

**Minutes of May 17, 2011**  
**Date Approved June 21, 2011**  
**Date Filed/Village Clerk \_\_\_\_\_**

**May 17, 2011**

**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                       Claire Gorman

**Absent:**      Commissioner                          Melba Caliano  
                          Commissioner                       Sandy Reyes-Guerra (ad hoc)

**Also in Attendance:**  
Gary Gjertsen    Deputy Village Attorney  
Bill Williams     Building Inspector  
Frank Fish     Village Consultant

**Chairwoman Ciaramella announced the evening's agenda as follows:**

**Item #1 Approval of minutes – April 14, 2011**

**Item #2 Crestwood Station Plaza LLC**

300 Columbus Avenue	Return
<b>Item #3 Chestnut Street</b>	Architectural Review
<b>Item #4 305 Columbus Ave.</b>	Site Plan
<b>Item #5 150, 160, 233 Main Street</b>	Adjourned
<b>Item #6 81 Lincoln Ave</b>	Adjourned
<b>Item #7 1 Midland Place</b>	Adjourned

**Item #1 Approval of minutes – April 14, 2011**

Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – April 14, 2011 was seconded by Commissioner Leo and carried by the Board with a vote of 6-0.

**Item #2 Crestwood Station Plaza LLC**

**300 Columbus Avenue      Return**

Mr. Frank Fish, Village Consultant noted that a negative declaration was completed and advised the Board to vote on the resolution to complete the SEQR process. The Part II of the EAF was also completed for the Board to review. He checked off the impact items such as traffic, and in general, there

is no adverse impact and there were no comments from the public at the public hearing. The Planning Board needs to comply with SEQR for Site Plan review and the Board should close out SEQR before taking any further action.

**Commissioner Leo offered the following resolution:**

A RESOLUTION DECLARING A NEGATIVE DECLARATION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AS IT CONCERNS SITE PLAN REVIEW FOR THE PREMISES 300-308 COLUMBUS AVENUE, TUCKAHOE, NEW YORK

At a regular meeting of the Planning Board of the Village of Tuckahoe, New York (the "Village") held at Village Hall, 65 Main Street, Tuckahoe, New York on May 17, 2011.

WHEREAS, the Planning Board of the Village of Tuckahoe is considering the issuance of site plan approval for the premises commonly known as 300–308 Columbus Avenue, Tuckahoe, New York; and

WHEREAS, the project consists of the redevelopment of this approximately 0.75 acre site (300-308 Columbus Avenue, Tuckahoe, New York) to allow not more than a three-story structure, limited to 38 feet in height, that would consist of up to 3,600 square feet of commercial space on the ground floor and not more than 26 residential units on the upper floors; and

WHEREAS, based on the Environmental Assessment Form ("EAF") and the supporting and supplemental materials thereto, the Planning Board has determined that there will be no significant environmental impact from this action;

NOW, THEREFORE, BE IT RESOLVED

Section 1. Based on the information included in the EAF and the supporting and supplemental materials thereto and the criteria contained in the State Environmental Quality Review Act and its implementing regulations, the Planning Board hereby adopts the attached Negative Declaration declaring this action as an Unlisted Action under the State Environmental Quality Review Act.

Section 2. This resolution shall take effect immediately.

**Commissioner Nerenberg motioned to accept the negative declaration as stated, was seconded by Commissioner Leo and carried by the Board with a vote of 6 – 0.**

**Item #3 16 Chestnut Street                  Return**

Anthony Rizzo and Steven Marchessani submitted plans for the architectural review.

**Architectural Review for the single-family house---**

Mr. Rizzo summarized the materials to be used; vinyl cedar shaped siding in a beige color with stone foundation, charcoal black roof shingles, the rear patio will have Cambridge pavers - brown, the roof over the bay window will be copper, garage door- white, two carriage lights by front door, one carriage light by the white panel garage door and two on either side of the sliding glass door. Anderson windows, double hung, will have a 4in. white trim.

**Landscape Plans**

Background cover with mulch, plantings and bushes in front of the front steps, two – 3.5 in. caliper trees in front, trees and bushes and ground cover near the hill. A/C units on the side of house towards the rear. The heating is a split system with small PCV pipes on roof.

**Architectural Review for the two-family house---**

Mr. Rizzo stated that this house would be all red brick with asphalt black roof, same garage door as first house, patio pavers in rear patio, carriage light by front door, rear sliding glass doors and the garage, and white panelized trim on windows.

**Landscape Plans**

Ground cover in rear, planting in front of the front steps, A/C units on the side of the house, additional shade tree in back.

Commissioner Fang asked why one house had a stone foundation and this house had a brick foundation.

Mr. Rizzo noted that this entire house would be brick, including the foundation.

Commissioner Leo noted that there was a large amount of brick.

Mr. Rizzo offered to make the foundation a natural color stucco or change one row of bricks a different direction to break up the look.

Commissioner Leo voiced his concern regarding the two small octagon windows in the center of the two-family house.

Mr. Marchessani stated that there are closets behind the small windows. He offered to change it to one large window instead of two small windows.

Commissioner Gorman thanked the architect for addressing all the issues the Board was concerned about and voiced during the workshop session.

**Commissioner Leo motioned to accept the plans for the single-family house as presented tonight, was seconded by Commissioner Nerenberg and carried unanimously with a vote of 6 – 0.**

The Board asked the applicant to return to the next workshop with samples of the stucco that will be used for the foundation, a display of how the brick will be broken up and plans to change the two small octagon windows.

Bill Williams, Building Inspector requested three sets of the approved drawings of the single-family house for the Building Dept. to file.

**Commissioner Leo motioned that the applicant submit three sets of the approved plans to the Building Dept., was seconded by Commissioner Nerenberg and carried by the Board with a vote of 6 – 0.**

**Item #4 305 Columbus Ave. Site Plan**

Mr. Stanziale, architect for the applicant, noted that this location was the former Roberto's restaurant in Crestwood. The applicant would like to create a bagel store within the same footprint, 1500 sq. ft. There will be a small dining room, restroom, coffee area and a kitchen in the back. The exterior of the building will have bigger windows as the wood panels will be removed and a new bronze front door will be installed. The plans are to preserve the brick and place wood carved signs with simple lighting. There will be two small window openings on the side of the building.

Chairwoman Ciaramella noted that the applicant must appear before the Sign and Awning Board for the signage part of the application.

Commissioner Leo noted that the drawings submitted were not the same as those presented. They did not include the elevation of the building.

Commissioner Fang noted that the applicant might consider a front door with a bright color. He also asked about the trash removal.

Mr. Stanziale noted that there would be a storage area inside the building, which will go out during pick up days. The store will not produce much trash.

Commissioner Miller asked about the small window openings on the side of the building.

Mr. Stanziale noted that one small window exists, the other one will be installed.

Commissioner Leo noted that the architect review the toilet push pull area.  
He asked where the A/C units were placed.

Mr. Stanziale noted that there is an a/c unit bracketed off the back of the building.

The applicant stated that there is an exhaust stack in the kitchen that leads to the roof. The two A/C wall units are enough for the restaurant.

The applicant was asked to return next month with more pictures of the building and the demolition plans.

**Item #5 150, 160, 233 Main Street Adjourned**

**Item #6 81 Lincoln Ave Adjourned**

**Item #7 1 Midland Place 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.