

July 20, 2010

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Eric Fang
Commissioner Antonio Leo
Commissioner Tim Miller
Commissioner Sandy Reyes-Guerra

Absent: Commissioner Melba Caliano

Also in Attendance:

Bill Williams Building Inspector
John Cavallaro Village Attorney

Chairwoman Ciaramella announced the evening's agenda as follows:

- Item #1 Approval of minutes – June 15, 2010**
- Item #2 11 Jackson Ave Site Plan**
- Item #3 85 Yonkers Ave. Adjourned**
- Item #4 1 Midland Ave. Adjourned**
- Item #5 6 Fisher Ave. Adjourned**

Item #1 Approval of minutes – Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – June 15, 2010 was seconded by Commissioner Leo and carried by the Board with a vote 6-0.

Item #2 11 Jackson Ave Site Plan

Leonard Brandes, architect for the applicant Lucente Landscaping, proposed a 40ft. x 45ft. steel structure on the site to store supplies and to do light maintenance on the trucks. The applicant will clean out the property, move the existing fence line, install a 3ft. wide new concrete sidewalk, and replace and reset the curbstone. The applicant will plant 45in. wide arbor vitae approximately 7 ft. apart, with Red Sunset Maple Trees along the property line between the fence and the sidewalk. The applicant will use the existing driveway for the trucks.

The proposed steel building will have 240 sq. ft. of storage area, a two-person office and a bathroom.

The 6ft. high solid vinyl fence in the back will hide the bagged top soil, bagged mulch, wheel barrels and possibly a small excavator. All bags will be sealed. No loose materials and no odor. The trash will be stored in the back area for the truck to enter, pick up the dumpster and back out of the property.

Bill Williams, Building Inspector, noted that the proposed fence in the rear of the yard may be 6ft. high.

The trucks parked in the parking spaces in front of the fence will consist of tree trucks, large six wheel dump trucks, small box trucks and pick up trucks. The parking spaces will measure 9ft. x 20ft., 10 ft. x 20ft. and 12 ft. x 24 ft. There will be one handicap spot. The trucks will depart the yard every morning at approximately 7:40 am and return about 5:00pm. The trucks do not return during the day except in an emergency. All vehicles are sent out for repairs except for minor maintenance, which will be handled in the steel building.

Commissioner Reyes-Guerra noted that the two trees in front of the property, which sit on Village property may have to be removed, as they appear to be unsafe. After being severely pruned, the branches grew out in an unstable position. The Dept. of Highway should inspect both trees. If replaced, she requested two - 3 in. caliper Maples, or Red Sunsets.

Bill Williams, Building Inspector, noted that as for the proposed sidewalk, the Dept. of Highways has details and installation standards that must be followed. The sidewalk must conform to village standards.

The applicant submitted photos of the proposed building. There will be three floodlights, a lamp light and a post light on the corner of the back storage area and two sconces over the doorway. The lights will be set to a timer – 9:00pm. all lights will shut off, motion sensors will be installed on the floodlights. The colors of the outside walls of the building will be Desert Sand; the trim, gutters and roof will be brown. The garage doors and front door will be white insulated doors.

Commissioner Leo requested that the applicant consider switching to small simple box lights in place of the two proposed sconces, which appear to give a residential look to the building.

John Cavallaro, Village Attorney, noted that the proposed property lies within 500ft. of Eastchester. The referral was done, the Village received an acknowledgment from the Town of Eastchester and the 239 Emory was completed.

Chairwoman Ciaramella motioned to accept the application as presented tonight with the following conditions:

- a parking lot application be submitted
- a permit from the Village to install the new sidewalk must be granted
- the applicant cannot lease or sublease part of the property to others
- the fence in the back of the property – 6ft. vinyl fence
- employee parking on site
- landscape as presented with 5ft. between each arbor-vitae
- all parking spaces measure no less than 9 ft. x 20 ft.
- fence in front of the property will measure 4ft. – chain link with black slats
- 3ft. concrete sidewalk with curbstone
- shade tree as instructed in plan
- no storage except where designated on plan
- concrete in front of garage door, crushed rock for parking spaces

- hours of operation 7:30am – 5:30 pm M-F. 7:30 am – 2:00pm Sat. except for emergencies
- floodlights, simple box lights on building, post light in corner of back of storage area
- flood lights on timers and with motion sensors
- trash will be as presented in the plan.

Motion was seconded by Commissioner Nerenberg.

Discussion: Commissioner Reyes-Guerra reminded that applicant that he must appear before the Sign and Awning Board.

Mr. Lucente asked about the condition regarding the rental of the property. He asked if, in the future he decides to leave the property, could he rent out the property.

John Cavallaro, Village Attorney, stated that he may, the condition is just to prevent an applicant from turning the premises into a parking lot.

Upon roll call, the motion was carried 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.