

**February 22, 2017**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

**Present:** Chairperson Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Melba Caliano

**Absent:** Commissioner Eric Fang – Ad Hoc  
Commissioner David Barra  
Commissioner Clare Gorman

**Also in Attendance:**  
Gary Gjertsen Village Attorney  
Bill Williams Building Inspector

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

- Item #1 Approval of minutes – September 15, 2016 Regular meeting**
- Item #2 Approval of minutes – October 19, 2016 Regular meeting**
- Item #3 Approval of minutes – December 20, 2016 Regular meeting**
- Item #4 300 Columbus Ave. Site Plan**
- Item #5 10 Fisher Ave. Withdrawn**

**Item #1 Approval of minutes – September 15, 2016 Regular meeting**  
**Commissioner Caliano motioned to approve the minutes from the Sept. 15, 2016 Regular meeting, with the understanding that if there appears to be a discrepancy between the minutes and the video tape of meeting, the video tape would supersede**

**the minutes. The motion was seconded by Commissioner Nerenberg and carried with a vote of 3 – 0.**

**Item #2 Approval of minutes – October 19, 2016 Regular meeting  
Commissioner Caliano motioned to approve the minutes from the Oct. 19, 2016 Regular meeting, with the understanding that if there appears to be a discrepancy between the minutes and the video tape of meeting, the video tape would supersede the minutes. The motion was seconded by Commissioner Nerenberg and carried with a vote of 3 – 0.**

**Item #3 Approval of minutes – December 20, 2016 Regular meeting  
Commissioner Caliano motioned to approve the minutes from the Dec. 20, 2016 Regular meeting, with the understanding that if there appears to be a discrepancy between the minutes and the video tape of meeting, the video tape would supersede the minutes. The motion was seconded by Commissioner Nerenberg and carried with a vote of 3 – 0.**

**Item #4 300 Columbus Ave.                      Site Plan**

Gary Gjertsen, Village attorney, noted that with the Board consisting of only 3 members, the applicant must get a unanimous vote for an approval.

Applicant stated that he would like to continue with the presentation.

Applicant, Dr. Joshua Davis, noted that he plans to open a dentist office on the first floor at this location. Dr. Davis would offer comprehensive dentistry to the Tuckahoe community and surrounding communities.

There will be two employees and the dentist. There are four parking spaces for this office space. The office will be open Monday, Tuesday, Wednesday, Thursday and Saturday, from 9:00am to 6:00pm.

There are two ADA restrooms and a second form of egress. There will be minor amounts of waste, as mercury fillings are no longer used. The removal of any mercury fillings would be disposed of properly.

**Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Nerenberg 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 Caliano offered the following resolution in the form of a motion:**

**PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: Dr. Joshua Davis DDS

LOCATION OF PROJECT: 300b Columbus Avenue

SECTION: 42 BLOCK: 8 LOT: 6

DESCRIPTION OF PROJECT: Applicant is seeking to construct a new dental office on the premises located at 300 Columbus Avenue.

---

**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 Nerenberg seconded the motion and upon roll call was carried with a vote of 3 – 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.**

Applicant is seeking to construct a new dental office in the preexisting building located at 300 Columbus Avenue. Based on the presentation in the work session, the public hearing and upon the submissions by the applicant it is determined that the applicant has met its burden in complying with 7-1 of the Zoning Code, therefore site plan approval is granted.

A condition of this approval is that the applicant maintain four onsite parking spaces at all times.

**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 3 – 0.**

**Item #5 10 Fisher Ave.**

**Withdrawn**

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.