

**December 16, 2014**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

**Present:** Chairperson Antonio Leo  
Commissioner Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Melba Caliano  
Commissioner Clare Gorman

**Absent:** Commissioner Eric Fang

**Also in Attendance:**

Gary Gjertsen Village Attorney  
Bill Williams Building Inspector

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

**Item #1 Approval of minutes of Regular meeting held on November 18, 2014**  
**Item #2 300 Columbus Ave. Return - Architectural Review**  
**Item #3 109 Marbledale Rd. Site Plan for Hotel and Restaurant**  
**Item #4 100 Main Street Adjourned**  
**Item #5 50 Columbus Ave. Adjourned**

**Item #1 Approval of minutes of Regular meeting held on November 18, 2014**

**Commissioner Nerenberg motioned to approve the minutes from the November 18, 2014 meeting, was seconded by Commissioner Caliano and carried with a vote of 5 – 0.**

**Item #2 300 Columbus Ave. Architectural Review**

Mr. Les Maron, attorney for the applicant, Crestwood Station Plaza, noted that there were two items that the Board wanted further information on, the roofing material and the lighting plan.

Mr. Adam Goodrich, architect assisting Norman Cox, distributed the cut sheet for the lights. He chose the John Timberland Bronze for the Columbus Ave. façade and for the West elevation, he chose the Troy B-9620 Townsend; Rear elevation – Troy B-1866. The cuts had all the dimensions submitted.

Mr. Goodrich continued with the roofing material. The roof would be fiberglass material, no fading, with a limited lifetime warranty. Any dramatic fading, the manufacturer would make a site visit and determine if it should be replaced.

**Chairman Leo motioned to approve the lighting fixtures as presented tonight. The roofing tile is acceptable with the condition that the applicant sends the manufacturer warranty to the Building Inspector for review, and the Board has the option to call the applicant back if there are questions regarding the warranty.**

**Commissioner Gorman seconded the motion.**

**Discussion: Commissioner Ciaramella asked the applicant to send any further information regarding the roof tiles to Chairman Leo and the Building Inspector for review.**

**Upon roll call, motion was carried with a vote of 5 – 0.**

### **Item #3 109 Marbledale Rd. Site Plan for Hotel and Restaurant**

Chairman Leo announced that this was not a formal presentation, as the applicant has not yet submitted a complete application. This was an information gathering session for both the Board members and the public. The applicant is open to hearing any concerns the Board members and public have regarding the plans for a Marriott Spring Hill Hotel and Restaurant.

Mr. Gary Warshauer, architect for the applicant, stated that this was an application for a 5 story, 163 room, Marriott Spring Hill Hotel to be built on the former quarry site.

The main access to the site would be on Marbledale Rd. and an egress on Marbledale Rd. for the restaurant. There will be a pedestrian sidewalk from the hotel lobby to the restaurant. There were a few revisions to the original design:

Redesign of the restaurant – in the process of redesigning the plans to move the restaurant closer to the street and eliminate the parking in front.

Eliminate the south driveway – the south driveway was needed for truck deliveries, but the applicant has agreed to limit the delivery trucks to 30ft. size to eliminate the need for the driveway. This elimination of the south driveway will also minimize excavation and allow the applicant to put in a pedestrian sidewalk in the right of way to Main St.

Construct a new sidewalk at property frontage and improve the existing sidewalk.

The landscaping in the parking area will be linear nature, which will break up the parking lot. Shared parking analysis will be performed.

The five-story hotel will have a one-story at the entrance lobby and one-story in the rear for the pool.

The lobby level will consist of an area for a front desk, lounge, buffet area for continental breakfast, office area, small business center, small meeting room and laundry area as all laundry will be done on site.

There will be no mechanical equipment on the roof. It will be a green roof with solar panels.

The second to fifth floors will be typical guest floors.

This will be a Marriott Spring Hill Prototype design. The front elevation will be stucco material with a porte cochere.

There will be low walls for sitting areas, stonework, metal railings, trellis and outdoor patio. The signage would be backlit and located on the front and side elevation. The sign on the end of the building may or may not be backlit.

The restaurant plans are in the process of being redesigned.

Mr. Tony Castillo, Consulting Engineer for Landscaping and Lighting Elements, noted that the grading of the property would match existing elevations. There will be minimum excavation. The applicant will propose a drainage system to allow storm water to flow, be captured and channeled to runoff into 4 separate areas. The captured water will slowly be released into the manholes.

He will be in contact with United Water. There should be no issues concerning capacity.

### **Landscaping-**

The applicant will buffer the western side where the slope is located, with pine trees, dogwoods and arborvitae.

Front of hotel - evergreen hedge and dogwood trees.

Front of the restaurant - existing maple trees, additional dogwoods trees and evergreen hedges.

Along Marbledale Rd.- deciduous and flowering trees.

### **Lighting-**

LED area floodlights 20 ft. high. The applicant's goal is to reach zero light spillage.

Along the front, some light spillage. Guest will come from parking lot area and light will spill onto the parking lot. Well mounted lights and under canopy.

Mr. Matthew Carmody, Traffic Study Consultant, noted that he conducted traffic counts, 3 on Marbledale Rd. and 4 on Winterhill Rd. He computed the existing condition as Level C or better. With future conditions, without the project, there would be a 3% growth rate, still a Level C.

Future projections with two land uses, a hotel and restaurant, an increase off site at 4 intersections would increase no more than 3 seconds per vehicle delay. There should be no significant impact. There will be, however, a 10% increase of traffic internally within the site.

The parking analysis shows that the previous number of parking spaces will be able to handle the demand. The Village Code allows up to 15% shared parking and the applicant will respond to this. The area will be landscaped and paved if the parking spaces are needed.

Mr. Carmody stated that the traffic peak for a hotel would be between 7 and 8pm and 8 - 9am with local morning traffic.

He will review the traffic study done by the Village Consultant.

Mr. Bill Canavan, Hydro Environmental Solutions, Inc., stated that this site qualifies for a Brownfield program. The Brownfield program is set up to remediate and restore contaminated fields such as this quarry.

Phase I – identifies the site as a Brownfield - an auto repair on site and the old quarry is filled with unknown debris.

Phase II identifies the impacts and releases of gases and urban chemicals. This process consists of 30 borings on the property site. Three converted to monitor the well, which allows to continue to monitor the site.

He submitted the application to Albany to be considered a Brownfield property.

DEC approved.

An action plan must be developed to deal with soil, vapor and ground water, which the DEC must approve.

This is a three-step process - Remedial investigation, brainstorm and remedial action plan.

After every major component, which the DEC approves, the public can check out all the details at the local Crestwood Library.

Commissioner Caliano asked what steps are taken if the DEC finds that the Remedial Action Plan is not enough.

Mr. Canavan noted that there are several levels of compliance, Track 1 to Track 4. We would have to confirm to DEC, which track. Nothing will be approved until the DEC is convinced there are no health issues.

Commissioner Caliano asked if the applicant would clean the soil.

Mr. Canavan stated that the DEC has final say. If at the endpoint there were a possibility of seepage, we would continue the cleanup process. All will depend on the applicant and the financial feasibility. Some areas may just be capped and not developed. The results of the tests will dictate the cleanup

There will be trucks on site, a drill rig, and drillers and will stay on the site from 8am to 5pm for approximately one month.

Chairman Leo asked if the borings were enough, and if they were in the correct places for a proper reading.

Mr. Canavan noted that he would submit boring locations with the building superimposed to see the boring locations.

Commissioner Caliano asked whose decision is it to cap the sections of the property.

Mr. Canavan stated that the he would propose and DEC will review. Capping is permitted for certain compounds.

Chairman Leo noted that the Board needs to learn a lot more.

Chairman Leo announced that this meeting tonight was for educational and informational purposes. The applicant has not submitted a complete application. This is not a formal public hearing.

The applicant is open to hear concerns from the public.

Members of the public spoke regarding several concerns:

- Disturbing the soil and contaminates
- increase in traffic
- decrease in property value of the nearby homes
- if a traffic count could be done between Marble Place and Marbledale Rd.
- parking
- too many trucks
- could this site possibly be the cause of a cancer cluster
- excavation cause cracks in foundations of nearby homes
- provide jobs in the community
- increase in crime rate
- safety issues
- sidewalk necessary throughout Marbledale Rd.
- take into consideration the existing small businesses
- location of hotel employee parking
- storm water runoff to road, black ice will be an issue.
- signage down lit or up lit, not backlit
- contractors should park on site, not on street
- shared parking is not shared with public, misleading
- trucks carrying contaminated soil, covered?
- wash trucks before leaving site
- depth of property excavated for sewer line etc.
- more boring samples need to be done closer to the hotel site and restaurant site
- Village website should have portal to the DEC info.

Chairman Leo asked if Mr. Canavan could check with the DEC to extend the time to review the plans on line and in the library.

Mr. Canavan continued stating that the community air monitoring process was approved by the DEC, which set up weather stations to test gas in the air. There is a built-in alarm to go off and operations will cease when gas is detected.

Residents asked if the local businesses are informed when the alarm goes off to close their windows etc.

He added that the residents all have valid questions. All concerns are addressed in the report. While drilling is done on site, the dust will be continuously monitored and logged. Will monitor for a spectrum of contaminates.

Chairman Leo thanked the applicant and residents. The applicant will make a formal application in the next month or so. He will open the public hearing for public comments at that time.

Hopefully all the concerns will be addressed. Please submit letters of concern to the Building Dept. if unable to attend the meetings.

Gary Gjertsen, Village Attorney, noted that once the Planning Board deems the application complete, then the public comments would be part of the record. This was as informal give and take.

Frank Fish, Village Consultant, noted that the applicant would submit an EAF, Environmental Review Form. The Planning Board will be lead agency for the Environmental Review Process. Then the Village will notify the DEC and Dept. of Health that this application is before the Planning Board. The second part of the EAF, the Board gets feedback from the DEC as the DEC monitors the process.

**Chairman Leo offered the following Resolution:**

**RESOLUTION DESIGNATING THE TUCKAHOE VILLAGE PLANNING BOARD AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE SITE PLAN APPROVAL OF THE MARRIOTT SPRINGHILL SUITES.**

**WHEREAS, the Tuckahoe Village Planning Board received an application for a site plan approval from Bilwin Development Affiliates, LLC on November 21, 2014.**

**WHEREAS, the “Proposed Action” is the approval of a site plan for a 5-story, 163 room hotel, and a 1-story 6,400 square foot restaurant located at 107-125 Marbledale Road in the Village of Tuckahoe, NY. 208 on-site parking spaces will serve both buildings. A location map is attached.**

**WHEREAS, the approval of the Proposed Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review Act (“SEQR”); and**

**WHEREAS, under Tuckahoe Village law, the Planning Board is the only entity that can grant site plan approval.**

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

- 1. The Tuckahoe Village Planning Board hereby declares itself as Lead Agency to coordinate the environmental review of the proposed action.**
- 2. The Tuckahoe Village Planning Board directs that the proposed action be forwarded to the following involved and interested parties for review and comment pursuant to NYS Municipal Law.**

**Involved Agencies:**

**New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York  
12233-7011  
Robert W. Schick, P.E.**

**New York State Department of Health  
Corning Tower,  
Empire State Plaza, Albany, NY 12237  
Nathan Graber, Director of Environmental Health  
T. 518.402.7500**

**Westchester County Industrial Development Agency  
Room 903, Michaelian Office Building  
148 Martine Avenue  
White Plains, NY 10601  
T. 914-995-2963  
Jim Coleman, Executive Director**

**Interested Agencies:**

**Town of Eastchester Planning and Building Department  
Town Hall  
40 Mill Road  
Eastchester, NY 10709  
Margaret H. Uhle  
T. 914.771.3317**

**Westchester County Department of Planning  
148 Martine Avenue, Room 432  
White Plains, NY 10601-4704  
Edward Burroughs  
T. 914.995.4400**

**This resolution shall take effect immediately.**

**Commissioner Caliano seconded the motion and upon roll call, was carried with a vote of 5 – 0.**

<b>Item #4 100 Main Street</b>	<b>Adjourned</b>
<b>Item #5 50 Columbus Ave.</b>	<b>Adjourned</b>

**Chairman Leo wished all a Happy Holiday and a Happy New Year!**

**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.**