

September 19, 2017
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Claire Gorman
Commissioner David Barra

Absent: Commissioner Eric Fang – Ad Hoc
Commissioner Melba Caliano

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 – June 20, 2017 Regular meeting
Item #2 29 Elm Street Site Plan
Item #3 72 Main Street Site Plan
Item #4 173 Marbledale Ave. Amended Site Plan

Item #1 Approval of minutes – June 20, 2017 Regular meeting
Commissioner Nerenberg motioned to approve the minutes from the June 20, 2017 Regular meeting, was seconded by Commissioner Gorman and carried with a vote of 4 – 0.

Item #2 29 Elm Street**Site Plan**

Applicant and owner of Lil Chameleon, Inc., requested site plan approval for this new retail establishment. This business will Buy, Sell and Trade lightly used children's apparel. The clients that bring merchandise to be sold can choose between a 30% cash payment and 50% store trade.

The store will consist of a resale area, handicap restroom, cashier counter, waiting lounge with prepackaged, self-serve foods for sale, and an activity area for classes and activities for young children. This activity area will also be used for children's birthday parties.

The hours of operation will be M-F and Sat 9:30 to 6:30 Closed Sundays

The applicant noted that she has 5 parking spaces.

Mr. Williams, Building Inspector, voiced his concern regarding the play area. He noted that the area holds 10 people.

The applicant stated that the area for activities is for the 10 children and the waiting lounge holds 27 adults. The parents can sit in lounge and wait for children.

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

No Public Comments

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

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

APPLICANT/OWNER: Lil Chameleon, Inc

LOCATION OF PROJECT: 29 Elm Street, Tuckahoe

SECTION: 32 BLOCK: 4 LOT: 11

DESCRIPTION OF PROJECT: Applicant is seeking to open a retail store specializing in children's clothing at 29 Elm Street, Tuckahoe. Applicant is further seeking permission to offer children's activities and host children's parties out of said location.

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 BOARD OF THE VILLAGE OF TUCKAHOE, N.Y.

Applicant is seeking to open a retail store specializing in children's clothing at 29 Elm Street, Tuckahoe. Applicant is further seeking permission to offer children's activities and host children's parties out of said location. The location at 29 Elm Street provides parking for the business underneath the main building. We find based on the work session and presentation at the public hearing that the applicant has met its burden as to 7-1 of the Village of Tuckahoe's Zoning Code and therefore the application is approved. The Applicant shall adhere to all limitations as to occupancy as set by the State Code and Eastchester Fire Department.

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 #3 72 Main Street Site Plan

Applicant and owner of Café E-4:2 on Main Street noted that his café offers pre-packaged sandwiches for sale. Many customers have requested that the sandwiches be heated. This application is for the approval to use a Turbo Chef Oven, which has a ventilation system built in.

This will be the same business, just to legalize the purchase of a turbo oven.

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

No Public Comments

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

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

APPLICANT/OWNER: Saied Karon

LOCATION OF PROJECT: 72 Main Street, Tuckahoe

SECTION: 33 BLOCK: 9 LOT: 13

DESCRIPTION OF PROJECT: Implement a new kitchen plan to utilize a panini press and Turbo Chef Oven .

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 4 – 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.

The applicant is seeking to implement a new kitchen plan to utilize a panini press and Turbo Chef Oven in his café located at 72 Main Street. We find that based on the work session and presentation at the public hearing that the applicant has met the standards of 7-1 of our Zoning code and therefore the application for a new kitchen plan is approved.

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 was carried with a vote of 4 – 0.

Item #4 173 Marbledale Road Amended Site Plan

David Barbuti, architect for the applicant, Broken Bow Brewery, noted that this application was to modify the existing site. The application consists of 3 parts;

- To expand the outdoor seating area which would decrease the parking spaces from 14 to 12
- To have permission for a gourmet food truck to be parked on the premises
- To place a tent on the parking lot for certain events

Mr. Barbuti added that when a tent is erected in the parking lot, the neighbor, Mr. Rocco, will offer parking spaces for patrons of the Broken Bow Brewery.

Mr. Williams, Building Inspector noted that a formal lease must be submitted.

Mr. Lamothe, owner of Broken Bow Brewery, stated that he has hosted one wedding and many civic group gatherings at his establishment. Each time an event is requested, the customer has to apply for various permits. He is requesting a standing permit to allow party tents periodically. He understands that there may be restrictions, and but he would like to streamline the process.

Gary Gjertsen, Village attorney, noted that this would eliminate Village Board approval for each event the Broken Bow Brewery hosts. The Planning Board and Zoning Board can place restrictions on the Special Use Permit. It would require the code enforcement officer to enforce the restrictions.

Bill Williams, Building Inspector, added that this approval would eliminate many issues. The Broken Bow Brewery would require a cabaret license, parking off-site lease, approval for a fire-rated tent with restrictions. If this application were approved, the applicant would not have to return for permits each time. The parameters have to be created by the Planning Board and Zoning Board.

As far as the food truck, Mr. Lamothe noted that it would have to be a gourmet food truck. Many, many brewery's offer a food truck for their customers. The local establishments will not suffer as most of his clients order take out before they arrive. The trucks can be on a rotating basis. The local establishments can provide the food truck.

Mr. Lamothe noted that the beer garden has been a big hit with the patrons. It is a cobblestone area with beautiful plants. The area now consists of two parking spaces. The application is to expand the garden to four parking spaces. It currently has five picnic tables, which would increase to ten picnic tables.

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

No Public Comments

Chairwoman Ciaramella motioned to keep the public hearing open, seconded by Commissioner Gorman and carried by the Board.

Chairwoman Ciaramella stated that the Board would review the application and discuss.

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.