

April 21, 2015
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 – Ad Hoc

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 March 17, 2015	
Item #2	181 Marbledale Road	Return
Item #3	109 Marbledale Road	Adjourned
Item #4	100 Main Street	Adjourned
Item #5	50 Columbus Avenue	Adjourned
Item #6	10 Fisher Avenue	Adjourned
Item #7	93-95 Main Street	Adjourned
Item #8	73 Main Street	Adjourned
Item #9	32 Pleasant Place	Adjourned

Item #1 Approval of minutes of Regular meeting held on March 17, 2015

Commissioner Caliano motioned to approve the minutes from the March 17, 2015 meeting, was seconded by Commissioner Gorman and carried with a vote of 5 – 0.

Item #2 181 Marbledale Road**Return**

Leonard Brandes, architect for the applicant Rocco Cacciola, stated that the plans for this renovation have been previously approved. He displayed photos of the plans, which included the curb cuts and sidewalks. There is a large curb cut that measure 75ft., which will be reduced to smaller curb cuts. He showed photos of large curb cuts along Marbledale Rd., one measuring 99ft. He noted that although the plans will result in the loss of one parking space on Marbledale Rd., it is the parking space that the owner of Rocco's always parked his car. The plans for the project will provide two parking spaces in the front of Rocco's for customers. Even though there will be one loss, there will be two parking spaces on the front property.

Commissioner Caliano asked about the hours of operation.

Mr. Cacciola noted that he would be open from 7:30 am to 9:30 pm.

Mr. Brandes displayed samples of the colors chosen for the new building. A combination of tan and dark brown will be used on the façade. The windows will have a dark brown trim.

Mr. Brandes explained how the recycling tanks of water would be used. The water for the car wash will be continually recycled using three underground holding tanks. There will be 4500 gallons of water and only a small amount will be released into the sewer system. It is a high tech machine, which will result in the use of less water. The applicant will pay for water.

Bill Williams, Building Inspector noted that the applicant must comply with the Village's ordinances regarding lighting, noise level and drainage requirements. There are very specific requirements that the application must meet.

Commissioner Nerenberg asked if the applicant plans to use LED lights.

Mr. Brandes answered yes.

Chairman Leo noted that the public hearing was held open.

No Public Comments

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

Chairman Leo read the following SEQR resolution for:

APPLICATION DATE: February 18, 2015

LOCATION OF PROJECT: 181 Marbledale Road

SECTION: 39 BLOCK: 4 LOT: 7

DESCRIPTION OF PROJECT: New Car Wash and Auto Repair Shop

APPLICANT: Grazia Realty, LLC

ADDRESS: 181 Marbledale Road, Tuckahoe, NY

SEQRA RESOLUTION

Based on this application as submitted, this Planning Board finds and determines that:

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- 2. This Planning Board is in possession of all information reasonably necessary to make the determination as to the environmental significance of the proposed site plan application.**
- 3. That the action taken herein shall not have a significant adverse impact on the environment and it is declared that a Negative Declaration is hereby adopted with regard to this action.**

Commissioner Gorman seconded the motion and upon roll call was carried with a vote of 5 – 0.

Chairman Leo offered the following resolution :

THE FOLLOWING IS THE RESOLUTION/DECISION OF THE PLANNING BOARD OF THE VILLAGE OF TUCKAHOE, N.Y.

WHEREAS the Applicant, Grazia Realty, LLC, has a previously approved site plan, dated May 15, 2012, for the premises located at 181 Marbledale Road, Tuckahoe, NY,

WHEREAS the Applicant, Grazia Realty, LLC, is seeking revisions to it's previously approved site plan with this application,

WHEREAS the revised site plan has reduced the scope of the project that had already been approved by this Board in that there will be only one level of parking and the convenience store has been removed.

IT IS THEREFORE RESOLVED that the application for a revised site plan for a repair shop and car wash is approved.

EVERY REPRESENTATION OF THE APPLICANT MADE IN ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THE APPROVAL BOARD. ANY DEVIATION FROM THE REPRESENTATION MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.

Conditions:

- 1. Without further Planning Board approval, the Applicant may not utilize the proposed parking spaces to be located on the site, as a commercial parking lot facility for the parking of vehicles or for the parking of commuter vehicles.**
- 2. That, the Applicant shall, at all times, comply with the directives, recommendations and alike of Dolph Rotfeld Engineering, the Village's engineering consultant.**
- 3. That, the Applicant shall plant tree seedlings in an amount, location and frequency to be determined by the Building Inspector at the rear property line of the Premises.**
- 4. That at all times the car wash is in operation there shall be at least one attendant at the entrance to the car wash structure and one attendant at the exit of the car wash structure to ensure safe and proper ingress and egress from the car wash.**

Commissioner Caliano seconded the motion and upon roll call was unanimously carried by the Board.

Item #3	109 Marbledale Rd.	Adjourned
Item #4	100 Main Street	Adjourned
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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.