

**Minutes of Nov. 15, 2022**  
**Date Approved \_\_Dec. 20, 2022\_\_**  
**Date Filed/Village Clerk\_\_**

**November 15, 2022**  
**TUCKAHOE PLANNING BOARD**  
**Tuckahoe Village Hall Regular Meeting – 7:30pm**

**Present:** Chairperson Antonio Leo  
Commissioner Susana Carpenter  
Commissioner Paul Wolfson

**Absent:** Commissioner Raymond Nerenberg  
Commissioner David Barra  
Commissioner Adrienne Michel (ad hoc)

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

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

**Item #1 Approval of the minutes – October 18, 2022**  
**Item #2 100 Columbus Ave. Site Plan**  
**Item #3 25 Main St. Adjourned**

**Item #1 Approval of the minutes dated October 18, 2022**  
**Commissioner Wolfson motioned to approve the minutes from the October 18, 2022**  
**Planning Board meeting, seconded by Commissioner Carpenter and carried with a**  
**vote of 3-0.**

**Item #2 100 Columbus Ave.****Site Plan**

Gary Gjertsen, Village Attorney stated that the Board consists of only three members present this evening. The applicant must receive a unanimous vote for the application to be approved. The applicant can postpone their presentation and the vote. The applicant agreed to continue.

Annie Klein, attorney representing the applicant, noted that the submitted plans were updated to display the changes requested by the Board during the work session. The applicant will not repaint the roof. The applicant will replace the roof with a corrugated metal roof. This building is a non-smoking building, but according to the HUD rules, a smoking shelter must be made available to the tenants. There will be landscaping around the smoking shelter. There will be a sidewalk light under the structure to provide significant light.

Ms. Klein submitted the choice of colors for the corrugated roof. The Board members chose the Dark Bronze color.

Chairman Leo requested additional arborvitae around the perimeter of the shelter. It was decided that there were to be 3 arborvitae on the Circuit Ave. side and 6 arborvitae on Pleasant Ave. side. A total of 9 arborvitae each measuring 5 ft. tall.

Mike Seminara noted that the facility may want to research an E-bike charging station. If and when the NYS rules that an E-bike charging station must be accessible for the tenants, the building must then comply with the state regulations.

Chairman Leo requested a gutter around the perimeter of the roof and a drywell for the drainage.

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

**No Public Comments**

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

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

APPLICANT/OWNER: Marble Hall – Tuckahoe Limited Partnership

LOCATION OF PROJECT: 100 Columbus Ave., Tuckahoe

SECTION: 34 BLOCK: 6 LOT: 8

DESCRIPTION OF PROJECT: Amend site plan approval to include a bicycle rack, including lighting and landscaping for the bicycle rack and a smoking shelter .

### **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 Carpenter seconded the motion and upon roll call was carried with a vote of 3 – 0.**

**Chairman Leo offered the following Site Plan 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 the owner of 100 Columbus Avenue in Tuckahoe. Applicant constructed a bicycle rack and smoking shelter without the proper approval of the Building Department or of this Board. The Applicant now seeks to legalize the structures. After this Board's

work session and comments from this Board the applicant submitted amended plans to address the concerns of this Board, namely appropriate landscaping and lighting for the overall building and we are satisfied that the amendments that the Applicant made will further enhance the building and surrounding neighborhood. We therefore find that the Applicant has satisfied its burden as to 7-1 of the Village of Tuckahoe's Zoning Code and 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.**

**Conditions:**

1. Applicant shall provide 9 trees total with a 5ft. minimum height for shading around the bicycle rack. 6 on Pleasant and 3 on Circuit.
2. Applicant shall use the Dark Bronze roof material when they replace the roof
3. Install a new roof gutter and drywell

**Commissioner Carpenter seconded the motion and upon roll call was carried with a vote of 3 – 0.**

**Item #3      25 Main St.**

**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.