

September 13, 2012

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

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Melba Caliano
Commissioner Antonio Leo
Commissioner Clare Gorman
Commissioner Sandy Reyes-Guerra (ad hoc)

Absent: Commissioner Eric Fang
Commissioner Tim Miller

Also in Attendance:
John Cavallaro Village Attorney
Bill Williams Building Inspector
James Pinto Village Consultant

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of Minutes of the Regular meeting held on June 14, 2012
Approval of Minutes of the Special meeting held on July 9, 2012
Approval of Minutes of the Regular meeting held on July 17, 2012
Approval of Minutes of the Special meeting held on July 26, 2012

Item #2 16 Chestnut	Return
Item #3 173 Marbledale Rd.	Site Plan
Item #4 109 Lake Ave.	Site Plan
Item #5 146, 150, 160 Main Street, 233 Midland Avenue	Return
Item #6 100 Main Street	Adjourned

Item #1 Approval of Minutes held on June 14, 2012 , 2012

Commissioner Nerenberg motioned to approve the June 14, 2012 minutes was seconded by Commissioner Leo and was carried with a vote of 6 – 0.

Approval of Minutes of the Special meeting held on July 9, 2012

Commissioner Leo motioned to approve the July 9, 2012 minutes was seconded by Commissioner Caliano and was carried with a vote of 6 – 0.

Approval of Minutes of the Regular meeting held on July 17, 2012

Commissioner Nerenberg motioned to approve the July 17, 2012 minutes was seconded by Commissioner Caliano and was carried with a vote of 5 – 0, with Commissioner Leo abstaining.

Approval of Minutes of the Special meeting held on July 26, 2012

Commissioner Leo motioned to approve the July 26, 2012 minutes was seconded by Commissioner Gorman and was carried with a vote of 6 – 0.

Item #2 16 Chestnut

Return

Mr. Anthony Rizzo, owner of the property, noted that he received a memo from Mr. Pinto and does not debate any issue stated in the memo. The following items were noted in the memo:

- The retaining wall between the two buildings needs stairs for the Fire Dept. access in case of emergency. Mr. Rizzo stated that there would be stairs constructed in the center of the retaining wall with an additional single step in the rear.
- The gravity block on the south side of the property, will be inspected on Monday by an engineer and a report will be sent to the Building Inspector.
- The retaining walls in the rear. During the excavation phase, a rock ledge was uncovered. The applicant is now seeking relief for installing the retaining walls due to the rock ledge. An engineer firm will inspect the rock ledge to confirm if it is stable enough. If found to be stable, a fence would be installed on top of the rock ledge for safety reasons. The fence will be a very sturdy, solid, stockade type fence, which would be installed at the top of the ledge, or close to the property line depending on the safety issues. He will deliver the engineer's report to the Building Dept. He will also submit an "as built survey".
- He intends to change the radius of the driveways as per Mr. Pinto's request.
- Relocate the trees due to the gas lines. All the trees in the plan will be there, just maybe not at the exact proposed site.

Mr. Pinto asked about the final grades around the house. The final grades must be certified by a PE and should not cause a drainage problem and/or an adverse impact to the nearby properties.

Mr. Rizzo agreed.

Mr. Pinto stated that he would review the changes to the plans.

Mr. Rizzo stated that he decided to sell the house. He has been given an offer and asked the Board to grant a Certificate of Occupancy by the end of the month if all the requests have been completed.

Chairwoman Ciaramella stated that there are too many items to review. This application has been adjourned for several months. Mr. Pinto and Mr. Williams must review the reports. It would be beneficial to the new owner if all the items were corrected.

Item #3 173 Marbledale Rd.

Site Plan

Mr. Rocco Salerno, attorney representing the applicant, indicated that this application is for a microbrewery in the commercial district on Marbledale Rd. The property is 18,548 sq. ft. with a single story building which is 7582 sq. ft. The microbrewery, Broken Bow Brewery, will sell wholesale and retail. The operation will have office space, a brewery and a tasting room. There will not be any food served at the establishment, nor will this be a bar. There will be minor renovations to the exterior and interior.

He thanked the Board for a favorable recommendation to the Zoning Board. The Zoning Board has given a verbal approval and will have a resolution prepared by next month.

Mr. David Barbuti, Architect for the applicant, noted that the parking lot has 16 spaces, which will be ample spaces for the operation. The landscaping will be plentiful and additional trees will be added as per Commissioner Reyes-Guerra's comments at the workshop. The existing fence will be painted black. The garage door will be converted to a glass entrance door with a canopy. There will be a side exterior door, with a matching canopy. Hops, which are used to brew beer, will be planted and creep up the front of the façade. The façade will be painted taupe, canopy- terra cotta, and the doors will be terra cotta. The site lighting plan was submitted. There is an existing door in the rear of the property, which will be used for an emergency exit only.

Mr. Barbuti will use gravel rather than cement on the path from the emergency exit to the parking lot if the code permits it.

The vehicle turn around was tested by a semi-truck in the parking lot.

Mr. Barbuti reviewed the plans for the interior. The existing offices will be reconstructed to fit the applicant's needs. There will be three to four offices. The bathroom will be redesigned for handicap accessibility. There is a main entrance, tasting room, brew house, cold rooms to store the kegs, and a warehouse facility. The trash enclosure is fenced in on the side of the building.

Ms. Kristin Stone, Sales and Marketing Director of the Broken Bow Brewery noted that this is a family owned business. The intention is to produce a very high quality beer, not quantity, and sell to individuals and commercial. The brewery will use the tasting room, which holds 12 people. There will be 4 employees, all family members. The hours of operation will be Mondays – closed to the public, as the brewing process will be done on Mondays. Tuesday, Wednesday and Thursday – 3:00 to 8:00 for the public to taste the beer. Friday and Saturdays – 1:00 to 10:00pm with tours scheduled for 2:00 and 3:00. The tours are for education purposes and to share in the enjoyment of the process with the public. Ms. Stone noted that the tasting room only accommodates 12 people. The facility will not generate a lot of traffic. The facility is only selling one specialty beer to customers that like this special product. The kegs produced will be distributed via a van to local restaurants. A truck will deliver the grain once or twice per month.

Ms. Stone noted that the brewing process would only be performed on Mondays. While the product is at the boiling phase, approximately one hour, there may be a slight bakery smell, as all the products used for beer are the same as for making bread, except the hops. She stated that the machines are amazingly quiet. When standing right next to the machine one cannot hear it running.

Ms. Stone noted that the attraction to the Village of Tuckahoe was the availability to NYC water, the bones of the building, the proximity to the trains and nearby restaurants and the quaintness of this Village.

Mr. LaMothe, owner of the Broken Bow Brewery, stated that he intends to market to local restaurants. He will deliver the kegs making approximately five trips per week with the van. He will can the beer using a semi-automatic canning machine. He hopes to get 100 visitors per week.

Commissioner Gorman noted that this is a great addition to the Village. She specifically mentioned the Hops growing up the front of the building as a very nice idea.

Commissioner Reyes-Guerra asked how many kegs could be stored at any given time.

Mr. LaMothe stated that only 40 – 50 kegs as there are no preservatives to provide a long shelf life.

Mr. LaMothe noted that there are two types of waste products produced in the brewing process. The first is a spent grain, which is very useful as a food source. This waste will be donated and picked up by the recipient on Mondays right after the brewing process is completed.

The second waste product is the water mixed with the cleaning fluid. This will be drained through the sewer system once it reaches the required Ph level.

Chairwoman Ciaramella stated that this Board sent a favorable recommendation to the Zoning Board regarding this application.

Chairwoman Ciaramella motioned to endorse the Board's support to the Zoning Board that was expressed earlier.

Discussion: John Cavallaro, Village Attorney, noted that light manufacturing is a permitted use in the commercial district; however, a Special Use Permit is needed from the Zoning Board.

Commissioner Leo seconded the motion and was carried unanimously by the Board.

Commissioner Nerenberg motioned to have a five-minute recess to examine the EAF, seconded by Commissioner Caliano and carried unanimously by the Board.

Recess

Commissioner Nerenberg motioned to resume the meeting, seconded by Commissioner Caliano and carried unanimously by the Board.

Commissioner Caliano stated that the Board reviewed the EAF and concluded that there is no adverse impact.

Mr. Rocco added that the wastes that are generated are edible. The water wastes will be poured into the sewer system once it has reached the approved Ph level, which will be inspected by NYS.

Commissioner Nerenberg asked what the approved Ph level was.

Mr. LaMothe stated a Ph level of 6.

Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Leo and unanimously carried by the Board.

No Public Comments

Commissioner Nerenberg motioned to close the public hearing, seconded by Commissioner Caliano and unanimously by carried by the Board.

Chairwoman Ciaramella motioned that the Board adopts a negative declaration pursuant to SEQR. The motion was seconded by Commissioner Gorman and unanimously carried with a vote of 6 – 0.

Commissioner Gorman motioned to accept the plans as submitted.

Commissioner Leo seconded the motion.

Discussion: Commissioner Reyes-Guerra asked the Board to require the applicant to plant one shade tree with 1.5 caliper and to continue the landscaping to the end of the property as there are no parking spaces in that corner of the lot. She requested that the applicant bump out the landscaping in the front of the building for seasonal planting, while still keeping a 4ft. sidewalk.

Motion was carried with a vote of 6 – 0.

Item #4 109 Lake Ave.

Site Plan

Ms. Oonagh McElhatton, applicant for 109 Lake Ave. requested approval for a hair salon. There will be minor changes to the interior. A new drop ceiling, upgrade the electrical and add an additional sink. The floor plan will consist of 4 stations and a reception area. It will be an open floor plan. There are three designated parking spaces and metered spaces in front. There will be two employees.

Commissioner Caliano asked about the disposal of the chemicals used.

Ms. McElhatton noted that her products are all organic. The trash generated will be a scheduled pick up.

Mr. McElhatton asked how they could update the façade of the building.

Mr. Williams noted that would require an additional application.

Commissioner Nerenberg motioned to open the public hearing, seconded by Commissioner Gorman and unanimously carried by the Board.

No Public Comments

Commissioner Nerenberg motioned to close the public hearing, seconded by Commissioner Gorman and unanimously by carried by the Board.

Commissioner Leo motioned that the Board adopts a negative declaration pursuant to SEQR. The motion was seconded by Commissioner Gorman and unanimously carried with a vote of 6 – 0.

Commissioner Nerenberg motioned to accept the plans as submitted, was seconded by Commissioner Leo and carried unanimously by the Board.

Item #5 146, 150, 160 Main Street, 233 Midland Avenue

Return

Mr. Glen Vetromile, Glenmark Properties, stated that the applicant is developing the construction documents and would like to start construction in November.

David Minno, Architect for the applicant displayed a slide show with the plans for Building #1- 150 Main St. There will be retail on the ground floor, subtle signage and most all the parking will be hidden. There will be a residential entry point with a strong cornice and canopy. Building #2 will have a park-like setting, setback, stone base, small trees, and lights and trees lining the street. It will be a brick building with masonry, metal panels and a tower on the corner. The side of the building will have stoops for entries to residential units on the first floor. The first courtyard will have two of the three rain gardens with a good mix of evergreens, perennials and deciduous plants. The 160 building will have a stonewall with a Glenmark sign, masonry, and cement board panel to offer texture to the façade.

The park across Main Street will be improved with a new sidewalk, benches, wrought iron fence and an architectural element of a stone base with columns to mimic the architectural elements found at the Glenmark site.

Along Winterhill, the building will be stone and brick, with many windows and there will be stone pillars with a wrought iron fence along the sidewalk. The internal courtyard will consist of an intensive green roof on top of the parking garage. A water feature, shade trellis, lounge seating outdoor kitchen, BBQ station with stools, tables and chairs. This courtyard could be used by residents of both buildings.

Commissioner Gorman requested a rendering of the full brick wall of the building next door.

Mr. Minno continued with the interior plans. The clubroom has a small kitchen, fireplace, flat screen TV, a billiard area, a computer area, two bathrooms and a fitness center with a yoga room.

Mr. Tom Carman, Landscape Architect, stated that the street trees would be Honey Locust and Red Sunset Maple trees. He submitted plant lists of a range of native plants and evergreens.

Commissioner Gorman asked that the trees not be placed in front of the retail store signage.

Architectural Review

Building #1 150 Main Street

Brick – tan

Awnings – navy blue (will present to the Sign and Awning Board)

Canopy – dark grey

Metal bay – light grey

Cast stone – beige

Cornice - beige

Building #2 106 Main Street

Brick – red and tan, stone veneer – natural color

Cast stone – off white/beige

Hard enamel – beige/green

Cornice – beige

Commissioner Leo noted that the building 150 Main Street should look like the buildings on Main Street. It does not reflect the look of Main St.

Commissioner Caliano added that it looks like a warehouse rather than the look of the buildings found on Main St.

Mr. Minno noted that it looks like an old downtown structure.

Mr. Vetromile stated that the metal bay, the setback and the tower all give this building character.

Commissioner Leo asked the applicant to change the texture of the building. Mr. Raffiani's buildings along Main Street are very attractive. He asked the applicant to submit a photo, which extends to capture the entire block with this building along with the view of the other buildings on Main Street.

Commissioner Caliano asked that a stone bay be added to the building or something to add texture.

Mr. Raffiani stated that his building on Main Street, 120 Main Street, ties in with this building.

Commissioner Leo voiced his concern regarding the stoops on Midland Place for the first floor residents of 160 Main St.

Commissioner Gorman agreed that there are concerns regarding the stoops. Large groups of teenagers tend to hang out on stoops even though they do not live in the building. This could strain the Police Dept.

A discussion pursued regarding the stoops, keep public out and keep private.

Commissioner Leo noted that the gazebo style entrance to the park across Main Street was not in proportion.

Mr. Vetromile stated that John DiMarco, Phil Raffiani, Commissioner Reyes-Guerra and anyone who would like could review the plans for the park. He agreed that the roof on the entrance was not right.

Commissioner Reyes-Guerra stated that the landscape plans are heavy with perennials.

Commissioner Leo asked to see an elevation of the back wall in the interior courtyard, another view of 233 - north elevation, more stone on the 150 building rather than just 2 types of brick and an elevation with the columns.

Mr. Null thanked the Board for their time and comments. The applicant will return with responses on the detail and modifications.

Item #6 100 Main Street

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.