

May 21, 2013

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

**Present:** Chairperson Antonio Leo  
Commissioner Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Tim Miller  
Commissioner Clare Gorman

**Absent:** Commissioner Melba Caliano  
Commissioner Eric Fang  
Commissioner Reyes-Guerra

**Also in Attendance:**  
John Cavallaro Village Attorney  
Mike Seminara Code Enforcement Officer

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

**Item #1 Approval of Minutes Meeting held on April 23, 2013**

|                                   |                      |
|-----------------------------------|----------------------|
| <b>Item #2</b> 28 Columbus Avenue | Architectural Review |
| <b>Item #3</b> 144 Wallace St.    | Sub-Division         |
| <b>Item #4</b> 10 Fisher Ave.     | Site Plan            |
| <b>Item #5</b> 100 Main Street    | Adjourned            |

**Item #1 Approval of Minutes held on April 23, 2013**

**The approval of the minutes was postponed as two members were absent on April 23, 2013 and therefore there was not a quorum.**

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|--|--------|
| <b><u>Item #2</u></b> 28 Columbus Avenue | Return |
| Architectural Review                     |        |

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 will have a façade renovation with an enhanced courtyard and a modified corner of Main St and Columbus Ave. The plans changed to now have only two storefronts along Columbus Ave. instead of three. The corner will have a tower roof with glass windows. 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. He displayed views of the property from several angles of the intersection.

The applicant will place four large planters on the site. The planters will be stone with a wood seating area around it. The landscape plans will consist of White Crepe Myrtle, Dogwood, Japanese Maple, Boxwood, Rhododendron, Hydrangea, Cotoneaster, Emerald Gaiety Euonymus, St. John's Wart and Knockout Rose. The trees will have a maximum height of 6ft. Mr. Faustini submitted photos of the proposed planters.

Mr. Faustini submitted photos of the proposed trellis, which will be filled with ivy.

Mr. Faustini displayed photos of wall mount lighting, post top lighting, pendant lighting, and recessed lighting, which will all be dark bronze.

Mr. Faustini displayed samples of each of the following materials:

Blue stone; brick which will match the existing brick same color and blend; stucco – Buck skin color; metal roof which is aluminum metal coated and will be dark bronze color.

Chairman Leo asked the applicant to consider lighting that was not as delicate as those submitted.

**Chairman Leo motioned to approve a negative declaration pursuant to SEQR.**

**Commissioner Ciaramella seconded the motion and was carried unanimously by the Board.**

**Commissioner Gorman motioned to approve the site plan as presented tonight with the condition that the applicant select lighting that is more substantial as stated by the Chairman and approved by the Building Department. Commissioner Ciaramella seconded the motion and upon roll call was carried unanimously by the Board.**

### **Item #3 144 Wallace St.**

### **Sub-Division**

Mr. Les Maron representing applicant Mr. Denis Lucente, stated that he was presenting before the Board to get a sense of their thoughts before presenting to the Zoning Board. The application is for a sub-division to reinstate lot lines. A subdivision was created back in 1986, which took Lot 109 and split in down the center to create Lot 109A and 109B. Lots 111 and 112 were not affected.

A Village ordinance in 2007 may have then merged Lots 109A with Lots 111, and Lot 112 to make one lot, due to an accessory building on the corner of Lot 112. This application is to reinstate the lot lines of Lot 111 and Lot 112 to build a small one family house even though it is zoned for a two family house.

Mr. Maron noted that the applicant must first get approval from the Zoning Board to reinstate the lot lines. Once that has occurred, the applicant must apply for variances to build. If the lot is determined by the Zoning Board to be an existing lot, the variances requested will be less than if the lot is determined to be a new lot.

The current requirement for a front yard setback for a new lot is 35ft; existing lot is 25 ft., this application is for 12.5ft front yard.

Side yard requirement is 9ft. for an existing lot, 15ft. for a new lot; this application is for 9ft.

There is no variance requested for the rear yard.

The size of a new building lot must be at least 7000sq. ft., an existing building lot must be at least 5000sq. ft., this lot measures 3925sq. ft.

This application requires variances either way; it is just the degree of variances that is in question.

Mr. Maron noted that the applicant is prepared to build a 1900sq. ft. single-family house even though the lot is zoned for a two-family house.

John Cavallaro, Village Attorney, noted that the current application is to restore tax lots 111 and 112.

Mr. Maron added that the Village ordinance in 2007 combined Lot 109A with 111 and 112. This application is to subdivide the lots and separate Lots 109A, and Lots 111 and 112 to make one building lot.

Chairman Leo stated that the Planning Board will wait for the Zoning Board to determine the subdivision decision and this Board will hold off offering any opinion at this time.

**Item #4 10 Fisher Ave.**

**Site Plan**

Mr. Leonard Brandes, architect for the applicant, Martine's Bakery, requested the legalization of an existing prep area in the basement. The building has been used as a bakery for many years. The building department's file on this property shows that there were garage doors on the side of the building. There have been no updates to the file to show that the garage space was converted to storage space and then to useable space. This prep area has been used for years to store and prep food. There is no cooking in the basement. A staircase will be installed with a 3ft. x 8ft. fireproof and waterproof hatch.

Mr. Seminara added that the plans for this style staircase would be submitted to the state for approval. If the state denies the plans, the applicant will put the stairs outside along the outside wall.

Chairman Leo asked if the plans were still within the FAR requirements.

Mr. Brandes indicated that the applicant is within the FAR requirements. The FAR calculation for this building is a maximum of 10,740 and the Bakery measures 7,064.

Chairman Leo asked about the increase in the number of employees and the parking situation.

Mr. Brandes noted that some employees take the train while others bicycle ride to the shop. There has never been an issue with parking.

Commissioner Miller asked about the expansion of the kitchen area.

Mr. Seminara stated that the architect submitted plans to expand the kitchen area, which triggered the requirement for a handicap restroom.

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

**No Public Comments**

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

**Chairman Leo motioned to approve a negative declaration pursuant to SEQR.  
Commissioner Ciaramella seconded the motion and was carried unanimously by the Board.**

**Commissioner Gorman motioned to approve the site plan as presented tonight to change the storage area to a prep area, and the expansion of the kitchen area with the condition that the applicant may have to change the egress subject to the Building Dept. and state approval.  
Commissioner Ciaramella seconded the motion and upon roll call was carried unanimously by the Board.**

**Item #5 100 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.