

February 24, 2009

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm

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

Commissioner Chris Kannel

Absent: Commissioner Eric Fang

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 – January 20 , 2009
Item #2 146, 150, 160, 233 Main St. Adjourned
Item #3 Marbledale Rd. Adjourned
Item #4 35 Bronx St. Adjourned
Item #5 45 Fisher Ave. Adjourned
Item #6 100 Main St. Adjourned
Item #7 97 Lake Ave. Return

Chairwoman Ciaramella introduced Chris Kannel as a new member of the Planning Board.

Item #1 Approval of minutes –

Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – January 20, 2009 was seconded by Commissioner Leo and carried by the Board with a vote of 4 -0, with Commissioner Caliano abstaining due to her absence and Commissioner Kannel due to his term just beginning.

Item #7 97 Lake Ave.**Site Plan**

Mr. John Ferrara, architect representing the applicant, submitted revised plans for the proposed conservatory for Angelina's Restaurant. He first stated that the decibel reading for the proposed generator will comply with the Zoning Board Ordinance of 55 decibels. At 200ft., which is where the first residential dwellings are situated, the decibels are 34. For every 10ft. from the generator, the decibels decrease by 2.2. The proposed air-conditioning unit will be a GE Zone line package unit which does not require a condenser unit. Many hotel chains use this type since it does not require a condenser unit. These units have been successful since 1982. The applicant will decide if he will have one unit of 14000 BTU or two units each having 7000 BTU. As for the proposed screening, Mr. Ferrara noted that the screening options will be provided by Cityscape and will be 5ft. all around.

Chairwoman Ciaramella noted that the Board must receive the revised plans prior to the presentation so that the Board has sufficient time to review the plans thoroughly.

Mr. Ferrara noted that he had called the Building Dept. to verify the procedure and was told to bring the plans to the meeting.

Mr. Ferrara continued with the site plan noting that he will have 23ft. between each parking space. He also noted that the proposed conservatory was reduced in size from 20ft. x 32ft. to 18ft. x 27ft. As a result, there will not be ample space for a planting area. He noted that he has consulted with Mr. Williams and the Fire Chief as to the maximum capacity for the restaurant. A maximum of 196 persons was approved and the proposed plans are for 186 persons. The spacing between the of the tables will be no less than required by the Fire Chief, 28in. – 36in., from table edge to table edge.

Chairwoman Ciaramella voiced her concern that she had tried to no avail to find pictures on the internet of conservatories built on public buildings in the area. She also noted that there is an overwhelming concern between the Board members that this structure is inappropriate for this site. She asked that the owner be present at the next meeting to answer some specific questions from the Board members.

Commissioner Leo stated that he was concerned about the 18in space between the entrance of the building and the new structure. On any windy day, the 18in. space will be a garbage collection area. He asked if the applicant would consider moving the structure to the left or right to either close the 18 in. gap or widen it to make it easier to maintain.

Mr. Ferrara noted that he placed the structure there as to use the masonry walls.

Chairwoman Ciaramella stated that the size and type of structure was an issue as there are two separate structures that will protrude out from the building.

Bill Williams, Building Inspector, requested that the applicant present the samples of the material to be used for the screening.

Chairwoman Ciaramella asked the applicant to provide the Board with the manufacturers information on the 58000 series air-conditioning unit that states that an outside condenser will not be necessary. She also noted that the Board requires all specific information on the revised plans, including the location of the air-conditioning unit, the generator, the elevation of the screening on the roof, the side elevation with the HVAC unit. Also, samples of the screening material and 8 copies of the revised plans

submitted by Thursday, Feb. 26. The workshop will be held on Tuesday, March 3, and she requested that the owner be present at the meeting.

Commissioner Caliano suggested that the owner repave the parking lot and put treads to create traction to minimize skidding near the conservatory.

Mr. Ferrara responded that he will pave the entire perimeter of the conservatory with treads and thanked Commissioner Caliano for her suggestion. He will attend the meeting on Tuesday with the owner. He will submit all required documents to the Building Dept. by Thursday, Feb. 26.

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.