

March 15, 2022

TUCKAHOE PLANNING BOARD

Online due to Covid 19

Regular Meeting – 7:30pm

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

Absent: Commissioner David Barra

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 the minutes – February 16, 2022
Item #2	200 White Plains Rd. Return
Item #3	9 Jackson Ave. Site Plan
Item #4	22 Underhill Ave. Adjourned
Item #5	69 Main Street Adjourned

Item #1 Approval of the minutes dated February 16, 2022

Chairman Leo motioned to approve the minutes from the February 16, 2022 Planning Board meeting, seconded by Commissioner Nerenberg and carried with a vote of 4-0.

Item #2 200 White Plains Rd. Return

Chris Tramutola, representing Iona College, noted that this application was presented to the Board two months ago. During the last two months, the applicant received confirmation that the proposed storm water drainage system exceeds the required regulations.

Chairman Leo stated that the Tuckahoe Village consultants along with the Eastchester consultants have reviewed the plans. The consultants submitted some comments and recommendations for the design. The applicant included the revisions into the plans as per the consultants input.

Mr. Tramutola noted that the engineers were able to address all the consultants' comments. The changes will have a slightly positive effect. The design will contain a 100 yr. storm. The design has the capacity to handle severe storms with no impact on the downstream systems.

Commissioner Carpenter asked if the applicant could submit a design that would be able to handle a storm greater than 100 yr. storm.

Mr. Tramutola stated that a 100 yr. storm design could handle 9 inches of rainfall. This design can actually handle more rainfall than 100 yr. storm.

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

Public Comments

Richard Gardella 16 Winslow Circle voiced his concern regarding the runoff impact of the water table of the surrounding properties. He was concerned that the houses along the perimeter would get water in the basement due to the runoff.

Charles Utschig, representing Iona College, noted that the field currently has no defined control storm management system, which causes the water to flow off the site. This design will force the water to soak through the turf field and slowly discharge out into the sewer system. It is a very conservative design. Mr. Utschig used a bathtub metaphor to explain further. Under the turf field will be 3 – 4 ft. of gravel. This will act like a bathtub. The water will soak through the turf, fill up the bathtub and the water will drain into a series of perforated pipes and flow out slowly. The pipe releases the water out to the Rose Ave. side. There should be no water runoff from the top of the field.

Commissioner Carpenter asked that by using the bathtub metaphor, what happens in the event that the bathtub fills to capacity and overflows.

Mr. Utschig noted that this design should not allow that to happen unless it is a catastrophic storm in which the run off would be coming from all over the area, not just the field.

Colleen Stranton Winslow Circle asked the location of the fence that will sit on the perimeter of the Iona College property.

Mr. Tramutola stated that there are many trees along the perimeter. The fence will sit as close to the property line as possible but may have to curve around some healthy trees. A new chain-link fence will replace the sections that are broken and some areas, the new fence will just but up against the old one.

Ed Conway 8 Winslow Circle voiced his concern regarding the potential run off rainwater. He stated that the turf field at the Bronxville School flooded and pieces of the turf floated away.

Mr. Tramutola noted that the Bronxville turf field was inundated with floodwaters. All properties drain down to that field. The field is located in a flood zone.

Mr. Conway asked about the removal of trees. He noted that the root system of the large mature trees actually hold up the bank of land.

Mr. Tramutola noted that some of the trees would be preserved if they were in good health. The new plantings will stabilize the root system.

Mr. Conway asked if the soil along the perimeter of the field was analyzed.

Mr. Tramutola stated that there were only borings done on the field.

Mr. Conway asked if the footprint of the turf field was exactly the same size as the present one.

Mr. Tramutola said that there would be no real change to the physical size. It is designed to be a regulation field. The NE corner has been compromised, so there will be two small retaining walls to encapsulate that corner of the field.

Steve Dedona 14 Winslow Circle asked if the applicant could use the sewer system for his drainage.

Mr. Tramutola stated that the turf field would drain into the current contained system. He also added that the little natural river along the side of the field would not get drainage from the field anymore. The only drainage will be from the small section of land on the perimeter of that side. The wooden fence will be erected outside the existing fence.

Bill Carney 101 Middletown Place noted that he was skeptical of the submitted drainage plans. He added that a resident is not permitted to add drainage to the sewer system. A resident must install a drywell for the storm water runoff. He asked if the same rules apply to the applicant.

Mr. Utschig noted that the applicant, Iona College, is held to a higher standard as it is governed by regulations that do not apply to single-family homes. The metered discharge for a 100 yr. storm would be completely drained in approximately 24 hours.

Mr. Carney added that the sewer system is outdated and undersized. This is a concern, as more water will be put into an already taxed system. He asked if the Board and the applicant could coordinate with the Town of Eastchester to rectify this.

Chairman Leo noted that the Town of Eastchester consultants reviewed and commented on the submitted plans. The plan will reduce potential flooding and help with the flooding conditions in the community. This system should be better than what is there now. The condition of the field now is like concrete and the water just runs off the field. The two consultants reviewed the drainage plans and are in agreement that the plan will work. The residents should pressure Eastchester to increase the size of the sewer pipes.

Andrew Sangorjo 39 Rose Ave. also voiced his concern that he sewer pipes were old and narrow and may not be able to handle this.

Chairman Leo summarized the drainage plan. There will be 3 – 4 ft. of gravel under the turf field with perforated pipes, which will bring the water to a meter to drain the water into the system at a slow pace.

Richard Gardella asked when the project would start.

Mr. Tramutola said it would be approximately a three-month job. The applicant needs approval from this board, then the Building Dept. and Police Dept. must coordinate and agree with the plans to minimize the impact and the traffic flow. There are too many hurdles to predict exact dates, but once started, it should be a three-month window of construction.

Mr. Utschig stated that the plan is to not let the water get too high to destroy the turf. If there is a catastrophic amount of rainfall, the field will have a crown so the flow off the water would go down in all directions. The current system will be able to handle approximately 12 inches of rainwater.

There are athletic fields in the 5 boroughs that use this exact system and has been quite successful. The Hackley School has a turf field with this drainage system.

Bill Carney asked if the current run off has been measured.

Mr. Utschig noted that the run off after this system is installed will be significantly reduced. The 100yr. storm will have a 50% reduction

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

Chairman Leo thanked all the residents for participating.

Commissioner Wolfson offered the following SEQRA resolution in the form of a motion:

APPLICANT/OWNER: Iona College

LOCATION OF PROJECT: 200 White Plains Road, Tuckahoe

SECTION: 31 BLOCK: 4 LOT: 50

DESCRIPTION OF PROJECT: Iona College seeks to make improvements to an existing Soccer Field located at 200 White Plains Road. In 2018 this Board approved Concordia College, the prior owner of the field, for a near identical project, however the improvements were not implemented and the approval expired. Iona College is now before us with a scaled down version of Concordia's approved application. Iona College's application does not include the following which all had been approved in the Concordia application: a new utility shed, a new press box, new bleachers, a new sound system, a new score board and a new field house consisting of locker rooms and a concession stand. Iona's current

application is generally limited to the new field with improvements to the surrounding grounds.

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.**

Chairman Leo seconded the motion and upon roll call was carried with a vote of 3 -1.

Commissioner Wolfson 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.

In rendering this decision this Board has had multiple work sessions, multiple public hearings and input from the Village's engineer, Anthony Oliveri from Dolf Rotfeld Engineering PC. The application was also submitted to the Town of Eastchester who had their consultants Kellard Sessions review the application as well. The consultants provided comments that were incorporated in the applicant's revised project drawings. As stated previously, this is a scaled down application from a project that had already been approved by this Board in 2018.

This Board must look to Section 7-1 of the Village of Tuckahoe's Zoning Code for the standards to approve site plans. The following are the standards and our analysis of same:

1. Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site. At least the following aspects of the site plan shall be evaluated to determine conformity to this standard.

The Applicant has submitted a Circulation Plan. Said plan is virtually identical to the approved prior application. We find that this traffic plan will allow for safe vehicular traffic on and around the site. The attendants and additional signage called for during Events held on the site will be able to adequately direct traffic to and from the parking areas on Iona's property during said events.

We find the cross walk to be added to Rose Avenue would allow safe pedestrian passage from the site to Iona's additional parking areas. If there is any additional signage required by the Tuckahoe Chief of Police the cost of same shall be paid for by the Applicant.

A construction traffic plan has been provided to insure minimal traffic impact to the community. Additionally, prior to beginning the project a meeting will be held with the project General Contractor, Tuckahoe Building Department, Tuckahoe Police Department and Tuckahoe Department of Public Works to go over the project and construction procedures.

2. The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.

With the additional fencing and landscaping we believe the project will enhance the neighboring area. The additional improvements will adequately shield the neighboring properties allowing more privacy to the neighbors than they already enjoy

As to the drainage/erosion, the applicant has proposed a drainage/erosion plan that has been reviewed by the Village's engineer, Anthony Oliveri from Dolf Rotfeld Engineering PC. and Eastchester's consultant Kellard Sessions. The consultants have found the plan to be adequate and has concluded the drainage from the new field will be an improvement over the current field.

3. A quality of building and overall site design which will enhance and protect the character and property values of the adjacent neighborhood.

The Applicant is replacing a field that is in major need of repair and updating. The Applicants proposed improvements will enhance the surrounding neighborhood.

Based on the above the applicants proposed site plan is approved with the following condition:

1. The Applicant shall strictly adhere to the construction and event Traffic Plans submitted. If it is determined by the Building Inspector or Code Enforcement Agent that the Plan is not being complied with then the Applicant must appear back before this Board to determine if this approval shall be revoked.
2. There shall be no exterior lighting on the site other than security lighting to be approved by the Building Department and Planning Board Chair.
3. The Circulation Plan refers to "Event Days". "Event Days" shall be defined as any Iona Home Games and any game played by any other entity utilizing the field.
4. Buses may only drop off and pick up on Rose Avenue. However, no bus shall be allowed to remain on Rose Ave in excess of 15 minutes.—At the time of drop off and pick up there shall be an attendant located on Rose Ave to insure orderly pedestrian and vehicular traffic.

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 – 1.

Item #3 9 Jackson Ave.

Site Plan

Dennis Lucente 9 Jackson Ave stated that he plans to rent out the metal building on the property to a tenant Eye-Def design company. He submitted plans for parking spaces and all spaces are assigned. This tenant will have the spaces numbered 16, 10 and 11. There are an additional three parking spaces in the garage. This tenant will take on the workshop, the handicap bathroom and the utility space.

Matt Brennan, tenant, is a mechanical engineer and free-lance graphic designer and creator of prototypes. He services the hospitality industry. He creates one prototype at a time. All products are made in the USA. The materials used are wood, plastic and aluminum metal. A surface coating is used which is a powder discharged and sticks to the product. This powder

coating has virtually zero DOCs, no fumes and is environmentally friendly coating process. There is an enclosed paint oven and uses HEPA filters. There are fans in the workshop but do not vent to the outside.

Bill Williams, Building Inspector, asked the Mr. Brennan to submit approval in writing from the Westchester Dept. of Health.

Commissioner Wolfson asked if paint and chemicals were going to be stored on site.

Mr. Brennan stated that he has about 20 lbs. of powder at any one time. The paints are purchased when needed from the True Value hardware store in Tuckahoe. His prototypes require very little amounts of paint.

Mr. Williams stated that the Fire Dept. and Building Dept. would review the submitted plans.

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

No Public Comments

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

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

APPLICANT/OWNER: Lucente Realty LLC

LOCATION OF PROJECT: 9 Jackson Avenue

SECTION: 67 BLOCK: 3 LOT: 10e

DESCRIPTION OF PROJECT: Applicant is seeking to construct a new office/workshop for a new tenant (Eye-Def Media) in existing metal building .

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 Nerenberg seconded the motion and upon roll call was carried with a vote of 4 – 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 construct a new office workshop for a new tenant in the premises located at 9 Jackson Avenue in Tuckahoe. We are in possession of all the plans and information as to render a decision on this application. 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 with the following conditions:

1. The new tenant, Eye-Def Media, must be provided with 3 on site parking spaces by the landlord.
2. As the tenant utilizes spray paint in its business the tenant must comply with all State and Westchester County regulations regarding quality of air.
3. The tenant is mainly a one-person operation with occasional help and does not meet with clients at the premises. If the business grows to where the 3 parking spaces are insufficient, thus, causing traffic and parking issues on Jackson Avenue as determined by the Building Inspector the applicant must appear back before this Board with an amended site plan to address the issues.

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 4 – 0.

Chairman Leo stated that he received the new trash container site location from the hotel/restaurant on Marbledale Rd.

Chairman Leo noted that this location is acceptable to the Board and he will email the approval of the trash location to Bill Williams.

Item #4	22 Underhill Ave.	Adjourned
Item #5	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.