

January 20, 2009

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm

Present: Chairwoman Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Antonio Leo
Commissioner Tim Miller

Absent: Commissioner Eric Fang
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 –	December 15, 2008
Item #2 25 Main St.	Return
Item #3 82 Lake Ave.	Site Plan
Item #4 97 Lake Ave.	Site Plan
Item #5 45 Fisher Ave.	Return
Item #6 146, 150, 160, 233 Main St.	Return
Item #7 1 Scarsdale Rd.	Adjourned
Item #8 100 Main St.	Adjourned
Item #9 35 Bronx St.	Adjourned
Item #10 Marbledale Rd.	Adjourned

Item #1 Approval of minutes –
Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting –
December 15, 2008 was seconded by Commissioner Leo and carried by the Board with a vote of
4 -0.

Item #2 25 Main St. Return
Ms. Laurie Borducci and Mr. Peter Borducci, applicants, presented samples of materials to be used. Ms. Borducci displayed stamped concrete pavers for the walkway and brick for the canopy. A 4in. light fixture for under the pavilion along with a light fixture that will run the length of the ceiling of the canopy. She also submitted for the Board to review, samples of the material to be used under the canopy.

roof. The revised plans display the trash area moved back and removed the spaces along the building. The plans are to keep the section under the walkway screened with ivy.

Motion by Chairwoman Ciaramella to accept the plans as presented tonight. Commissioner Nerenberg seconded the motion and was carried unanimously with a vote of 4 – 0.

Item #3 82 Lake Ave. Site Plan

Ms. Rebecca Rivera, architect for the applicant, indicated that her client will open a hair salon at the Ski, Skate and Board site which is presently vacant. The proposed plans display lowering the front windows to provide additional natural light. The applicant has acquired 4 parking spaces at the Oak Ave. parking lot beginning Feb. 1, 2009. Ms. Rivera noted that she will present the sign and canopy plans to the Sign and Awning Board for approval.

Commissioner Miller noted that the elevation of the façade with the canopies makes a big improvement.

Motion by Commissioner Nerenberg to accept the plans as presented tonight. Commissioner Miller seconded the motion and was carried unanimously with a vote of 4 – 0.

Item #4 97 Lake Ave. Site Plan

Mr. John Ferrara, architect representing the applicant, indicated that the plans are for a conservatory to be built along side of the restaurant in the parking lot. He provided the Board with a seating chart and noted that there will not be an increase in seating at the restaurant. The purpose of the conservatory will be to give a more open feel to the dining room. He also submitted a color photo of how the conservatory will look once built. The entrance to the conservatory will be from the interior, through the restaurant's bar area. The wall of the conservatory will match the brick of the restaurant. He added that he would like to amend the application to include a generator on the roof of the building to be used in emergency situations. The contractor for the generator was present to answer any questions.

Bill Williams, Building Inspector, indicated that the submitted plans do not show any information about the generator such as the placement, the size, and information of the decibels etc. These plans are incomplete. For the Board to render a decision, the plans would need to be complete, as the Board cannot approve a dialogue. The applicant needs to amend the plans to include the generator and submit the complete drawings.

Chairwoman Ciaramella added that it was her opinion that the plans are too boxy.

Mr. Ferrara stated that he informed the applicant of the Boards opinion, but to change the plans would be too costly. He did agree to reduce the size of the conservatory if necessary.

Commissioner Leo asked what the distance between the new addition and the parking.

Mr. Ferrara noted that it would measure 20 ft.

Bill Williams, Building Inspector, noted that the submitted plans show a table for 6 blocking the exit door, which is in violation of the fire code.

He asked how many seats in the lower level of the restaurant.

Mr. Ferrara indicated that there were 40 seats.

Commissioner Leo voiced his concern regarding the number of projections coming out of this building.

Chairwoman Ciaramella reviewed the necessary documents the applicant needs to provide the Board to review; an accurate seating plan, the dimensions of the conservatory, the dimensions with the buffer and the site plan and information of the generator.

Mr. Ferrara displayed the components of the conservatory for the Board to review.

The rafters which are stronger than PVC material, the roof system glazing, glass windows, and all materials will be white.

Mr. Ferrara indicated that he would appear before the Board at the workshop scheduled for Feb. 3, 2009, with the necessary documents.

**Item #5 45 Fisher Ave.
Applicant was not present.**

Return

**Item #6 146, 150, 160, 233 Main St. Return
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 8:20pm.