, two pole lights for the handicap spot and earth tone/gray retaining wall.

Ms. Lara Vargas, V.P., stated that the Eastchester Town Board will meet tonight to sign the lease for the property.

John Cavallaro, Village Attorney, requested a copy of the lease be sent to the Village of Tuckahoe immediately after it is signed.

Chairwoman Ciaramella asked the applicant to submit a landscaping plan for review. Landscaping plans should be submitted by July for a September opening of the school.

Commissioner Leo voiced his concern regarding the front three doors to be painted the same color. He asked the applicant to consider painting the front entrance red as planned and the two other doors a neutral color to avoid confusion.

Mr. Spilatro and Ms. Vargas both requested that the plans stay as presented. If in the future there is confusion, they will consider changing the colors.

**Commissioner Caliano motioned to approve the plans as presented tonight with the stipulation that the landscaping plans be submitted no later than July for the Board to review. Also, that a copy of the signed lease be submitted as soon as possible. Motion was seconded by Commissioner Leo and carried 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 7:45pm.