

**October 20, 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          Nancy Hite-Norde  
                 Commissioner          Susana Carpenter

**Absent:**      Commissioner          Ladislao Castellanos

**Also in Attendance:**

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

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

<b>Item #1</b>	<b>Approval of Minutes of the September 15, 2020 meeting.</b>
<b>Item #2</b>	<b>160 Dante Ave.              Site Plan</b>
<b>Item #3</b>	<b>70 - 72 Marbledale Rd.      Site Plan</b>
<b>Item #4</b>	<b>174 Marbledale Rd.          Site Plan</b>
<b>Item #5</b>	<b>181 Marbledale Rd.          Site Plan</b>
<b>Item #6</b>	<b>69 Main Street              Adjourned</b>
<b>Item #7</b>	<b>125 Marbledale Rd.          Adjourned</b>
<b>Item #8</b>	<b>22 Underhill Street          Adjourned</b>

Chairman Leo welcomed the newest member of the Board, Susana Carpenter. Ms. Carpenter has been a longtime resident of Tuckahoe. Chairman Leo thanked her for her service and was looking forward to working with her.

**Item #1 Approval of Minutes September 15, 2020**

Chairman Leo motioned to approve the minutes from the September 15, 2020 meeting, seconded by Commissioner Nerenberg and carried with a vote of 3 -0, with Commissioner Barra and Commissioner Carpenter abstaining.

**Item #2 160 Dante Ave. Site Plan**

Louis Campana, architect for the applicant, noted that this is a two-family dwelling. The submitted plans are to construct a roof terrace over the existing garage at the rear of the house. The second floor dwelling does not have access to the rear yard. This will now become a form of egress for the second floor dwelling. The footprint will not be touched. The terrace will be constructed above the existing shed roof. The deck will consist of new trek materials, new white railing and a sliding glass door.

Gary Gjertsen, Village Attorney noted that this is a non-conforming house, which needed a variance for this deck. The Zoning Board granted approval at last month's meeting.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Nerenberg and carried with a vote of 5 – 0.**

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Nerenberg and carried with a vote of 5 – 0.**

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

**PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: John Uhlmer

LOCATION OF PROJECT: 160 Dante Ave, Tuckahoe

SECTION: 38 BLOCK: 5 LOT: 101

DESCRIPTION OF PROJECT: Applicant is seeking to construct a roof top terrace in the rear of the yard .

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

Applicant is the owner of 160 Dante Ave in Tuckahoe. Applicant is seeking to construct a roof terrace over the first floor footprint. The roof terrace will provide the 2<sup>nd</sup> floor dwelling unit access to the terrace and rear yard. The improvements will enhance the look of the yard, which is need of some repair. 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.**

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

**Item #3 70 - 72 Marbledale Rd. Site Plan**

Steven Accinelli, attorney representing the applicant, noted that this is a two-part application. The project consists of a long, vacant building next door to the Paws and Play building. The applicant would like to subdivide the property into two lots. Lot 1 would be approximately 15,500 sq. ft. and Lot 2 would be 24,000 sq. ft.

Lot 1 would be a vacant lot after that portion of the vacant building is demolished.

Lot 2 would house the refurbished portion of the vacant building to expand the Paws and Play facility.

The original plans that were presented to the Zoning Board had 6 tandem parking spaces between the two properties. The updated plans eliminated the 6 tandem parking spaces and replaced them with 4 parking spaces with a buffer. This will sit in the 12ft. area between the two property lines. There will be a net gain of two parking spaces for the Paws and Play facility. There are plenty of metered parking spaces along Marbledale Rd. that seem to be vacant most of the day.

Leonard Brandes, architect for the applicant, noted that the new expansion to the Paws and Play will become the training areas for the dogs. The original training area will now be converted to 40 additional kennels. The elevation of the new section of the building of Paws and Play will look like the original Paws and Play. The building will match with a new awning, new stucco, new windows and new trim. The plans are to keep the large garage door.

The plans are to demolish the building at the subdivision line. Lot size 1 - 14,870sq. ft. Max Coverage 10,409 sq. ft., Max FAR 23792sq. ft. and Max Height 50ft.

There will be no expansion of the footprint, but the front, side and rear yard setbacks all require a variance. The footprint is actually being reduced. The front of the building will be eliminated at the property line; there will be new buffer zones by setting the building back, improving the building and enhancing the streetscape by eliminating the vacant dilapidated building. This is an enhancement to the area.

Chairman Leo voiced his concern regarding the Lot 1. After the portion of the building is demolished, and before a new building is constructed, would there be a construction fence? He asked for a detailed plan of the lot while the area is vacant.

Bill Williams, Building Inspector noted that the rear property line is the bordering line between Tuckahoe and Eastchester, which is two different school districts.

Bill Williams will email Noah Levine tomorrow to confirm the need for a consultant on this application.

Chairman Leo noted that the sidewalk is narrow. The sidewalk is 7 ft. wide at the Paws and Play. He added that he had concerns regarding the buffer.

He asked if the Paws and Play facility increases the capacity by 40 additional kennels, would the need for more garbage pickup be necessary.

The answer was no. The dumpster is not at all filled by the waste from the dogs.

Noah Levine requested an appointment schedule from Paws and Play to examine the parking demand at the peak times.

The owner noted that the 40 additional kennels will be scheduled for drop offs over a 12 hour period. He added that there would be a potential need of one to two new staff members during the peak times, which occurs over just 10% of the year.

Mr. Levine added that the sidewalks are narrow. The new lot and new building will have bigger sidewalks and a bigger setback.

Gary Gjertsen noted that the Board cannot open the public hearing until the Zoning Board grants the variances.

**Item #4 174 Marbledale Rd. Site Plan**

Leonard Brandes, architect for the applicant, noted that this is a vacant building, the former American Bistro restaurant, on Marbledale Rd. The application is to demolish the building, and construct a new building. The rear of the property has a very steep hill. The new building will consist of a lobby and an open parking area with 14ft. high ceilings. The second floor will be Elide office space. The third floor would be rental space. There would be two large garage doors.

Chairman Leo provided a photo of the new TD Ameritrade building on Central Park Ave. He voiced his concern that the open parking area will be dark, due to the lack of direct sunlight.

Mr. Brandes noted that the photo depicted an 8 ft. ceiling. The proposed building will have a 14 ft. ceiling. Mr. Brandes noted that he could potentially enclose the open parking lot, which in his opinion would not be as airy and inviting. He also added that if he could reduce the number of parking spaces, he could add additional shrubs and landscaping. The sidewalks will be replaced. The electrical wires may be placed underground.

Chairman Leo reiterated his reservations regarding this style building. This building could possibly be here for the next 50 – 100 years. Potentially a dark parking lot. There may be many pillars.

Mr. Levine noted that the two garage doors would require two curb cuts.

Mr. Brandes noted that the applicant could build a five-story building at this location. It is a tight piece of land. There are many improvements that will be made to this vacant building. Applicant could remove one foot of the building from the left or the front and that will reduce the FAR.

Commissioner Barra added that there were some very valid concerns voiced this evening. He did like the height of the open parking area. The installment of LED lights would be a key component.

**Item #5 181 Marbledale Rd. Site Plan**

Leonard Brandes, architect for the applicant, noted that there are no variances needed for this application. The public notices were not mailed out in time, so the public hearing cannot be opened this evening.

This is Rocco's Auto Service Center. The area in the rear of the property was originally approved for a car wash. That was never constructed.

The rear of the property is now being used as a parking lot. The application is to construct a metal building on top of a concrete base measuring 5208sq. ft. There will be two small truck-loading zones, for small-boxed vans. There will be two handicap parking spaces, ten parking spaces for the new building and 16 parking spaces for Rocco. The prospective tenant of the building may be Martine's Bakery. This would entail installing a professional bakery kitchen. The second floor will consist of storage and office space. The façade would be a faux stone finish or base, with solid awnings. There will be an elevator as well as stairs to the second floor. There will be green space, plantings and parking spaces. This is an industrial type building that will not be visible from Marbledale Rd.

Chairman Leo noted that each property must stand-alone or the owner would have to merge the properties or provide an easement.

Commissioner Barra requested a pedestrian walkway down the driveway to provide safety for the truck traffic to the loading zone.

Chairman Leo added the idea of bollards by the garage doors.

Bill Williams stated that Martine's Bakery would need to present an application before the Planning Board for a Special Use Permit.

Commissioner Nerenberg asked for a drainage plan.

Mr. Brandes noted that there is a sewer line along Marbledale Rd. and the drainage plan will be engineered.

Chairman Leo requested a color scheme of the building along with the box trucks and vans in the rendering. He also voiced his concern regarding the garage door on the side of the building, as it could be a spot for a potential accident.

<b>Item #6</b>	<b>69 Main Street</b>	<b>Adjourned</b>
<b>Item #7</b>	<b>125 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #8</b>	<b>22 Underhill Street</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.