

April 23, 2013

**TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm**

Present: Chairperson Ann Marie Ciaramella
Commissioner Eric Fang
Commissioner Melba Caliano
Commissioner Tim Miller
Commissioner Clare Gorman
Commissioner Reyes-Guerra

Absent: Commissioner Raymond Nerenberg
Commissioner Antonio Leo

Also in Attendance:

John Cavallaro Village Attorney
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of Minutes Meeting held on December 18, 2012

Approval of Minutes Meeting held on January 22, 2013

Item #2 28 Columbus Avenue Return
Architectural Review

Item #3 135 Columbus Avenue Site Plan

Item #4 100 Main Street Adjourned

Item #1 Approval of Minutes held on December 18, 2012

Commissioner Miller motioned to approve the December 18, 2012 minutes was seconded by Commissioner Gorman and was carried with a vote of 5 – 0, with Commissioners Fang abstaining due to their absence.

Approval of Minutes Meeting held on January 22, 2013

Commissioner Caliano motioned to approve the January 22, 2013 minutes was seconded by Commissioner Miller and was carried with a vote of 5 – 0, with Commissioner Gorman abstaining due to her absence.

Mayor Ecklund congratulated Chairwoman Ciaramella on receiving the John O. Cross Award for Outstanding Planning Board Chairperson. He thanked her for her years of service to this village. The Village looks beautiful due to the hard work by this Board. This position is a volunteer position and the time and effort that each member contributes are to be commended.

As the mayor of this village, he noted that he receives all the compliments when the residents are happy with the results of recent projects. The applause should go to all the members of this board.

He announced that Chairwoman Ciaramella will step aside and Commissioner Leo will step in as Chairperson. He thanked Chairperson Ciaramella again for standing firm to her principles, as the residents of this village are the beneficiaries of all her hard work.

Chairwoman Ciaramella noted that this board works with a spirit of collaboration and noted that she is very happy with the talented members of this board. She also thanked John Cavallaro for his advice and support over the years. She thanked Mayor Ecklund and the members of the Board of Trustees for all their help and assistance.

Item #2 28 Columbus Avenue
Architectural Review

Return

Nicolas Faustini, architect for the applicant, noted that this project spans across 2 -28 Columbus Ave, with the corners of Main St. and Underhill. The building currently has a cedar-lined roof, which will be replaced with a standing seam roof, which will look like aged copper. The roof will have several parapets to enhance the character of the building. The plans also include three small roof additions, which will not add any gross floor area space, but will allow skylights for more natural light. The steel canopy and posts will be removed to expose more of the façade. There will be parapet railings to enhance the building with different rooflines.

Columbus Avenue has building B and C. The building B will have a new roof, new parapets and parapet railings. Building C will have the brick façade removed. This will have three storefronts with a flared profile at the roofline.

The Underhill elevation will have a courtyard and a new market entrance.

The Main St. elevation will have a new addition at the intersection of Columbus and Main St. New roof, parapets and wall mounted plantings.

The rounded profile along Columbus and Main intersection will have a new 10 ft. wide ramp that will meet all ADA guidelines. The applicant explored landscaping ideas with a landscape architect and presently plan on using Dogwood, Boxwood, Rhododendron, Hydrangea, Cotoneaster, Emerald Gaiety Euonymus and Knockout Rose. Plants for the mounted planters will be presented at a later date.

The plan is to use the existing pavers and bluestone on the corner.

The seating planter measures 3ft. on diameter with a 24-inch bench that wraps around for a total of 7 ft. in diameter.

Commissioner Reyes-Guerra noted that the site had four large shade trees and plantings along Columbus Ave. There is only one shade tree and a cherry tree left. The cherry tree will be removed, which requires a more significant tree, to provide a canopy in that area. In addition, the 2ft. by 3ft. planters are too small. Commissioner Reyes-Guerra added that the area near the staircase needs more plantings.

Commissioner Gorman asked about the trellis area.

Mr. Faustini noted that there would be a stucco façade with white trellis filled with green ivy. The trellis will be the same color as the stucco.

Commissioner Gorman asked if the applicant could make the city planter larger to put a substantial tree for shade there.

Commissioner Fang noted that these plans are a great improvement for such an important part of the village. He appreciated the investment in this location with the beautiful landscape plans. He added that the planters could be bigger. Attention should be given to the brick patterns. In addition, he noted that the applicant is sinking a lot of money back in the plaza and he may want to flip that and consider giving more attention to Main Street façade.

Commissioner Reyes-Guerra noted that the trellis idea looks good, but a larger trellis would look more quality.

Commissioner Caliano agreed with Commissioner Reyes-Guerra and asked that the trellis be larger. She noted that the interior market entrance could be in the shape of an arch rather than a straight roof.

Mr. Faustini noted that the interior market entrance would not be visible on Underhill.

Commissioner Caliano questioned the two posts jutting up on the roofline. She asked if the brick material could wrap around the two side posts jutting up as the plan is for a brick profile and metal coping inside.

Mr. Faustini noted that the side of the fence on the parapet in question would not be visible at all to pedestrians. The applicant is trying to use the funds available to be spent on areas of the building that will be visible to the residents.

Commissioner Reyes-Guerra asked about the interior decorative lighting plans.

Mr. Faustini noted that decorative wall mounted lights will be used.

Chairwoman Ciaramella asked the applicant to submit brochures of the lights and samples of the colors for the stucco, bricks and any materials. The final approval requires all samples of materials to be submitted.

Commissioner Reyes-Guerra requested that the applicant submit samples of the site furnishings as well.

Commissioner Fang stated that funds should be spent on the locations where the residents are walking.

Commissioner Miller asked about the signage.

Mr. Faustini stated that the plans show where the signage will be located. He understands that he needs to present the signage plans to the Sign and Awning Board. The plans show different types of signage including channel and block letters with lighting or a roof scape with a signage board and small spotlights. The façade was planned with the signage usage in mind.

Commissioner Caliano asked about the canopy located on the Underhill side.

Mr. Faustini noted that the canopy is 17ft. high and will have skylights for natural light. The canopy covers the basement, which prevents a water problem and reduces leakage into the basement.

Commissioner Reyes-Guerra suggested an archway characteristic to the canopy, rather than the straight, very sharp line.

Commissioner Caliano agreed with Commissioner Reyes-Guerra and suggested the arch like canopy. She noted that the curve is more inviting.

Commissioner Caliano asked about the material for the roof. Her concern was if this material would fade.

Mr. Faustini noted that the roof material has a special finish, which replicates an aged copper look.

Chairwoman Ciaramella asked the applicant to submit a sample of the roof material and the fence material. She asked that the applicant submit warranty information provided by the manufacturer for the canopy material as well.

Commissioner Reyes-Guerra noted that there is detail on the wall along Main St. and asked if some of that detail could be brought over to the façade on Underhill.

Mr. Faustini noted that the applicant has a limited budget.

Commissioner Fang added that Main St., Columbus Ave. and the storefronts are the points where the applicant should focus on.

Rocco Alessandro owner of the property noted that the tenants have seen the plans for the site. The roof has rotted over time and needs replacement. For now, he would like to create something nice for the town, but may redevelop in the future. He plans to eventually seek a partner to develop this site, as it is a beautiful spot in the village.

Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Gorman. Discussion: Commissioner Caliano announced that any tenant or resident should be encouraged to view the site plans of Depot Square Mall and all written comments to this board will be accepted. Motion was then carried unanimously by the Board.

No Public Comments

Commissioner Caliano motioned to close the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board.

Item #3 135 Columbus Avenue

Site Plan

Mr. Dennis Lucente, owner of the property stated that this was his office before he moved to Marbledale Ave. Prior to being his office; this site was used as a deli. He presented plans to return the site back to a convenience store, which would sell milk, bread, coffee, sandwiches etc. There will be no kitchen prep on site. There is a window counter, which will be reopened. There are repairs shops, foot traffic and many employees in the area for business. There are four parking spaces on site. There are fire alarms, egress doors and an employee restroom on site.

A discussion regarding making coffee could possibly be considered kitchen prep. There is an additional sink on the premises for making coffee.

Mr. Lucente noted that the site would be inspected by the Health Dept.

Mr. Lucente noted that he plans on having one full time employee and possibly a part time employee. There are four parking spaces, one for the employee and three for any customers. Most customers will walk to the site. There are also five metered spaces in front of the store. Those meters are 12-hour meters and may change to less. The hours of operation will be from 6:00 am to 6:00pm Monday thru Saturday with possibly a limited time on Sunday morning. The outside of the building will be power washed and cleaned. The window trim will be painted white. There will be flower boxes and hanging baskets.

Bill Williams, Building Inspector noted that the applicant would need permission from the Village Board for use of the window counter as the Village does allow encroachments.

Mr. Lucente stated that the window counter will slide closed and locked in the evening. There will be an alarm system in the store.

Commissioner Caliano asked if the site needed to meet ADA requirements.
Bill Williams, Building Inspector stated no.

Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Miller and carried unanimously by the Board.

No Public Comments

Commissioner Caliano motioned to close the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board.

Commissioner Caliano motioned to approve a negative declaration pursuant to SEQR. Motion was seconded by Commissioner Gorman and carried unanimously by the Board.

Commissioner Gorman motioned to approve the site plan as presented tonight with the condition that the applicant must receive Village Board approval for the special use of the sidewalk and that will include the execution of a hold harmless agreement in favor of the village. Motion was seconded by Commissioner Reyes-Guerra and carried unanimously by the Board.

Item #4 100 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.