

October 20, 2009

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Antonio Leo
Commissioner Tim Miller
Commissioner Chris Kannel

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:

Item #1 Approval of minutes – May 19, 2009
Item #2 146, 150, 160, 233 Main St. Return
Item #3 142, 144 Main Street Architectural Review
Item #4 14 Fisher Ave. Adjourned
Item #5 45 Fisher Ave. Adjourned
Item #6 100 Main Street Adjourned
Item #7 38-40 Midland Ave. Adjourned

Item #1 Approval of minutes –

Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – May 19, 2009 was seconded by Commissioner Leo. A minor correction was made by Commissioner Miller and the minutes are now revised. The motion was carried by the Board with a vote of 4 - 0.

Item #2 146, 150, 160, 233 Main St. Return

Mr. William Null, attorney representing the property owner, requested that the Board grant a two-year extension for the site plan approval granted. He noted that his client spent considerable time and effort with this project, which will be a true asset to this community, and due to the economic climate, he now has to request an extension.

Commissioner Kannel stated that the site has to be cleaned up. A screening would be required such as a chain link fence with slats, the jersey barriers should be removed, and preferably, some grass should be planted.

Chairwoman Ciaramella noted that heavy equipment cannot be stored on the property without site plan approval specifically for the equipment. She added that the owner stated during the recent workshop that the Jiffy Lube building will be leveled within two months and the other remaining building cannot be leveled yet as it is the sole support of a wall on the property.

Chairwoman Ciaramella added that the remaining building on the site must remain empty.

Bill Williams, Building Inspector, noted that the building has a Certificate of Occupancy for an RV center only.

John Cavallaro, Village Attorney, stated that the same use of the building is permitted, however, if the applicant establishes a new commercial use, a new site plan application would need to be submitted.

Mr. Null stated that his client understands the use requirements and will comply with all the zoning laws of the village.

Bill Williams, Building Inspector, added that if the applicant wishes to establish a parking lot on the premises, a new site plan approval would be required as well as a parking lot license from the clerk's office.

No Public Comments

Chairwoman Ciaramella motioned to approve the extension application for one year with the following conditions:

Jiffy Lube building be leveled within two months, cleanup the property on both sides of Midland Ave., no heavy equipment may be stored on the site without site plan approval, a chain link fence with slats must be erected within two months to screen the site, remove the current barriers and replace with suitable barriers and that the building which will remain on the site is subject to the existing zoning code requirements. Motion was seconded by Commissioner Nerenberg.

Discussion: Mr. Null asked the Board to consider a two-year extension as investors may not be as agreeable if the approval is close to its expiration date.

The Board voiced their concerns approving a two-year extension, as the applicant would not have to appear before the Board to answer concerns regarding the maintenance of the property.

Bill Williams, Building Inspector, noted that the property could be monitored through the building management.

Commissioner Nerenberg motioned to amend the approval to include a two-year extension with the building department supervising the condition of the site.

This amendment to the motion was seconded by Commissioner Leo and the resolution was carried by the Board with a vote of 5 – 0.

Item #3 142, 144 Main Street**Architectural Review**

Mr. Norman Cox, architect for the applicant, Eastchester Community Action Program Building, presented plans to refurbish the exterior of the existing building. A new façade will consist of a thin brick layer on the first floor and synthetic stucco on the second floor. All new windows will be installed and will have a green window frame. A screen will be erected around the existing fire escape. The fire escape will be repaired and painted.

Mr. Cox provided samples of the bricks and stucco to the Board members.

Commissioner Kannel asked about the mechanical equipment, which will be moved from the rear yard to the roof of the building. He voiced his concern regarding the equipment being visible to the residents on the third floor of the townhouses next door.

Mr. Cox noted that the air conditioning unit can be screened if placed on the roof, but he may decide to leave it on the ground where it presently sits. He added that the condenser is a small unit and it could certainly be placed in the far rear corner of the roof. He noted that the other mechanical equipment on the roof, such as another unit and ductwork that runs across the roof, are not screened.

Commissioner Nerenberg motioned to approve the plans as presented tonight. Motion was seconded by Commissioner Kannel and carried by the Board with a vote of 5 – 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.