

**March 19, 2019**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

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

**Absent:** Commissioner Claire Gorman

**Also in Attendance:**

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

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

- Item #1 Approval of Minutes dated June 19, 2018**
- Item #2 29 Elm Street Amended Site Plan**
- Item #3 82 Wallace Street Site Plan**
- Item #4 242 White Plains Rd. Adjourned**
- Item #5 47 Rogers St. Adjourned**
- Item #6 38 Pleasant Place Adjourned**

**Item #1 Approval of Minutes dated June 19, 2018**

**Chairman Leo motioned to approve the June 19, 2018 minutes seconded by Commissioner Nerenberg and carried with a vote of 3 – 0, with Commissioner Barra abstaining due to his absence.**

**Item #2 29 Elm Street**

**Amended Site Plan**

Ms. Carolyn Benitz, owner of Lil Chameleon and applicant, requested to amend the previously approved site plan. The plan is to offer drop-off sessions for little ones to give their moms or caretakers a short break. There will be no more than two sessions per day with a maximum of 6 children per session and each session will last 2.5 hours. This drop off experience will provide enrichment for the children, open play, arts and crafts and music. There are two doors to the business, one into the lobby and one door into the retail space. The door to the lobby will be locked from the outside, so that the child and caretaker must enter through the retail door. The child would be met by an employee and escorted into the play area. The same process will take place for pick up. There are 5 parking spaces reserved for the patrons of Lil Chameleon. The door to the lobby will only be used for emergency purposes during the play sessions.

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

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Barra and carried unanimously by the Board.**

**Chairman Leo offered the following 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 amend its approved site plan to include offering a drop off service for children to its existing location. The children would participate in certain supervised activities during the time they are at the 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.**

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

Applicant is seeking to amend its site plan, which is currently for a retail space and party room to offer a drop off service for children to participate in supervised activities in the party room. After hearing the applicant at the work session and the public hearing the amended site plan is approved with the following condition:

1. There shall be no more than 6 children per session
2. The duration of each session shall be no more than 2 ½ hours
3. There shall be no more than 2 sessions per day (One morning one afternoon)
4. The drop off for the children shall be at the main double door entrance and there shall be staff to meet the child at the entrance and escort the child back to the party room.
5. Pick-up shall be at the same front entrance where a staff member shall escort the child from the party room to the front entrance

6. The door separating the retail location from the party room shall have a self-closing mechanism installed
7. Applicant must comply with all State, County and local regulations if any are applicable.

The applicant is further requesting sublease options, but the request for same is denied as the request is premature. If applicant has a subtenant then said subtenant must apply to this board for an amended site plan.

**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 Barra seconded the motion and upon roll call was carried with a vote of 4 – 0.**

### **Item #3 82 Wallace Street**

### **Site Plan**

Mr. Stephen Veneroso, attorney representing the applicant, noted that the original plans were presented in August 2018. Many changes were made during the following months to accommodate the Board's requests. The applicant received Zoning Board approval and the process of demolish has begun.

The building will now have 32 residential units rather than the original 52 units. Two studio apartments, 7 – one bedroom apartments, 20 – two bedrooms and 3 – three bedroom units. There will be a recreation area for the residents.

The design of the building will be cast stone, brick veneer with wrought iron railings on the balconies and a blue roof.

Mr. Veneroso noted that there will be no negative impacts with this project. It will actually enhance the surrounding property values. The design of the site will protect the character of the neighborhood.

Olimpia Plata, architect for the applicant, noted that there are two recreation centers for the residents, one on the top floor of the building and one on Wallace St.

The building sits between Lime Kiln Rd., Wallace St., and Maynard Street.

Ms. Plata presented renderings of each view of the proposed building.

The basement will have 34 parking spaces, storage room, compactor room and elevator lobby. The Maynard Street level will have 11 parking spaces, 3 residential units, a gym and laundry rooms.

Commissioner Leo noted his concern regarding the garbage collection area, and input from DPW, Fire Dept. and Police Dept. He asked that the plans to be sent to all the departments involved.

Bill Williams, Building Inspector, noted that the plans were sent to each department approximately a week ago.

Gary Gjertsen, Village Attorney, stated that the Chief of Police stated that he did not have any issues with the proposed plans. The DPW will discuss the trash removal.

Ms. Plata continued and noted that the first floor will consist of the main entrance, reception area, and studio apartments. The second floor will have 1 studio, 3 one bedroom, 7 two bedroom and 1 three bedroom apartments. The third floor will have the recreation center and 6 apartments.

Chairman Leo requested that the architect make the building more attractive. The Wallace St. elevation needs some care and attention.

Chairman Leo asked for elevations compared to the other buildings in the area.

An elevation of the Maynard entrance of the building, the right side with the gazebo and the retaining wall should be well detailed. The Maynard south side has a small retaining wall, need more detail. The Wallace elevation is very important and should be designed well as it is the focal point. The building is very uniform; it needs different materials to break up the mass. There is a large white retaining wall on the Lime Kiln Rd., which needs to be treated. The roof deck seems to be one large covered roof; it should have some private spaces as well. The landscaping plans for around the building must be submitted.

Chairman Leo asked if a traffic study was needed with 32 apartments planned for that area.

Noah Levine, Village Consultant, noted that he consulted with the Traffic Engineer at his firm and he noted that it was his opinion that it did not warrant a traffic study. The building is located near the train station so there will be minimal impact. He will pass along the memo regarding this to the Planning Board members.

Mr. Levine added that the traffic was taken into consideration during zoning process. It did not generate a significant impact.

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

**No Public Comments**

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

<b>Item #4</b>	<b>242 White Plains Rd.</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>47 Rogers St.</b>	<b>Adjourned</b>
<b>Item #6</b>	<b>38 Pleasant Place</b>	<b>Adjourned</b>

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.