

**March 25, 2008**

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

**Present:** Chairwoman Ann Marie Ciaramella  
Commissioner Eric Fang  
Commissioner James Vaughan  
Commissioner Melba Caliano  
Commissioner Raymond Nerenberg  
Commissioner Antonio Leo

**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 – February 26, 2008**  
**Item #2 53 Underhill Adjourned**  
**Item #3 100 Main St. Adjourned**  
**Item #4 25 Oakland Ave. Site Plan/Special Use Permit**  
**Item #5 1 Rivervue Place Return**

**Item #1 Approval of Minutes – February 26, 2008**

**Motion by Commissioner Nerenberg to approve the minutes from the February 26, 2008 meeting was seconded by Commissioner Caliano and carried unanimously by the Board.**

**Item #4 25 Oakland Ave. Site Plan/Special Use Permit**

Chris Allacco, attorney representing Woodlot Christian Pre-School, indicated that he submitted parking and traffic circulation issues with higher-level procedures and a time line of how the school will handle the procedures. There will be four cameras located throughout the premises and four two-way radios for communication between the staff members during pick up and dismissal. The cameras will be located at the front door to monitor the pick up and dismissal location, one on Fisher Ave., one in the fenced in play area and one on the double doors located near the Oakland Ave. entrance. There will always be two staff members at the pick up site to greet the children and escort them. The school will now offer a 'no additional fee policy' for parents to drop their children off earlier than the peak traffic hours, to help spread out the vehicle traffic. There will also be a sign placed in front of the neighbor's driveway to remind the parents not to block the driveway. For the 11:45am pickup, the children to be picked up will wait in the lobby, as this will shorten the wait period for the parents. In the afternoon, the two directors of the center will be present to greet the children exiting the school buses. There are usually 4 children per elementary bus, approximately 22 children. At the present time, these children stay for at the pre-school for approximately one hour.

Mr. Allacco noted that there would be sanctions for families that do not abide by the good neighbor rules. These rules will be inserted into the registration packet sent to each family. One further possibility being discussed is to lengthen the curb cut, which would require approval by the Village Board.

Commissioner Caliano complimented the applicant on a well thought out effort toward encouraging procedures that may minimize the impact the neighbors. She asked if there would be any field trips planned and if the play area has a fence around the perimeter.

Mr. Allacco indicated that the center does not have any field trips and the area for play is completely fenced in.

Commissioner Fang noted that the incentive for parents to drop their children off early might actually impact the train commuters. He noted that the location of the center lends itself for commuters to park in the commuter lot and walk their child to the center before they proceed to the train station.

Commissioner Fang also noted that in addition to the sign in front of the neighbor's driveway and the staff members being present, an intermediate striping, to mark the driveway, might be necessary. He also suggested that the applicant research whether the Village would allow the spaces behind the drop off area be labeled 'Drop off only' between 8:00am and 9:00am, to allow for additional space for the vehicles.

Chairwoman Ciaramella noted that the applicant has four parking spaces rented from Rick's Auto Center and will apply for permit parking at the Village lot.

**Chairwoman Ciaramella offered a motion** that this Planning Board recommends that if the Zoning Board of Appeals should approve the Special Use Permit, that as a condition to that Special Use Permit, the following conditions be added:

1. Four off-street parking spaces that are to be located within 500 ft. of the subject premises shall be provided by the applicant at all times.
2. The applicant must maintain cameras that must provide a view of the parking spaces and available parking. The Building Inspector shall verify the operations of the camera system.
3. The Special Use Permit if granted, should be limited to a period of 12 months and at that time, the applicant should be required to renew the Special Use Permit, if the same is granted by the Zoning Board of Appeals.

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

#### **Item #5 1 Rivervue Place                      Return**

Neil Carnow, architect representing the applicant, noted that the enclosure for the generator has been completed. The area next to the enclosure stores the dumpsters and a new trash compactor. He submitted plans to update this area so it may be kept neater. The plans are to extend the trash area 8ft. to make ample room for a trash compactor with a 2-yard container and 3 additional 2-yard containers for recyclables. The extension for the trash compactor will be made from the same materials, same color paint, and the addition of a 3ft. swing door on the sidewalk side for building personnel to access the area. The swing doors for the trucks to access the dumpsters will be extended by 1ft. for additional room. The curb line will be cut back to allow the swing doors to open properly. There will be 5 additional trees planted along the length of the trash compactor, which will match the trees presently planted. Additional low landscaping will also aid in shielding the enclosure. As for the noise factor, the manufacturer does not give any specifics except for the fact that there is a hydraulic pump with an electric motor. Once the compactor sensor light reacts to the trash, the electric motor starts the pump - to

push the trash and compact it into the container, which takes a few seconds. The acoustic consultant can test the compactor noise. The applicant is waiting for the manufacturer to provide a name of a site that houses an outside trash compactor, in an enclosure, to test the noise levels. The applicant will also do acoustical testing on the new generator shortly.

Mr. DeMarco, DPW Superintendent, received the plans from Mr. Carnow and requested that the Rivervue's staff have the containers out of the enclosure and ready for the trucks. The trucks will back up and lift the containers up into the truck. Due to the trash compacted into the containers, these containers will be the heaviest the DPW will have in the Village and will need assistance.

Mr. Carnow agreed that the containers would stay in the enclosure until the DPW arrive to pick up the trash. The containers are on wheels and will be easily pushed out of the enclosure. He noted that the owners of the Rivervue are prepared to work with the Village.

Mr. DeMarco noted that he does not anticipate a problem.

**Motion by Commissioner Vaughan** to accept this application as presented with the following conditions: All the motors and components on this trash compactor be in accordance to the noise limitations set forth by the Village. In addition, the Rivervue staff will roll out the containers from the enclosure to be picked up and coordinated by the DPW at the time of pick up. The containers will then be rolled back into the enclosure.

**Commissioner Nerenberg seconded the motion and upon roll call was carried with a vote of 6 – 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 8:56pm.