

October 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:
Bill Williams Building Inspector
John Cavallaro Village Attorney

Chairman Leo announced the evening's agenda as follows:
Item #1 Approval of Minutes - Meeting held on September 17, 2013
Item #2 9 Jackson Ave. Site Plan
Item #3 200 Marbledale Road Site Plan
Item #4 85 Yonkers Ave. Site Plan
Item #5 2 Clinton Place Adjourned
Item #6 100 Main Street Adjourned
Item #7 48 Circuit Ave. Adjourned

Item #1 Approval of Minutes held on September 17, 2013

Commissioner Ciaramella revised the September 17, 2013 minutes with the following corrections:
to add to the motion for the applicant of 2 Clinton Place '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 material that would be used on the addition and the issuance of a subsequent approval based upon the approval of materials and samples.

Commissioner Nerenberg motioned to approve the revised minutes was seconded by Commissioner Gorman and was carried with a vote of 5 – 0.

Item #2 9 Jackson Ave.**Site Plan**

Denis Lucente, applicant, stated that the property in the rear of this site has an erosion problem. As a result, the retaining wall may weaken. The plans are to create a concrete wall in front of the 13 ft. stonewall. Above the stonewall, on the hill, the plan is to create two tiers, each 5ft. tall, uni-lock walls to keep the hill from eroding. The hill will be landscaped with plants that aid in erosion control such as Burning bush, Juniper, and Forsythia. The plans have been reviewed by an engineer, whom concluded that the poured concrete wall would stabilize the hill. Mr. Lucente noted that drainage was examined and the retaining wall will help slow down the drainage. The property has 3 large dry wells in the front.

Chairman Leo noted that the Village Consultant would review the drainage plans for approval. Chairman Leo added that the poured concrete wall would look better with a stone veneer.

Mr. Lucente asked if the plans could be approved to begin the construction of the wall before the winter weather begins. He added that if the consultant has an issue with the drainage plans, he would return to address that.

Commissioner Gorman agreed that if the Village consultants need the applicant to return to adjust the drainage plans, the applicant would return.

Commissioner Nerenberg motioned to open the public hearing, seconded by Commissioner Gorman and carried unanimously.

Public Comments

Leonard Brandes, architect for several applicants, stated that the wall could get approved so the applicant can pour the concrete and the drainage and veneer can be approved later.

Commissioner Ciaramella motioned to close the public hearing, seconded by Commissioner Miller and carried unanimously.

Chairman Leo motioned that the Board adopts a negative declaration pursuant to SEQR, with the stipulation that the drainage plans be reviewed and approved by the Village consultant. The motion was seconded by Commissioner Gorman and unanimously carried with a vote of 5 – 0.

Chairman Leo motioned to approve the plans as presented tonight with the drainage to be reviewed and approved by the Village consultants and that the applicant agree to any changes requested by the consultant. The applicant must return with the stone veneer finishes and the materials for the dry lock system, landscape plans for the hill and that the plans include the separate retaining wall that is currently missing from the plans.

Commissioner Nerenberg seconded the motion and was carried with a vote of 5 – 0.

Item #3 200 Marbledale Road**Site Plan**

Mr. Rocco Salerno, attorney for the applicant Home Ice LLC, requested approval for an ice hockey rink at this location. At the previous meeting, some concerns voiced by the members of the Board were regarding the noise generated by the chiller, the increase in traffic and the parking. Mr. Salerno noted that HMB acoustics reviewed the proposed chiller and concluded that it would not exceed the noise ordinances for both the Village of Tuckahoe and the Town of Eastchester. The traffic was reviewed by BFJ Planning, which concluded that this plan would generate a total of 24 additional vehicles during the peak hours, which would not have a significant impact to the neighborhood. The parking analysis concluded that there would be a need of 20 parking spaces. There are currently 73 on-street parking spaces available near the building. There are 10 parking spaces on site. During the peak hours of 3:00pm to 5:00pm, the need is for 20 parking spaces. During off peak hours, the facility would need fewer parking spaces.

John Cavallaro, Village Attorney, stated that he received the EAF from Mr. David Barbuti on October 3, 2013, which was sent out to all agencies; Planning Board, Zoning Board and the Eastchester Town Board. There is a 30-day waiting period from that date, for this Planning Board to be the lead agency. Mr. Cavallaro stated that he would need written statements of no objection from each Board for the Planning Board to declare to be lead agency, or simply wait the required 30-day period.

David Barbuti, architect for the applicant, stated that this site is 10,600 sq. ft. with a 1500 sq. ft. mezzanine. The chiller will be placed in the rear of the property above parking spaces 1 and 2. The chiller platform will be enclosed as per the consultant's comments. The screening will be placed on two sides of the chiller.

Commissioner Gorman noted that if the chiller were to be screened on all four sides, that may reduce the noise level even more.

Chairman Leo requested samples of the material of the acoustical fabric as well as images and color samples.

Mr. Barbuti noted that the noise level has been reduced due to the screening. The façade of the building will be painted a gray color with navy blue accent striping and a blue canopy. He noted that the platform for the chiller is a structural steel open grid with a walk able surface. There will be no sound bouncing off the steel.

Commissioner Nerenberg noted that the source of the sound is actually the fan.

Mr. Barbuti stated that the acoustical quilted material may be placed on a concrete wall or a chain link fence.

Mr. Barbuti noted that the a/c units will have a condensate line hard piped to the back of the building. It will have a drip pan and will be connected to the Zamboni garage, which also has a trench drain.

Mr. Barbuti added that the existing curb cuts could be raised and returned to parking spaces.

Chairman Leo noted that the grey and blue colors seem cold.

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

Public Comments

Lee Corcoran 70 Yonkers Ave. resident, stated that he supported this application. It will give the local schools a nice facility to have their teams practice on after all the school budget cuts.

Ron Gallo 58 Underhill St., resident and Chairman of the Zoning Board, stated that he appreciated all the work that this Board does for the Village and that it is very much appreciated. This application has not come before the Zoning Board but it appears on the surface to be good for the Village but he would reserve his judgment until the applicant is before the Zoning Board. He noted that he would work with the Planning Board regarding the parking issue. He stated that the Zoning Board is proud of their effort to try to make expeditious decisions for business owners. On the surface, the application does not look terrible. Marbledale Rd. is a critical piece of property for Tuckahoe.

Leonard Brandes, architect for several applicants, asked if there would be competitions held at the hockey rink which would require two teams resulting in the need of more parking spaces.

Mr. Kevin Wright, applicant, noted that this site would not have a regulation size arena. It would measure one-third the size of a regulation size arena. There would only be 3 on 3 competitions and training sessions for kids.

Mr. Zev Abraham, applicant, noted that informal pick-up hockey games called shinnys, may be an option for public skating time.

Commissioner Gorman asked about the night schedule.

Mr. Abraham noted that he made a commitment to Eastchester to close the parking lot after 10:00pm on weekdays and not open before 8:30am. There will be outdoor security cameras and a strict 'No alcohol' policy enforced.

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

Chairman Leo motioned to set the parking spaces to 20 spaces required, seconded by Commissioner Nerenberg and carried with a vote of 5 - 0.

Bill Williams, Building Inspector added that there are 10 parking spaces on site, the applicant now has to appear before the Zoning Board for a variance for the remaining 10 parking spaces.

8:30pm Chairman Leo motioned to enter Executive Session, seconded by Commissioner Ciaramella and carried with a vote of 5 – 0.

9:05pm Commissioner Nerenberg motioned to exit the Executive Session, seconded Commissioner Ciaramella and carried with a vote of 5 – 0.

Chairman Leo amended the previous motion to set the parking spaces required to be 20 for this site. Motion was seconded by Commissioner Nerenberg and carried with a vote of 5 – 0.

Mr. Rocco asked the Planning Board for a favorable referral to the Zoning Board.

Chairman Leo stated that the Planning Board makes a favorable recommendation to the Zoning Board regarding the parking regulation.

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. He noted that the site has very little space for parking. He requested that the required 1 space per 200sq. ft. be relieved to 1 space per 400 sq. ft. The proposed changes to the building will include cornice work, recessed building and a planting area. The present retaining wall is part of this property.

Commissioner Nerenberg motioned to open the public hearing, seconded by Commissioner Ciaramella and carried unanimously.

Public Comments

Mr. Ron Gallo 58 Underhill St., Chairman of the Zoning Board, noted that this is one of the most visible properties in the Village. The model looks fantastic on the surface, but the applicant has not appeared before the Zoning Board. Our Zoning Board would be thrilled to have something beautiful on that site.

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

Chairman Leo offered to refer this to the Zoning Board and to make a recommendation to reduce the ratio from 1 per 200sq. ft. to 1 per 400 sq. ft. This will reduce the parking spaces required to 7, the applicant is providing 5 spaces.

Commissioner Gorman motioned to accept this recommendation, seconded by Commissioner Nerenberg and carried unanimously by the Board.

Item #5 2 Clinton Place

Adjourned

Item #6 100 Main Street

Adjourned

Item #7 48 Circuit Ave.

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.