

**July 16, 2007**

**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL – 8:00pm**

**Present:** Chairwoman Ann Marie Ciaramella  
Commissioner Eric Fang  
Commissioner Raymond Nerenberg  
Commissioner James Vaughan

**Absent:** Commissioner Melba Caliano

**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 – June 18, 2007
- Item #2 30 Elm St. Site Plan Return
- Item #3 72 Maple Ave. Site Plan Return
- Item #4 1 Scarsdale Rd. Landscape Approval
- Item #5 108 Main St. Sign Approval
- Item #6 273 Columbus Ave Sign Return
- Item #7 16 Depot Sq. Amended Site Plan
- Item #6 101 Main St. Mixed Use Site Plan
  
- Item #7 93 Lake Ave. Adjourned
- Item #8 31 Main St, Adjourned
- Item #9 100 Main St. Adjourned
- Item #10 35 Bronx St. Adjourned

**Item #1 Motion by Commissioner Vaughan** to approve the minutes from the June 18, 2007 meeting was seconded by Commissioner Nerenberg carried by the Board with a vote of 4 - 0.

**Item #2 30 Elm St. Site Plan**

Mr. Leonard Brandes, architect for the Pyramid Squash Club, submitted updated drawings along with a 3-D model of the proposed building. He noted that the Board requested an addition of style and design to the corner of the building at Elm St. He stated that he was able to create a double wall, the inner a firewall, the outer a façade. The outer will now have windows and the Pyramid Squash logo. Small lantern-like lighting fixtures will be placed between the windows; this will offer soft

lighting to the sidewalk. He submitted photos of the proposed light fixtures. As for the garage, there will be an open, twisted grilled, rolling gate at both the entrance and the exit. Photos were submitted. Brick will be used for the façade along with medium smooth, slightly textured stucco, in two tones, with copper roofs and dark green windows. The banding extends a bit to offer shadow and depth and will be a darker shade of stucco. The large center windows and upper windows will be clear glass and the lower level windows will be tinted, opaque glass in a tan color.

Commissioner Fang asked if the applicant could create the same shadow box on the other side of the corner of the building facing Lake Ave. The logo will be a future application, but the shadow box did offer some design to the corner.

Mr. Brandes agreed and will add the same shadow box to the Lake Ave. side.

**Motion by Commissioner Nerenberg** that the Board adopts a negative declaration pursuant to SEQR. This motion was seconded by Commissioner Fang and unanimously carried by the Board.

### **No Public Comments**

**Motion by Commissioner Nerenberg** to accept the site plan as presented this evening.

This motion was seconded by Commissioner Vaughan.

Discussion: Commissioner Fang requested a condition that the applicant remove the logo and add the same shadow box for Lake Ave. that was presented tonight for Elm St.

This motion was carried with a vote of 4 – 0.

Commissioner Vaughan complemented Mr. Brandes on his design of a beautiful building on a very difficult lot.

### **Item #3 72 Maple Ave. Architectural Review**

Mr. Parangi, architect for Mr. Torres, submitted samples and colors of the materials to be used. Timberline roof shingles - dark brown, Anderson Windows, Hardie plank siding – Autumn Tan, trim- white, stone – natural tan, front steps – concrete with blue pavers, front door- natural cherry wood ( CH on Building Dept.'s color palate), garage door – natural cherry, railings – aluminum painted beige (Navajo beige on the Hardie plank color palate), walkways – pavers, driveway – blacktop.

A discussion evolved regarding the width of the driveway. The result was that the applicant would reduce the width from 18ft. 33in. to 15ft. at the entryway of the driveway and 14ft. wide at the turnaround.

**Motion by Commissioner Nerenberg** that the Board adopts a negative declaration pursuant to SEQR. This motion was seconded by Commissioner Fang and unanimously carried by the Board.

**Motion by Commissioner Vaughan** to accept the architectural materials as presented tonight with the exception of the driveway. It was determined that the width of the driveway be decreased from 18ft. 33in. to 15ft. at the entryway of the driveway and 14ft. wide at the turnaround.

Motion was seconded by Commissioner Nerenberg.

Discussion: Chairwoman Ciaramella added that the Certificate of Occupancy will not be granted if there are any changes to the approved plans.

Bill Williams, Building Inspector, noted that the Landscape Architect must be present for the issuance of the CO.

Commissioner Vaughan amended his motion to request that the Landscape Architect be present at the final review and meet the Building Inspector's approval. Any deviation of these plans will revoke this approval.

Motion was carried with a vote of 4 – 0.

**Item #4 1 Scarsdale Rd. Landscape Approval**

Mr. Alan Singer, attorney representing R&F Scarsdale, formerly Rivervue, indicated that the prior owners did not follow the approved site plan. He noted that he would submit the paperwork regarding the easement for the Village Attorney to review. As for the Landscape plans, he introduced the Landscape Architect, Carol Gordon.

Ms. Gordon indicated that there were several items to review.

1. The chain link fence along the river will be replaced with an aluminum black railing fence.
2. The easement paperwork will be submitted to John Cavallaro, Village Attorney.
3. The present parking lot on the outer edge of the Rivervue has two existing Birch trees. Plans are to add Junipers and thorn-less Hawthornes and Clethra Alnifolia, which is a summer bush under the Hawthornes. The vehicles will be parked perpendicular to the plants. The Junipers will be 15ft. high at maturity and they are a very tough evergreen.
4. The front steps cannot be removed, as the Rivervue is a historic building. Plans were presented to have a large planter box between the railings inside the alcove, on the top of the steps. The planter box will hold a summer blooming vine, Mandevilla vine, which will be removed in the fall. As a result, the alcove will only have blooms covering the alcove during the spring and summer seasons. During the winter and fall, the alcove will be bare. The vine is held up by metal rod supports drilled into the stucco. The metal support rods cannot be removed and therefore will be visible when the vine is not in bloom.

There will also be Sky Rocket Junipers on both sides of the archway and two planters, with flowers, on each step.

The Board members voiced their concern regarding the bare alcove during most of the year and asked Ms. Gordon to research an alternative plan that will provide coverage all year long.

5. Ms. Gordon provided photos of the roofing on the garage. Plans are to create a 'Green roof', which is a fairly new concept. There are 1ft. x 2ft. trays with 4in. of drainage. The drainage is now onto the sidewalk, which will stay as is. The plants will bloom, alternating throughout the year. The trays lock together to form a bed, will not be visible, but the trays can still be removed when necessary. There will be three layers of stone around the perimeter of the green roof.

Commissioner Vaughan noted that there is no vertical to the roof bed and asked if the applicant could add annuals on the ledge of the garage. He also noted that he preferred the beige stone around the green roof rather than the gray color.

6. Regarding the issue of the slope in the back of the Rivervue, Ms. Gordon recommended that the slope stay 'as is' as it is now stabilized. 'Don't fix what is not broken.' She noted that there are future plans to propose an on-grade parking lot on the lower level of the slope. When completed, plans are to plant a row of cherry trees, with shrubs between the trees, to buffer the lot and in essence will add some character to the view of the slope.

The Board agreed to accept the recommendation to keep the slope as is for the time being.

Mr. Singer added that the applicant will work with the county regarding the river walk and possibly put a gate there to close the walkway at night.

Commissioner Fang disclosed that he is presently working with Ms. Gordon's colleagues and therefore recused himself from voting on this application.

Chairwoman Ciaramella asked Ms. Gordon to give some thought to an alternative to the vine on the front alcove and offered the idea of vines with cedars.

Commissioner Vaughan asked about the weight issue and drainage for the green roof. He asked for technical data on the roof trays along with samples and pictures of the pots.

John Cavallaro, Village Attorney, asked the applicant to provide a schedule A and fax it to the Building Inspector. Mr. Singer indicated that he has not received the Schedule A from the surveyor. Mr. Cavallaro stated that each unit needs its own CO and requested a description of each lot given to the surveyor and to transcribe the lot # onto the CO. Mr. Singer indicated that he has some of those numbers and will provide them.

Regarding the parking issue, Mr. Cavallaro stated that the prior site plan approval stipulated that there would be no payment for parking. The new site plan requires the owners to pay for parking. Mr. Singer indicated that the previous site plan was for a rental unit and this building will now be owner occupied. How the owners manage their own property and finances is their prerogative. Chairwoman Ciaramella questioned if the parking spaces were part of the purchase price.

It was determined that a meeting will be held with Bill Williams, Building Inspector, John Cavallaro, Village Attorney, and Mr. Singer, attorney representing the applicant.

Chairwoman Ciaramella reminded the landscape architect to provide the Board with more information regarding the green roof and an alternative to the vine in the alcove on the front steps.

#### **Item #5 108 Main St. Sign Approval**

Mr. James Sullivan, representing Sans Signs, submitted photos for two signs at 108 Main St. The material, lettering, background, and attachment mechanism is identical to the signs already on the building. It is stipulated by the property owner that all tenants have the same style sign. The only difference is the font of the lettering.

Commissioner Vaughan voiced his disapproval that this application could be considered two stores with one business.

John Cavallaro, Village Attorney, read Section 3-16 from the sign ordinance and concluded that this is one establishment with two windows and two doors.

Mr. Sullivan requested one sign 'FAST FRAME' and a second sign 'EXPERT PICTURE FRAMING'. The backing will be MDO, brushed aluminum with gold finish letters projecting 1/4in from the MDO. Each sign will measure 18in. x 68 3/4 in. length.

**Motion by Commissioner Fang** to accept the signs as presented tonight was seconded by Commissioner Nerenberg and carried with a vote of 4 – 0.

#### **Item #6 273 Columbus Ave Sign Return**

Mr. Brian O'Connor, representing JP Morgan Chase, requested the approval to revise the previously approved signs. There are signs on both Columbus Ave. and Fisher Ave. with pin letters on a white band. He requested two cast bronze plaques, one on Fisher Ave. and one on Columbus Ave. The plaques measure 24in x 23 in.

**Motion by Commissioner Vaughan** to accept the application as presented tonight. This motion was seconded by Commissioner Nerenberg and carried with a vote of 4 – 0.

**Item #7 16 Depot Sq. Amended Site Plan**

Mr. Jan Fabry, owner of the Brick Alley Pub, formerly Rockwells, requested an amended site plan. He indicated that he had to lift the roof in the rear of the building an additional 15in. He stated that the increase in the roof will not be visible from the front of the building. He plans cathedral ceilings on the second floor to add additional space. Mr. Fabry described this new pub as a gastro pub, which serves fine pub food.

Commissioner Vaughan asked the applicant to review plans for the entranceway.

Mr. Fabry noted that there was an alleyway between the buildings. He created an archway above the alleyway, hence the name Brick Alley Pub. The entrance to the pub will be through the alleyway approximately 15ft. He will provide lighting in the alleyway along with fire sprinklers. There will not be a gate in the front of the alley as it is a form of egress. The alley exists now without a gate, but will now have lighting.

Chairwoman Ciaramella voiced her concern regarding the safety of the alley.

Mr. Fabry indicated that he would have surveillance cameras installed.

**Motion by Commissioner Nerenberg** to approve the amended site plan as presented tonight.

Motion was seconded by Commissioner Fang.

Discussion: Chairwoman Ciaramella again voiced her concern regarding the safety of the alley.

Motion was carried with a vote of 4 – 0.

**Item #6 101 Main St. Mixed Use Site Plan**

Mr. Frank Petronella, owner, indicated that he originally applied for a gravel covered parking lot with limited parking. Upon further consideration, he has since decided that he may move his dental practice to this building. The current plans for the building would not have sufficient parking for a dental practice. The property lot measures 100ft. x 100ft. There is a 25 ft. x 20ft. section that is not excavated. The property there slopes from 8ft. to 3ft. The proposed plans are to excavate this portion of the lot to provide an additional 4 or 5 spaces. The use may then change from commercial/residential to medical/residential. There are no issues with drainage. Mr. Petronella submitted photos of the building. He plans to provide plantings along the property line. Additional lights, on timers, will be added to the side of the building. He indicated that his insurance company has expressed concern over the safety of the driveway, so he would like to begin construction soon. The drainage from the stairwell has existed for 100 years. Now without the drainage, the basement is flooding. He stated that the plans will now have 12 parking spaces including a handicap space. He plans to use the stone removed from the excavation to create a stonewall on the property. The walkways will be concrete with Belgium blocks. The garbage will be in a contained area. Mr. Petronella stated that he plans to reside on the second floor with his wife, therefore he intends to make the building and the property look nice. The outside brick chimney is a flue for the boiler. The two fireplaces inside are not functioning.

Commissioner Vaughan requested that the stone wall in the back of the property be constructed with the stone from the property, with a 6ft. or 4ft. wrought iron fence above the stonewall.

Commissioner Fang advised the applicant to move the location of the handicap parking space to make more use of the accessible island.

Commissioner Vaughan noted that the Building Inspector reviewed and accepted the plans to change from asphalt over gravel to asphalt over stabilized space.

Chairwoman Ciaramella summarized the changes to the amended plans. The location of the handicap space will be changed from the corner to parking space #9. The stonewall will extend across the back of the property and the stone will be the stone removed from the property during excavation. The applicant will replace the chain link fence with an iron picket fence.

**Motion by Commissioner Nerenberg** that the Board adopts a negative declaration pursuant to SEQ. This motion was seconded by Commissioner Vaughan and unanimously carried by the Board.

**Motion by Commissioner Vaughan** to accept the site plan as presented tonight with the condition that the location of the handicap space will be changed from the corner to parking space #9. The stonewall will extend across the back of the property and the stone will be from the available stone removed from the property during excavation. The applicant will replace the chain link fence with an iron picket fence.

This motion was seconded by Commissioner Nerenberg and unanimously carried by the Board with a vote of 4 – 0.

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 at 10:42pm.