

**February 22, 2023**  
**TUCKAHOE PLANNING BOARD**  
**Tuckahoe Village Hall Regular Meeting – 7:00pm**

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

**Absent:** Commissioner Raymond Nerenberg

**Also in Attendance:**  
Gary Gjertsen Village Attorney

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

**Item #1 Approval of the minutes – December 20, 2022**  
**Item #2 2 Grant St. Site Plan**  
**Item #3 269 Columbus Ave. Site Plan**

**Item #1 Approval of the minutes dated December 20, 2022**

Chairman Leo motioned to approve the December 20, 2022 minutes, seconded by Commissioner Barra and carried unanimously.

**Item #2 2 Grant St. Site Plan**

Alex Leal, applicant, noted that he and his brother operate a barber shop in Eastchester for the past 6 years. The applicant now is looking to expand his business. This location will have 6 – 8 chairs, a wash station and a wheelchair accessible restroom. The renovations will include removing the cubicles office rooms. He plans to tile the floors and give it a modern look.

Chairman Leo advised the applicant to check with the Building Dept. for guidance before demolishing the cubicles.

The hours of operation will be Monday – Wednesday 9 – 5 Thursday and Friday 9 – 7 Saturday 8 – 6. Closed on Sundays Walk-ins are welcome, but appointments are preferred. There are no parking spaces but the applicant will reserve one space for himself.

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

### **No Public Comments**

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

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

APPLICANT/OWNER: The Dapper Division Barbershop II, Corp

LOCATION OF PROJECT: 2 Grant Street

SECTION: 32 BLOCK: 2 LOT: 1

DESCRIPTION OF PROJECT: Operate a new barbershop located at 2 Grant 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.**

**Chairman Leo seconded the motion and upon roll call was carried with a vote of 4 – 0.**

**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.**

Applicant is seeking to open and operate a barber shop located at 2 Grant Street. The applicant proposes 6 chairs and 2 wash stations. The proposed space is in an existing building that has no onsite parking. We find based on the work sessions and presentations 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. Applicant shall obtain 1 off-site parking space. This space shall be maintained as long as the business is in operation.
2. If there are 3 noise complaints within any 12 month period, applicant shall come back before this Board to determine whether this approval shall be revoked.

**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 4 – 0.**

**Item #3      269 Columbus Ave.      Site Plan**

Robert Fonte attorney for the applicant and Carla Gigante, mother of the applicant, noted that this is an application for a personal trainer in store #3 at this location. The personal training will take place between the hours of 8 – 10 Monday to Saturdays and closed on Sunday. It is one on one training sessions, with very few sessions that will have up to three clients. There is one parking space for the trainer.

Mrs. Gigante noted that her daughter Sophia has her nutrition license and will offer nutrition classes from time to time. The groups should be no more than three. A gym floor will be installed.

Chairman Leo advised the applicant to speak to the Building Dept. for guidance on installing the gym floor.

**Chairman Leo noted that the application needs Zoning Board approval before opening the public hearing for comments. If given Zoning Board approval, this Board will open the public hearing next month.**

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.