

June 19, 2018
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
Commissioner Raymond Nerenberg
Commissioner Ann Marie Ciaramella

Absent: Commissioner Claire Gorman
Commissioner David Barra
Commissioner Eric Fang – Ad Hoc

Also in Attendance:
Gary Gjertsen Village Attorney

Chairman Leo announced the evening’s agenda as follows:

Item #1	273 Columbus Ave.	Site Plan
Item #2	242 White Plains Rd.	Adjourned
Item #3	47 Rogers St.	Adjourned

Item #1	273 Columbus Ave.	Site Plan
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Karolyn Prisciandaro, applicant, requested approval for the existing business, Power Learning Center, located at this site. Ms. Prisciandaro offers special and language tutoring from 9:00am to 9:00pm Monday through Friday and by appointment on weekends. This business has been operating since 2015, but she is now requesting to legalize the business. She noted that she has two parking spaces assigned to her in her

submitted lease. She offers one on one tutoring with a maximum of 5 employees. The three additional employees find parking on the street, or take the train to the site. Students are dropped off or accompanied by their parents. The sessions vary from one hour, 45 minutes or 35 minutes. There is a small waiting room for the parents to sit and wait.

Chairman Leo 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 Ciaramella and carried unanimously by the Board.

Chairman Leo offered the following SEQR resolution in the form of a motion:

PLANNING BOARD RESOLUTION/DECISION

APPLICANT/OWNER: Power Learning Center

LOCATION OF PROJECT: 273 Columbus Ave, Tuckahoe

SECTION: 42 BLOCK: 9 LOT: 15

DESCRIPTION OF PROJECT: Applicant seeks to operate a Power Learning Center at 273 Columbus Avenue, Tuckahoe.

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 Ciaramella seconded the motion and upon roll call was carried with a vote of 3 – 0.

Chairman Leo 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 operate a Power Learning Center at 273 Columbus Avenue, Tuckahoe. The applicant in its lease has obtained two parking spaces from the landlord. We find based on the nature of the business that the parking is sufficient. Further, we find the applicant has met the standards of 7-1 of the Zoning Code therefore, this application is approved.

Commissioner Ciaramella seconded the motion and upon roll call was carried with a vote of 3 – 0.

Item #2	242 White Plains Rd.	Adjourned
Item #3	47 Rogers St.	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.