

November 19, 2007

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 8:00pm

Present: Chairwoman Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner James Vaughan

Absent: Commissioner Melba Caliano
Commissioner Eric Fang

Also in Attendance:
John Cavallaro Village Attorney
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

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| Item #1 100 Main St. | Return |
| Item #2 146, 150, 160 Main St and 233 Midland Ave. | Site Plan |
| Item #3 140 Columbus Ave. | Sign Approval |
| Item #4 125A Marbledale Rd. | Sign Approval |

Chairwoman Ciaramella announced that only three members were present for tonight's meeting and therefore the applicants would need a unanimous vote for their approval. All applicants agreed.

Item #1 100 Main St. Return
Chairwoman Ciaramella offered a Resolution declaring the Planning Board of the Village of Tuckahoe as Lead Agency under the State Environmental Quality Review Act as it concerns the project relating to 100 Main Street, Tuckahoe, New York

At a regular meeting of the Planning Board of the Village of Tuckahoe (the "Planning Board") held at Village Hall, 65 Main Street, Tuckahoe, New York on November 19, 2007 at 8:00 p.m.

WHEREAS, Terry Burd, the owner of 100 Main Street, Tuckahoe, New York (the Applicant) has submitted an application for site plan review and approval to the Planning Board of the Village of Tuckahoe concerning the premises commonly known as 100 Main Street , Tuckahoe, New York (the "Premises"); and

WHEREAS, in connection with the Applicant's project, as proposed, the Applicant has simultaneously submitted an application to the Zoning Board of Appeals of the Village of Tuckahoe (the "ZBA") seeking a special use permit and certain area variances from the ZBA; and

WHEREAS, pursuant to the project, the Applicant seeks to develop the Premises in accordance with a certain site plan submitted by The Building Studio, LLP, Architects, the Applicant's architect, dated July 3, 2007; and

WHEREAS, the project, among other things, proposes 21 residential units, 61 parking spaces, and approximately 3,900 square feet of commercial space and certain other improvements as set forth on said site plan; and

WHEREAS, in connection with said site plan and application, the Applicant has submitted to the Planning Board a Full Environmental Assessment Form;

WHEREAS, the Village Planner concurs that the Planning Board declare itself lead agency for purposes of SEQRA for the action described herein;

NOW, THEREFORE, BE IT RESOLVED

Section 1. Based on the information included in the Full Environmental Assessment Form, and the criteria contained in 6 NYCRR § 617.7, the Planning Board is hereby declared to be the Lead Agency for SEQRA review of the proposed action, and copies of the SEQRA material will be provided to the Involved and Interested Agencies and the public during the review process of the project.

Section 2. This resolution shall take effect immediately, subject to the required notice provisions.

This motion was seconded by Commissioner Nerenberg and was carried unanimously.

Item #2 146, 150, 160 Main St and 233 Midland Ave. Site Plan
Applicant was not present.

Item #3 140 Columbus Ave. Sign Approval

Michael Sans, Sans Signs and Awnings, indicated that the applicant removed the logos as per the Board's request. The application is for two, stationary, fixed awnings, one above the entrance door and one over the window. At the present time, customers are confused and are walking into the garage. The awnings will accent the entryway.

Motion by Commissioner Vaughan to accept the application as presented tonight. The awnings will be attached in a safe and secure manner and will meet the code requirements.

This motion was seconded by Commissioner Nerenberg and was carried unanimously.

Item #4 125A Marbledale Rd.

Sign Approval

Applicant was not present.

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 8:15pm.

8:20 Applicant for 125A Marbledale arrived.

Motion by Chairwoman Ciaramella to re-open the meeting. This motion was seconded by Commissioner Nerenberg and was carried unanimously.

Item #4 125A Marbledale Rd.

Sign Approval

Mr. Quaranta, owner of Wheels of Time Auto Spa, requested a sign for a detail car wash center. The vehicles would be by appointment only. There will be no need to park the vehicles on Marbledale Rd. as Mr. Quaranta will pick up and deliver the vehicles for the customer. The sign has a black background with white letters 'Wheels of Time Auto Spa.' The sign currently measures 26in. high. The sign will be decreased by two inches as the code requires all signs to measure 24in. high. The material is vinyl with a 16in. gauge metal board.

Commissioner Vaughan requested that the sign be placed at eyelevel, line up with the top of the office door and centered between the door edge and the brick dividing element that starts Philip Denning's building. The applicant agreed to the placement of the sign.

Commissioner Vaughan asked that the letters be straight rather than slanted as shown in the picture submitted by the applicant. The grey pin strip along the perimeter of the sign is acceptable.

Motion by Commissioner Vaughan to accept the sign with letters that are straight, pin stripe border, the sign will measure 24in. high, the sign will be moved so that the top of the sign will align with the top of the office door and will be centered between the office door and the vertical brick-dividing element on the building. **This motion was seconded by Commissioner Nerenberg and was carried unanimously.**

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 8:30pm.