

May 19, 2020
TUCKAHOE PLANNING BOARD
Online meeting due to Covid-19
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
 Commissioner Raymond Nerenberg
 Commissioner David Barra
 Commissioner Ladislao Castellanos
 Commissioner Nancy Hite-Norde

Absent: Commissioner A.J. Forgione

Also in Attendance:

Gary Gjertsen	Village Attorney
Bill Williams	Building Inspector
Mike Seminara	Assistant Building Inspector
Noah Levine	Village Consultant

Chairman Leo announced the evening's agenda as follows:

Item #1	Approval of Minutes	December 17, 2019 and January 21, 2020
Item #2	21 Columbus Ave.	Site Plan
Item #3	125 Marbledale Rd.	Adjourned

Chairman Leo welcomed Nancy Hite-Lorde as the new member of the board.

Item #1 Approval of Minutes December 17, 2019

Commissioner Barra motioned to approve the minutes from the December 17, 2019 meeting, seconded by Commissioner Nerenberg and carried with a vote of 3 -0.

Approval of Minutes January 21, 2020

Chairman Leo motioned to approve the January 21, 2020 meeting, was seconded by Commissioner Nerenberg and carried with a vote of 3-0.

Item #2 21 Columbus Ave.

Site Plan

Ms. Gerri Tortorella, attorney for the applicant, The Learning Center, introduced the members present; Matthew Jarmel, Andrew Villari, Max Brandies, Demi Prassas, Paul Nicolen

Ms. Tortorella noted that the applicant was granted a Special Use Permit by the Zoning Board.

Matthew Jarmel, architect for the applicant and one of the developers of The Learning Center, stated that he has been involved in the designing of approximately 300 child care centers.

The Learning Experience started about 18 years ago and currently has 260 centers throughout the country. This facility will be licensed by the State of NY, inspected by the State Dept. of Health and will adhere to the strict guidelines.

The Learning Center will be open Monday through Friday from 6:30am to 6:30pm.

Drop off happens between the hours of 6:30am – 9:00am

Pick up could be a half day whereas the child is picked up at noontime or full day, pick up would be between 4:00pm to 6:30pm.

Mr. Jarmel presented photos of the Epstein site. It is 15000 sq. ft.

The first floor will have a reception area, vestibule, manager's office, classrooms, indoor playroom, conference room and outdoor play area.

The lower level will consist of classrooms with a 1200 sq. ft. playground.

There will be a sprinkler system installed, fire alarm system installed as per code, and manual pull stations. An emergency evacuation plan will be submitted for review.

The rear yard will be a playground. The metal stairs in the rear will be removed and a new fire stair will be installed. The driveway will have one parking space for a vehicle. The trash enclosure will be placed in the driveway.

Chairman Leo asked about the driveway and the dumpster containers. He voiced his concern that the fire trucks may not be able to access the driveway with the trash containers in the way.

Mr. Jarmel noted that there would be a 36in-stripped walkway in the driveway with bollards along the parking space. The dumpster will prevent the vehicle from going further into the driveway. The Fire Dept. can access the building from the three doors in the front of the building. If the board is concerned, there could be a trash room in the building to hold the trash until pickup day. The vehicle parked in the driveway will coordinate with the trash collection time so as not to block the collection.

Bill Williams noted that the Village Hall has trash pick-up twice a week and recommends twice a week for The Learning Center. He asked the applicant to submit the revised plans to the Fire Dept. for review.

Mr. Jarmel stated that he sent a copy of the revised plans on May 14, 2020 to the Eastchester Fire Dept.

Chairman Leo noted that any and all memos should include the Building Dept. as most will be handled with building permits. The applicant needs approval from the Fire Dept. and the Police Dept.

Andrew Villari, Traffic Engineer, described the daily routine for drop off. The parent must park and escort the child into the center. The Learning Center will have a secure access. There are ample metered parking spaces in the area.

Mr. Villari displayed an aerial view of the site. There are 21 12-hour parking spaces, 6 4-hour, 6 15-minutes and 19 2-hour all nearby.

The crosswalks between Columbus and Underhill will be repainted with new high visibility crosswalk striping. The Columbus Ave crosswalk will also have a rapid flashing beacon, which will alert the driver that there is a pedestrian in the crosswalk.

There will be an employee to monitor that the parents do not double park their cars.

There will be cameras installed to view the drop off, pick up, and make sure the parents are following the guidelines put forth in the agreement.

The Learning Center will subsidize employee meter parking and purchase permit parking spaces.

Chairman Leo noted his concern regarding the impact at the Main St. traffic light.

Mr. Villari noted that the memo sent to the Planning Board and Zoning Board dated November 14, 2019 summarizes all the analysis of the traffic study, the traffic light and is extremely comprehensive.

The traffic light was discussed at length. The impact of this project will be one second per vehicle. He noted that it was his understanding, that the village was currently undertaking an analysis of the operations of this intersection.

Ms. Tortorella noted that there is a long wait time at that intersection; it is an existing condition, controlled by the county. The effect this applicant has on the intersection is one second per vehicle.

Chairman Leo noted that this would add additional traffic to an already long wait time. The peak hours for the intersection coincides with the peak hours of the application with potentially 100 additional vehicles.

Mr. Villari noted that some parents that drop off their children might already be driving through the village on their way to their job or the train.

Ms. Tortorella noted that any other legal use at the location of Epsteins would generate traffic. This application will bring employment and tax revenue. The applicant would be happy to share the data regarding this intersection with the county for their review.

Mr. Jarmel stated that this application required a Special Use Permit from the Zoning Board. The parking spaces required were determined to be 19 spaces. The staff will number 14. The agreement was for the employer to subsidize the 14 staff spaces. There will be one parking space on site; the applicant has acquired 5 permit parking spaces in the Lake Ave. village parking lot. The remaining 8 parking spaces will be the metered spaces until more merchant permit parking spaces become available to purchase. The meter spaces will be paid for by the Pango app or the employees can pay for the meter and be reimbursed by The Learning Center.

Mr. Jarmel noted that The Learning Center would not be at 100% occupancy on opening day.

Chairman Leo noted that the agreed form of payment for the spaces would need to be in the resolution. The Village attorney and the Police Dept. must be in agreement.

Mr. Jarmel added that he applicant is prepared to pay for the new 15-minute meter heads that will be installed on Main St. The applicant will also pay for the flashing beacon crosswalk signs and the striping of the crosswalks. This amount would be approximately \$25,000 to \$30,000.

Noah Levine, Village Consultant, noted that The Learning Center and the village worked together to improve the parking spaces on Columbus Ave. There is a long delay at the intersection traffic light.

Commissioner Castellanos voiced his concern regarding the flashing beacon on the crosswalk. He hopes it will warn the driver to slow down and stop.

Commissioner Hite-Norde noted that there is a flashing beacon at the top of Fisher Ave. and Route 22 and it was her opinion that it was very effective.

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

No Public Comments

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

Item #3 125 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.