

March 15, 2016
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Melba Caliano
Commissioner David Barra
Commissioner Clare Gorman

Absent: Commissioner Eric Fang – Ad Hoc

Also in Attendance:

Gary Gjertsen Village Attorney
Mike Seminara Acting Building Inspector
Jim Pinto Village Consultant
Noah Levine BFJ Planning Village Consultant

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1	Approval of minutes of Regular meeting held on February 23, 2016	
Item #2	20 Depot Square	Site Plan
Item #3	100 Main Street	Return
Item #4	10 Fisher Avenue	Adjourned
Item #5	229 Alpine Pl.	Adjourned
Item #6	109 Marbledale Road	Adjourned

Item #1 Approval of minutes of Regular meeting held on February 23, 2016

Commissioner Nerenberg motioned to approve the minutes from the Feb. 23, 2016 meeting, was seconded by Commissioner Barra and carried with a vote of 3 – 0, with Commissioner Gorman abstaining due to her absence.

Gary Gjertsen, Village Attorney, provided a brief update regarding the Marriott Spring Hill Suite application. The DEC issued a Fact Sheet. The 45-day comment period has begun and will end on April 24, 2016. The link to the comment page is on the Village website under Special Topics – Proposed Hotel – Remedy Fact Sheet. All residents are welcome to review and comment.

There will be a public meeting hosted by the DEC on April 14, 2016 at 7:00pm. It will be televised. All residents are welcome to attend.

Item #2 20 Depot Square Site Plan

Anthony Meglind, Tuckahoe Animal Hospital, requested the approval to legalize the expansion of the basement. The basement is currently used by Michael Kennedy for dog grooming purposes.

Michael Kennedy stated that he currently uses 150 sq. ft. of the basement area to groom the animals, which are clients of the hospital. The animal hospital uses the remaining part of the basement. He provides medical grooming for the animals. Requests from clients have grown from basic medical grooming. He now is requesting a formal approval for this use.

He has always operated in the basement to prepare the animals for surgery. Medicated baths, shaving down for skin conditions etc. have been the majority of the business. The application is to expand for all grooming. He and his part time employee are certified by NYS. The hours of operation are from 9:00am to 4:00pm Monday – Friday and 8:00am to 4:00pm on Saturdays.

Mr. Kennedy's clients are hospital referrals only. He does not advertise. There will be no signage posts as he has enough patients from the hospital referrals.

Mike Seminara, Acting Building Inspector, noted that the doctor has adequate facilities. This is an application to legalize it as it is now two separate companies; each its own entity.

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

No Public Comments

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

**Commissioner Barra offered the following resolution in the form of a motion:
PLANNING BOARD RESOLUTION/DECISION**

APPLICATION DATE: February 23, 2016

LOCATION OF PROJECT: 20 Depot Square, Tuckahoe

SECTION: 33

BLOCK: 09 LOT: 1A

DESCRIPTION OF PROJECT: Legalize the finished basement area of the Tuckahoe Animal Hospital. The finished basement area shall be shared by the Tuckahoe Animal Hospital and Kennedy Canine Center.

APPLICANTS: Tuckahoe Animal Hospital and Kennedy Canine Center

SEQRA RESOLUTION

Pursuant to the regulations of SEQRA this Board finds that:

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- 2. This 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 was carried with a vote of 4 – 0.

**Commissioner Barra offered the following resolution in the form of a motion:
THE FOLLOWING IS THE RESOLUTION/DECISION OF THE
PLANNING/ARCHITECTURAL REVIEW BOARD OF THE VILLAGE OF
TUCKAHOE, N.Y.**

The applicant has demonstrated compliance with the Board's review process pursuant to 7-1 of the Village of Tuckahoe Zoning Code. The application of Tuckahoe Animal Hospital and Kennedy Canine Center are therefore approved with the follow conditions:

- 1. The basement space shall be shared by the Tuckahoe Animal Hospital and Kennedy Canine Center as per the ratios set forth in the plans submitted by the applicant dated February 23, 2016.**

2. There shall be a minimum of 5 parking spaces maintained by the Tuckahoe Animal Hospital and the Kennedy Canine Center. Said spaces shall be shared by the two entities as the applicants deem appropriate.

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

Commissioner Nerenberg seconded the motion and was carried with a vote of 4 – 0.

Item #3 100 Main Street

Return

Les Maron, attorney for the applicant, noted that the application received approval for 19 units, no more than 37 bedrooms, 37 parking spaces, and 6042 sq. ft. of commercial space.

Chris Crocco, architect, submitted samples for architectural review.

Stucco – Beige

Stone along bottom of building will be big blocks of Ash Grey

Brick – Thin brick – Ruby Red

Window Frames – a discussion evolved regarding the color of the frames. It was discussed that the Forest Green was not the favorite. Commissioner Caliano asked the applicant to bring in samples of Brown, Cocoa Bean and Terratone.

Windows - Anderson for residential

Roof- Pewter Grey blend shingle

Commissioner Gorman stated that the stucco is too light. It should be darker, but avoid the yellow hue. She also requested samples of the stone and requested that there be different sizes and maybe a tone darker.

Chris Crocco displayed photos of the proposed building from various angles.

Noah Levine, Consultant, noted that most of the changes suggested were completed. He noted the importance of pavement marking. He also discussed the width of Terrace Pl. to accommodate the traffic flow. The width of the sidewalk must be ADA compliant.

Mr. Crocco stated that the building may have to be pushed back to allow the sidewalk to be ADA compliant.

Mr. Crocco added that he would meet with DPW to discuss trash pick-up and volume. A trash compactor may be necessary.

Mr. Pinto added that the area where the sidewalk crosses over the driveway, a pedestrian alert system should be installed to warn the pedestrian that a vehicle is exiting. It could be a sensor or a minor strobe light. He also noted that the width of Terrace Pl. must be checked for the traffic impact.

Mr. Crocco noted that he would work with Frank DiMarco at DPW, the Fire Dept. and Police Dept.

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

Public Comments

Victoria Angelillo, resident, noted that she was very happy with the proposed plans. She wished the applicant all the luck with the application.

Commissioner Gorman motioned to continue the public hearing, seconded by Commissioner Caliano and carried by the Board.

Les Maron noted that the applicant would return next month to address all the issues.

Item #4	10 Fisher Avenue	Adjourned
Item #5	229 Alpine Pl.	Adjourned
Item #6	109 Marbledale Road	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.