

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

Present: Chairperson Antonio Leo
Commissioner Ann Marie Ciaramella
Commissioner Claire Gorman

Absent: Commissioner Raymond Nerenberg
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 #4	82 Wallace St.	Adjourned

Item #1	273 Columbus Ave.	Site Plan
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Gary Gjertsen, Village attorney advised the applicant that only three members were present tonight, therefore, if a vote is taken, it must be unanimous for approval to be granted.

Mr. Gjertsen stated that the Zoning Board granted approval of a Special Use Permit for this application. The parking situation was discussed and since the hours of operation are off hours, the commuter parking lot will be available as well as many metered parking spaces. If there is a problem, the Zoning Board will revisit the issue.

Louis Campanaia, Architect for the applicant, noted that this application was for a small yoga studio on the second floor of 273 Columbus Ave. There will be 14 participants with one instructor that is also the administrator. The two classes are scheduled for 9:00am for one hour and 7:00pm for one hour. There is one parking space designated for the instructor. There are 13 spaces that open up after 5:00pm.

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

No Public Comments

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

Commissioner Gorman offered the following resolution in the form of a motion:

APPLICANT/OWNER: Yogi Life Inc.

LOCATION OF PROJECT: 273 Columbus Avenue

SECTION: 42 BLOCK: 9 LOT: 15

DESCRIPTION OF PROJECT: Applicant is seeking to operate a yoga studio at 273 Columbus Ave, 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.

Commissioner Gorman 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 operate a yoga studio at 273 Columbus Avenue. We note that the applicant has obtained a special permit from the Zoning Board as health and sports clubs are allowed in this business district by special permit. We also note that the zoning board found the parking to be adequate. 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.

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 #2	242 White Plains Rd.	Adjourned
Item #3	47 Rogers St.	Adjourned
Item #4	82 Wallace 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.