

Minutes of: July 19, 2016
Date Approved: Sept. 15, 2016
Date Filed/Village Clerk:

July 19, 2016
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 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
Bill Williams	Building Inspector

Chairwoman Ciaramella announced the agenda as follows:

Item #1	Approval of minutes from the May 17, 2016 Regular Meeting
Item #2	135 Columbus Avenue Site Plan
Item #3	57 Rogers Street Return
Item #4	59 Rogers Street Return
Item #5	68 Marbledale Rd. Adjourned
Item #6	10 Fisher Avenue Adjourned
Item #7	109 Marbledale Road Adjourned

Item #1 Approval of minutes from the May 17, 2016 Regular Meeting
Commissioner Nerenberg motioned to approve the minutes from the May 17, 2016 Planning Board meeting, was seconded by Commissioner Gorman and carried unanimously by the Board.

Item #2 135 Columbus Avenue**Site Plan**

Matthew Calvi, attorney representing the applicants, stated the application was to establish a 24-hour towing company. There will be no storage of towed vehicles at this address. The towed vehicles would be delivered to the local auto body shops. The neighbors and environment are important to the applicants, so they plan to disengage the backup noise on the trucks between the hours of 10:00pm and 7:00am. There will be no more than two tow trucks at the site at any given time. There are currently six parking spaces at this site. There are ample spaces for the tow trucks and for an employee.

Commissioner Caliano asked about the number of employees.

Mr. Calvi noted that there would be drivers that work on a shift schedule. There should be no more than two employees at the site.

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

Public Comments

John Saviano 1 Coolidge Street noted that he owns the property across the street from this site. He voiced his support of the application and noted that it would be a welcome asset to the commercial area.

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

Commissioner Barra offered the following SEQRA resolution in the form of a motion:

APPLICANT/OWNER: Next Generation Towing Inc

LOCATION OF PROJECT: 135 Columbus Ave, Tuckahoe

SECTION: 38 BLOCK: 10 LOT: 1.2

DESCRIPTION OF PROJECT: Operate an office and dispatch center for applicant's towing company.

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 unanimously by the Board.

Commissioner Barra offered the following resolution in the form of a motion:

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

Applicant seeks to operate an office and dispatch center for its towing business out of the property located at 135 Columbus Avenue, Tuckahoe. Applicant further seeks to park his tow trucks overnight in the onsite parking area adjacent to the building. This Board finds that the applicant has satisfied its burden with respect to 7-1 of the Zoning Code therefore the application is approved subject to the following conditions:

1. There shall be no more than two tow trucks permitted to park overnight on the premises.
2. There shall be no towing of any vehicles to the premises at anytime. If it is determined by the Building Inspector that the applicant has caused a vehicle to be towed to the premises it shall be cause to immediately revoke this approval.
3. From the hours of 10:00p.m to 7:00a.m. the backup alarms on the tow trucks will be disengaged while the tow trucks are backing out of the premises.

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

Item #3 57 Rogers Street

Return

Daniel Collins, architect for the applicant, noted that this site was granted an area lot variance from the Zoning Board. In addition, the retaining wall was reduced to bring the wall to code. He received the comments from Dolph Rotfeld Engineering and all will be addressed.

Mr. Collins described the landscape plans for the property. Low-lying shrubs will soften the view of the retaining walls, Maple trees, Norway spruce in rear of property and ornamental plantings along the front and side of property. Height of the retaining wall is 6ft. as per code. The stone for the stonewall will be retrieved from the site. Most of the stone will be 1 to 2ft in size.

Commissioner Caliano asked if the plants would have foliage scattered throughout the year.

Mr. Collins noted that the plan is to achieve a constant visual of foliage.

Commissioner Nerenberg motioned to open the public hearing, seconded by Commissioner Caliano and carried with a vote of 5 – 0.

No Public Comments

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

Commissioner Nerenberg offered the following SEQRA resolution in the form of a motion:

APPLICANT/OWNER: MAKAN LAND DEVELOPMENT

LOCATION OF PROJECT: 57 ROGERS STREET, TUCKAHOE

SECTION: 34 BLOCK: 4 LOT: 23/24

DESCRIPTION OF PROJECT: Construction of a new single family residence

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 upon roll call was carried with a vote of 5 – 0.

Commissioner Nerenberg offered the following resolution in the form of a motion:

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

Pursuant to 7-1 of the Village of Tuckahoe's Zoning Code this Board has the authority to review site plans for single-family dwellings. The Board's review of site plan is considered by the Code to be a Minor Review and the elements for review are contained in 7-1. The applicant is proposing the construction of a new single-family dwelling and this Board finds that the applicant has met its burden pursuant to 7-1 of the Code. Therefore, the application to construct a new single-family home located at 57 Rogers Street is approved with the following conditions:

1. All aspects and conditions contained in the Dolph Rotfeld Engineering PC letter to Mr. Williams dated July 18, 2016 shall be complied with. A copy of said letter will be attached to this resolution and made a part thereof.
2. The chipping/hammering of rock shall only take place during the hours of 9 am to 3 pm Monday through Friday. There shall be no chipping/hammering of rock on the weekends or holidays.

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

Item#4 59 Rogers Street

Return

David Collins, architect for the applicants, noted that there were no variances required for this site. No changes to the plans since the last meeting. The landscaping is very similar to the plans for 57 Rogers Street.

Low-lying shrubs, Norway spruce in rear, Red Maple along the street and one existing mature tree will stay.
Same retaining wall as 57 Rogers Street.

Commissioner Nerenberg motioned to open the public hearing, seconded by Commissioner Caliano and carried with a vote of 5 – 0.

No Public Comments

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

Commissioner Gorman offered the following SEQRA resolution in the form of a motion:

APPLICANT/OWNER: DM EQUITIES OF NEW YORK

LOCATION OF PROJECT: 59 ROGERS STREET, TUCKAHOE

SECTION: 34 BLOCK: 4 LOT: 21/22

DESCRIPTION OF PROJECT: Construction of a new single-family residence

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 Caliano seconded the motion and was carried with a vote of 5 – 0.

Commissioner Gorman offered the following resolution in the form of a motion:

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

Pursuant to 7-1 of the Village of Tuckahoe's Zoning Code this Board has the authority to review site plans for single family dwellings. The Board's review of site plan is considered by the Code to be a Minor Review and the elements for review are contained in 7-1. The applicant is proposing the construction of a new single-family dwelling and this Board finds that the applicant has met its burden pursuant to 7-1 of the Code. Therefore, the application to construct a new single-family home located at 59 Rogers Street is approved with the following conditions:

1. All aspects and conditions contained in the Dolph Rotfeld Engineering PC letter to Mr. Williams dated July 18, 2016 shall be complied with. A copy of said letter will be attached to this resolution and made a part thereof.
2. The chipping/hammering of rock shall only take place during the hours of 9 am to 3 pm Monday through Friday. There shall be no chipping/hammering of rock on the weekends or holidays.

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 Caliano seconded the motion and was carried with a vote of 5 – 0.

Item #5	68 Marbledale Rd.	Adjourned
Item #6	10 Fisher Avenue	Adjourned
Item #7	109 Marbledale Road	Adjourned

**** The Planning Board will not meet in August****

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.