

**Minutes of June 20, 2023**  
**Date Approved \_\_\_\_\_**  
**Date Filed/Village Clerk\_\_\_\_\_**

**June 20, 2023**  
**TUCKAHOE PLANNING BOARD**  
**Tuckahoe Village Hall Regular Meeting – 7:00pm**

**Present:**      Chairperson              Antonio Leo  
                 Commissioner        Susana Carpenter  
                 Commissioner        Henry Suarez

**Absent:**        Commissioner        David Barra  
                 Commissioner        Paul Wolfson

**Also in Attendance:**  
                 Gary Gjertsen              Village Attorney  
                 Mike Seminara            Assistant Building Inspector

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

<b>Item #1</b>	<b>Approval of the minutes –</b>	<b>May 16, 2023</b>
<b>Item #2</b>	<b>82 Lake Ave.</b>	<b>Site Plan</b>
<b>Item #3</b>	<b>50 Columbus Ave.</b>	<b>Site Plan</b>
<b>Item #4</b>	<b>20 Marbledale Rd.</b>	<b>Adjourned</b>

**Item #1    Approval of the minutes dated May 16, 2023**  
Commissioner Suarez motioned to approve the May 16, 2023 minutes, seconded by Commissioner Carpenter and carried unanimously by the Board.

**Item #2 82 Lake Ave.****Site Plan**

Joseph Fernandez, architect for the applicant, requested a reduction in the parking requirements. This building is landlocked with no physical parking on site. This building was used as a nail salon/spa which had four small treatment rooms. The applicant plans to keep the building the same and use it to photograph his merchandise and for storage. The employee will use the site as a backdoor office work space for his clients. There is one full time employee and one part time employee that lives nearby. The exterior of the building will stay the same. The zoning code requires 24 parking spaces for a building this size. The previous business had an agreement for four parking spaces. This applicant is requesting the same, four parking spaces.

Chairman Leo noted that this building will be used for storage of merchandise, accounting and business needs for the company and a photography studio to photograph the merchandise. Chairman Leo asked about the elevator shaft.

Mr. Fernandez the elevator shaft is not in use, it is a lift with a wooden platform and pulley system. There is a possibility to rehabilitate the lift in the future.

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

**No Public Comments**

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

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

APPLICANT/OWNER: 82 Tuckahoe LLC

LOCATION OF PROJECT: 82 Lake Avenue, Tuckahoe

SECTION: 32 BLOCK: 7 LOT: 1E

DESCRIPTION OF PROJECT: Applicant seeks site plan for office space at 82 Lake 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.**

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

**Commissioner Suarez 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 site plan approval to use the property at 82 Lake Ave as office/storage space. The office space will be used by the applicant for clerical work for an affiliated gym business that has several locations. There will be no training at this location. It has been represented that this location will have minimal staff and be used for storage and to photograph merchandise. Based on the representations we find that the appropriate required parking shall be 4 offsite parking spaces. Applicant shall acquire 4 parking spaces and provide proof to the Building Department. If the applicant in the future sublets a portion of the space to another business the new business must come before this Board for site plan approval. Further, if the applicant's business increases in size to over 4 employees using this location then the applicant must come back before this Board to reevaluate the required parking. We find based on the work sessions and presentations 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 with the following conditions:

**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.**

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

**Item #3 50 Columbus Ave. Site Plan**

Chairman Leo noted that this applicant is Dish Wireless and they are not present. The applicant is requesting to place three antennas on the roof of 50 Columbus Ave. This Board must vote to agree to have the Zoning Board be the Lead Agency for this application.

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

APPLICANT/OWNER: Dish Wireless LLC

LOCATION OF PROJECT: 50 Columbus Ave , Tuckahoe

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

The Planning Board is in possession of a resolution of the Zoning Board of Appeals intending to declare themselves lead agency with respect to SEQR. This is a Coordinated Review with the Planning Board. We agree with the Zoning Board and consent to the Zoning Board of Appeals being lead agency with respect to SEQR actions on this application.

**Commissioner Carpenter seconded the motion and upon roll call was carried unanimously.**

**Item #4 20 Marbledale Rd.**

**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.