

September 17, 2013 (revised Oct. 15, 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

**Also in Attendance:**

Gary Gjertsen Deputy Village Attorney  
Mike Seminara Code Enforcement Officer

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

**Item #1 Approval of Minutes - Meeting held on July 16, 2013**

**Item #2 146 Main Street Extension of Site Plan Approval**

**Item #3 2 Clinton Place Site Plan**

**Item #4 85 Yonkers Ave. Site Plan**

**Item #5 200 Marbledale Road Adjourned**

**Item #6 100 Main Street Adjourned**

**Item #1 Approval of Minutes held on July 16, 2013**

Commissioner Nerenberg motioned to approve the July 16, 2013 minutes was seconded by Commissioner Gorman and was carried with a vote of 4 – 0, with Commissioner Ciaramella abstaining due to her absence.

**Item #2 146 main Street Extension of Site Plan Approval**

Neil Alexander, attorney standing in for Mr. Null, representing the applicant, noted that this Board granted site plan approval back on October 16, 2012. The applicant is now requesting a one-year or two-year extension. The attorney stated that the developer claims he is backlogged with additional projects.

Mr. Raffiani, applicant and owner of the property, noted that he was granted an 18-month extension regarding the other buildings associated with this project. He asked the Board to keep the extensions running together.

**Chairman Leo motioned to grant an extension of 18 months for 146 Main St. Commissioner Ciaramella seconded the motion and upon roll call was carried with a vote of 5 – 0.**

### **Item #3 2 Clinton Place**

### **Site Plan**

Anthony Campanile, homeowner, and Anthony Gizzo, applicant's brother-in-law, requested site plan approval for a two-bedroom extension off the back of the house. The plans are to update the bathroom and master bedroom, move the washer and dryer and add a staircase to basement on the east side of the house. The house is currently a three-family house. The plans are to remove the existing cedar shakes and replace it with Beige vinyl cedar shakes. The vinyl will replace the existing and be used for the extension. The upper portion of the house is red brick. This house sits on a corner lot and this addition will not be visible to neighbors or pedestrians. There is wall with tall bushes along the perimeter of the property to block any visibility.

Chairman Leo requested samples of each material the applicant plans to use. He also requested photos of the existing house and property.

Chairman Leo discussed the possibility of granting site plan approval with the condition that the applicant presents the materials at the next meeting.

The applicant agreed.

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

### **No Public Comments**

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

**Commissioner Ciaramella motioned to approve the site plan application for the addition as presented tonight, with the condition that the applicant return to the next meeting to present pictures of the house and samples of the several materials that would be used on the addition and the issuance of a subsequent approval based upon the approval of materials and samples. Motion was seconded by Commissioner Gorman and was carried with a vote of 5 – 0.**

**Item #4 85 Yonkers Ave.**

**Site Plan**

Mr. Leonard Brandes, architect for the applicant, presented a three-dimensional model of the proposed changes to the building. The property is located on the corner of Scarsdale Rd. and Yonkers Ave., which is one of the main entries into the Village. It has been vacant for many years.

The site has pre-existing curb cuts on both streets. The proposed structure will be set back from the retaining wall. The plans are for a small office building with two offices and two separate staircases. There will be handicap bathroom facilities. The interior wall may be removed to create one large office space. On the outside of the building, the architect proposed plans with two towers on either side of the building, which matches the tower on the Pyramid Squash court building. There will be new double hung windows. The applicant will present before the Zoning Board to request variances for parking spaces. The code requires one space per 400 sq. ft., which would be 7 spaces. This proposed project provides 4 parking spaces and a few bicycles spaces. There are plenty of metered parking spaces on the Yonkers Ave.

Chairman Leo stated that he would forward these plans to Mr. Fish, the Village Consultant for his advice. He voiced his reservations regarding this project. It is a main entrance to Tuckahoe and is deserving of a more intimate setting. The intersection is very busy and the vehicles entering and exiting this site is a concern. There are quite a few challenges with this project.

Mr. Brandes stated that it is currently an eyesore and the owner would like to build.

Commissioner Miller stated that if approved, this building would be there for a long time if it does not slip into the Bronx River. He questioned what the Army Corps of Engineers stated about the site.

Mr. Brandes noted that the Army Corps of Engineers worked for months on the end of Yonkers Ave., but determined that this site was stable and safe. There were boring tests done. Tanks were removed and soil was tested and reviewed.

Chairman Leo stated that a \$5000.00 retainer was accepted by the Building Dept. to cover the costs of Village Consultants. The plans will be sent to Mr. Fish. The Board will review his comments prior to the next workshop.

**Item #5 200 Marbledale Road**  
**Item #6 100 Main Street**

**Adjourned**  
**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.