

**April 17, 2018**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

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

**Absent:**      Commissioner                      Eric Fang – Ad Hoc

**Also in Attendance:**

Gary Gjertsen	Village Attorney
Bill Williams	Building Inspector
Noah Levine	Village Consultant

**Chairman Leo announced the evening’s agenda as follows:**

<b>Item #1</b>	<b>Approval of minutes – March 20, 2018</b>
<b>Item #2</b>	<b>150 Main St.                      Return</b>
<b>Item #3</b>	<b>187 White Plains Rd              Site Plan</b>

**Item #1    Approval of minutes    March 20, 2018**

**Commissioner Ciaramella motioned to approve the March 20, 2018 Minutes, was seconded by Commissioner Barra and was carried with a vote of 3 – 0, with Commissioner Gorman and Chairman Leo abstaining due to their absence.**

**Item #2 150 Main Street****Site Plan**

Mike and Jake Lewis, applicants, stated that the application is for a fitness studio, Orangetheory, a franchise, to be permitted at this site. This location is 3275 sq. ft.; which is ample to hold the three stations – water rowing, treadmill and free weights. The franchise currently has 950 studios and an additional 600 studios in the process. The classes will be High Intensity Training, HIT, which could potentially have approximately 20 students per class, and each class lasting 60 minutes. There are 20 parking spaces in the rear lot. The average class size is 20. There will potentially be 4 – 5 employees. The hours of operation is 7 days a week, M-Thursday 5:00am to 9:00pm with a break midday. Friday last class at 6:00pm. Weekends 7:00am to 1:00pm with the last class to begin at noon.

There will be two groups of 13 people per group. One coach with a microphone with music playing. There are a team of doctors and trainers that come up with the workout plan so that every workout is unique. Each member has a heart rate monitor and will burn calories when the client stays in the orange zone.

Jake Lewis noted that the noise level was a huge concern. He hired an acoustical firm, Lewis S. Goodfriend & Assoc. Consulting Engineers in Acoustics, to examine the site and create a plan. Mr. Lewis submitted the acoustical report for the members to review.

He noted that the landlord hired a consultant to review the plans and was told that this plan is state of the art and borderlines too many layers.

Commissioner Gorman asked if the applicants were willing to do everything the acoustical engineer report stated to do.

Jake Lewis replied yes. Acoustical testing will be performed during construction.

Chairman Leo voiced his concern with morning classes, as potentially 20 clients can be chatting outside at 5:30 am in a residential area. Most residents are still sleeping.

Jake Lewis noted that in his experience, most clients are hurrying to put their heart monitor on and to get situated before class starts. When class is completed, most clients are hurrying to their job. He assured the board that he would keep watch and discourage members against chatting on the sidewalk. Corporate requires a monthly newsletter, so he will include reminders if that is an issue.

Commissioner Gorman asked if there would be a break between classes so there is no overlap of classes due to the parking situation.

Jake Lewis noted that it was his plan to space the classes out with a 15-minute gap between classes.

Mike Lewis noted that there are 20 parking spaces including one handicap space. Of the 20 spaces, 10 are assigned to Orangetheory. There are an additional 10 meters on Midland Pl. The property owner sent a letter to the Zoning Board addressing the parking agreement. There are also 188 parking spaces under the building for all the residents.

Commissioner Gorman voiced her concern that the overflow of parking may result in clients parking on residential streets.

Chairman Leo noted that the board would review the consultant's plans and report.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Gorman and carried unanimously.**

### **No Public Comments**

**Chairman Leo motioned to keep the public hearing open, seconded by Commissioner Ciaramella and carried unanimously by the Board.**

### **Item #3 187 White Plains Rd. Return Concordia College Site Plan approval to construct a new athletic field**

Joyce Kennedy, Senior Director of Community Relations at Concordia College stated that the application would no longer include the plan for lights on the field.

Ms. Kennedy noted that the storm water retention report was submitted to an outside consultant for review.

Ms. Kennedy submitted a circulation plan for the vehicles and buses.

She added that this is not a new field; this field has been here for about 100 years. This is a Div. II school, Concordia College does not charge for admission to their games. She stated that she was confident that the parking was sufficient. There are 161 parking spaces for spectators, and most spectators are the students that dorm at the college.

Ms. Kennedy noted that there will be two parking attendants to assist with parking and traffic flow during game day. The buses will park in the Meyers Athletic Center parking lot and not on Rose Ave. The buses will be directed to unload the athletes at the parking lot. There will be a new crosswalk installed at the Rose Ave. crosswalk. Signage will be placed to direct traffic and spectators. There is a bike rack near the tennis center for anyone that rides a bike.

Commissioner Ciaramella asked if the college has plans to rent the field out to youth groups.

Ms. Kennedy noted that the plan would be the same for rentals, but the college has no plans or contracts to rent at this time.

Noah Levine, Village Consultant, noted that he was satisfied with the conditions that were met. He indicated that the concession stand should only be used for events held at this field and not for baseball games.

Chris Tramutola noted that the concession stand would have two bathrooms, trainer's room, storage area, closet and small concession room. It will be a single story brick structure with an arch opening, which will lead to the doors. The brick will match the brick presently on the buildings at Concordia College. The pitch of the roof will be 4-5 ft. There will be no basement and no crawl space. There will be limited heat in the building with an air handler. The small service closet between the two bathrooms will store the HVAC and run through the attic. The grade level of the field is 176 and the road is 192 so the height of this structure would not be seen from the road. There will be new concrete steps installed where the old one exists.

Chairman Leo voiced his concern regarding the security in the opening of the building, under the arches.

Mr. Tramutola noted that there would be a roll down gate during the months the field is not being used. The gate located on Route 22 will be locked and only open during a game.

Mr. Tramutola noted that the press box, which will be 4ft. tall, will be located at the northern end of the field. It will be made of clad and brick on top of a concrete pad with small steps on the back.

Ms. Kennedy noted that the present location of the press box allows the music to spread to the neighborhood, while at the proposed location, the sound will travel ahead to the field. The speakers will be placed on two posts attached to the press box. The speakers

are no more powerful than a karaoke machine. The sound will comply with the Village sound ordinance. She added that there is some pregame music and the starting lineup is announced along with the National Anthem. The game is not announced and there is no halftime show.

Jim Catella, engineer representing the applicant, noted that Anthony Olivieri is reviewing the drainage plans. They will meet again to rework a few items. He added that this drainage upgrade would greatly improve the conditions and it will have a monumental impact on the downstream.

Noah Levine noted that he too would review the drainage plans.

**Chairman Leo motioned to continue the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board**

### **Public Comments**

Colleen Staunton 4 Winslow Circle thanked the members of Concordia College for their revised plans including the removal of the lights. She asked if the press box could remain at the present location. It was her preference, that she hear some music rather than look at the press box all year.

Commissioner Gorman noted that it was her experience with music played at the Parkway Oval, that the music will travel the direction it faces. The proposed location has the press box facing the field instead of the houses.

Ms. Staunton requested photos from all angles of how the press box would appear once finished.

Mr. Tramutola noted that the press box would be 30 ft. from the property line, 4 ft. high with a 6 ft. high fence behind it. There will also be multiple layers of greenery to absorb the sound. The speakers will be placed 7 ft. high on permanent posts.

Ed Conway 8 Winslow Circle, asked the applicant to keep the press box at the current location. He noted that there are no complaints of the music being played now. The new location would be visible to their windows and unsightly. The neighbors do not mind the music for 45 minutes for 16 games per year. He noted that he would rather have the music than look at the press box all year.

Amanda Brosy, attorney for the Village of Bronxville, requested all traffic impact reports, circulation plan and any further submissions be forward to her office. She asked the Planning Board to keep the public hearing open for her to review the submissions.

Gary Gjertsen, Village Attorney, agreed to send Ms. Brosy all submissions.

**Chairman Leo motioned to keep the public hearing open, was seconded by Commissioner Nerenberg and carried unanimously.**

Ms. Kennedy noted that she would meet with the neighbors and provide a schematic of the press box.

Chairman Leo requested elevation views from the houses of the press box, trees, plantings and fence.

Mr. Tramutola noted that the fence would be a cedar decorative board on board fence with a top rail. There will be shrubs and understory trees between the fence and the property line to provide additional screening.

This application will continue next month.

Commissioner Ciaramella welcomed Chairman Leo back to the Board.

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.