

October 19, 2021
TUCKAHOE PLANNING BOARD
Online due to Covid 19
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
Commissioner Raymond Nerenberg
Commissioner David Barra
Commissioner Susana Carpenter
Commissioner Paul Wolfson
Commissioner Adrienne Michel (ad hoc)

Also in Attendance:
Gary Gjertsen Village Attorney
Bill Williams Building Inspector
Carolina Fonseca Village Consultant
Mike Seminara Assistant Building Inspector

Chairman Leo announced the evening's agenda as follows:

- Item #1 Approval of Minutes of the September 21, 2021 meeting**
Revise vote for the Minutes of the July 20, 2021 meeting
Item #2 62 Main Street Site Plan
Item #3 22 Underhill Ave. Adjourned
Item #4 69 Main Street Adjourned

Item #1 Approval of Minutes July 20, 2021

Chairman Leo motioned to approve the minutes from the July 20, 2021 meeting, seconded by Commissioner Wolfson and carried with a vote of 4 – 0, with Commissioner Nerenberg and Commissioner Michel abstaining due to their absence.

Approval of minutes September 21, 2021

Chairman Leo motioned to approve the minutes from the September 21, 2021 meeting, seconded by Commissioner Nerenberg and carried with a vote of 4 – 0, with Commissioner Barra and Commissioner Michel abstaining due to their absence.

Item #2 62 Main Street**Site Plan**

Jinglong Zhang, applicant noted that she plans to operate a nail salon at this location. The applicant leased two parking spaces in the rear of the building. The eight employees will be driven to and from the village via a van each day. The van will be parked in one of the two-leased parking spaces. The hours of operation will be from 10:00am – 7:30pm Monday thru Sunday.

In order to avoid too many customers at one time, the clients will be persuaded to schedule future appointments. The nail salon will accept walk in clients.

The nail salon will be Covid conscience and will be cleaned twice per day. There will be plexiglass placed between the manicurist and client.

In addition to manicures and pedicures, the salon will offer waxing, facials and eyelash extensions.

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 SEQRA resolution in the form of a motion:
PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: Jing Long Zhang

LOCATION OF PROJECT: _____ 62 Main Street, Tuckahoe _____

SECTION 33 BLOCK: 9 LOT: 10

DESCRIPTION OF PROJECT: Applicant is seeking to operate a nail salon at the premises located at 62 Main Street, 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 Barra seconded the motion and upon roll call was carried with a vote of 5 – 0.

Chairman Leo 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 nail salon at 62 Main Street on the first floor, which was formerly occupied by Chase Bank. During the work session, the applicant represented that the employees of the nail salon will arrive by van and will work the day and then all return home by van. After discussion with the applicant we believe that 2 onsite parking spaces will be required, one for the parking of the van and one for the possibility of a manger. Thus, as a condition to this approval we require that the applicant obtain and maintain 2 onsite parking spaces. The clientele will be able to find sufficient on street metered parking and there will be no impact as to traffic in the immediate vicinity.

Applicant has requested that the hours of operation be 10 to 9:30 daily. We find that the hours requested are reasonable and as a condition of this approval the applicant shall operate between the hours of 10-9:30 M-F.

Therefore, 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	22 Underhill Ave.	Adjourned
Item #4	69 Main Street	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.