

**November 18, 2014**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

**Present:**      Chairperson              Antonio Leo  
                 Commissioner          Ann Marie Ciaramella  
                 Commissioner      Raymond Nerenberg  
                 Commissioner      Eric Fang  
                 Commissioner      Melba Caliano  
                 Commissioner      Clare Gorman

**Also in Attendance:**  
                 Gary Gjertsen              Village Attorney  
                 Bill Williams            Building Inspector

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

- Item #1   Approval of minutes of Regular meeting held on September 16, 2014**  
                 **Approval of minutes of Regular meeting held on October 21, 2014**  
**Item #2   146 Main St.                      Site Plan Extension**  
**Item #3   300 Columbus Ave.              Architectural Review**  
**Item #4   100 Main Street                  Adjourned**  
**Item #5   50 Columbus Ave.                Adjourned**

**Item #1   Approval of minutes of Regular meeting held on Sept. 16, 2014**

**Commissioner Ciaramella motioned to approve the minutes from the Sept. 16, 2014 meeting, was seconded by Commissioner Caliano and carried with a vote of 5 – 0 with Commissioner Fang abstaining due to his absence.**

**Approval of minutes of Regular meeting held on October 21, 2014**

**Commissioner Ciaramella motioned to approve the minutes from the October 21, 2014 meeting, was seconded by Commissioner Gorman and carried with a vote of 5 – 0 with Commissioner Fang abstaining due to his absence.**

**Item #2 146 Main St.****Site Plan Extension**

Mr. William Null, attorney for the applicant, requested a two-year extension for this site. The other buildings, 150, 160 Main Street and 233 Midland are now underway. This building, 146 Main St., is being used as the main office for the construction site. It will be the last building to be completed.

Mr. Gjertsen, Village Attorney, stated that the Zoning Board just approved a two-year extension for this application.

Commissioner Fang asked what was the anticipated start date for this building.

Mr. Null noted that it was his opinion that the start date for 146 Main Street would be approximately 18 months away.

Commissioner Caliano asked if there were any problems arising during the construction process. Mr. Null stated that he was unaware of any problems.

**Commissioner Nerenberg motioned to open the public hearing, seconded by Commissioner Caliano and carried with a vote of 6 – 0.**

**No Public Comments**

**Commissioner Nerenberg motioned to close the public hearing, seconded by Commissioner Caliano and carried with a vote of 6 – 0.**

**Chairman Leo read the following Resolution:**

**VILLAGE OF TUCKAHOE  
65 Main Street  
Tuckahoe, NY 10707**

**PLANNING BOARD RESOLUTION/DECISION**

**APPLICATION DATE: October 14, 2014**

**LOCATION OF PROJECT: 146 Main Street**

**SECTION: 29**

**BLOCK: 9**

**LOT: 25**

**DESCRIPTION OF PROJECT: Extension of approved site plan**

**APPLICANT/OWNER: Mirado Properties Inc. and Dorami Realty of New York, Inc**

**ADDRESS: 146 Main Street, Tuckahoe**

**THE FOLLOWING IS THE RESOLUTION/DECISION OF THE PLANNING BOARD  
OF THE VILLAGE OF TUCKAHOE, N.Y.**

**Whereas, applicants, Mirado Properties, Inc., and Dorami Realty of New York Inc seek  
an extension of time for the Site Plan approval most recently extended September 17, 2013  
and**

**Whereas, there has been no change in the plans that have been previously approved by this Board and there have been no material changes to the facts or circumstances that rationally and reasonably supported this Board's determination to grant the Approval herein, it is therefore**

**Resolved that this Board confirms its negative declaration pursuant to SEQRA as there has been no change in the plans submitted and previously approved, and it is further**

**Resolved that Site Plan approval by this board is extended for a period of 2 years from the date of this resolution.**

**Commissioner Nerenberg seconded the motion and upon roll call, was carried with a vote of 6 – 0.**

**Item #3 300 Columbus Ave Amended Site Plan**

Mr. Les Maron, attorney for the applicant, Crestwood Station Plaza, noted that the architect, Norman Cox, would be unable to attend this evening's meeting. He proceeded to offer samples to the Board for the Architectural Review.

**Architectural Review**

Mr. Maron noted that the applicant was unable to get samples of the light fixtures. He submitted photos of each fixture. He stated that these proposed light fixtures are the same that were previously approved by the Board for the previous applicants.

Chairman Leo noted that the photos do not give measurements and as a result, there is no sense of scale.

Mr. Maron proceeded with the stone samples. This stone will be placed on the base of the façade along Lincoln Ave. and Columbus Ave.

The Board members chose the Cumberland Weatherwood stone from the set of samples. This type of stone has less texture so as a result, rain, dirt, and pollution will not get stuck in the stone. The stone will vary in size and resemble the rendering submitted. The façade will carry a pattern. The rendering that was submitted is very accurate.

**Chairman Leo motioned to accept the stone – Cumberland Weatherwood – for the façade on Lincoln Ave. and Columbus Ave.**

**Commissioner Caliano seconded the motion, and was carried with a vote of 6 – 0.**

Chairman Leo asked the applicant to return with samples of the roofing material and lighting fixtures. The light fixtures should include the size and indicate where each fixture would be placed on the drawings.

**Chairman Leo wished all a very Happy Thanksgiving.**

<b>Item #4</b>	<b>100 Main Street</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>50 Columbus Ave.</b>	<b>Adjourned</b>

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.