

April 23, 2014
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
 Commissioner Eric Fang
 Commissioner Raymond Nerenberg
 Commissioner Melba Caliano
 Commissioner Tim Miller
 Commissioner Clare Gorman

Absent: Commissioner Ann Marie Ciaramella

Also in Attendance:

 Bill Williams Building Inspector
 John Cavallaro Village Attorney

Chairman Leo announced the evening's agenda as follows:

Item #1 Approval of minutes of Regular Meeting held on Feb. 19, 2014

Item #2 28 Columbus Ave. Site Plan Approval

Item #3 269 Columbus Ave. Site Plan Approval

Item #4 100 Main Street Adjourned

Item #1 Approval of minutes of Regular Meeting held on Feb. 19, 2014

Commissioner Miller offered a motion to approve the minutes from the Feb. 19, 2014 meeting, was seconded by Commissioner Caliano and carried with a vote of 4 – 0, with Commissioner Gorman and Commissioner Fang abstaining due to their absence.

Item #2 28 Columbus Ave. Site Plan Approval

Mr. Nicholas Faustini stated that he received site plan approval last May 2013. He presented a few changes to the approved plans. This application is for the strip of stores on the corner of Columbus Ave. and Main Street. There are three buildings on this site. Building C, which houses the new frozen yogurt shop, is no longer part of the application as all the work has been completed.

Building B, which includes the existing covered walkway, and Building A which faces the plaza will be discussed this evening.

Building A will have a tower as approved in the previous plans. The stairs will be removed and planters will be placed at that location. The 4ft. wall will be lowered to 18in. to provide additional seating in the plaza. The existing canopy will stay and a short knee wall will be added for signage.

Building B will continue to have the proposed trellis feature on the bare walls. Plantings will be placed where the stairs are located. A 2ft. wrought iron fence will be placed along the corner.

The proposed landscape plans include a Dogwood tree in center, American Boxwoods, Knockout roses, Hydrangeas and Rhododendrons.

As for signage, Mr. Faustini noted that he would appear before the Sign and Awning Board.

Commissioner Fang asked about the removal of the stairs.

Mr. Faustini noted that this was a safety issue, as there have been a few vehicular incidents. The cars jumped the curb and placed pedestrians in danger.

Commissioner Fang voiced his disappointment with the plans to remove the stairs. He added that this corner is the front door of the Village. It is a very important corner. He also noted that the applicant should plant a tree that is ornamental and looks good all year round. He asked if the 18in wall would block the view of the tree.

Commissioner Gorman added that the choice of tree should be a Birch, which is lighter, airier, and attractive throughout all seasons.

Commissioner Caliano noted that the matter of the safety issue should be referred to the Village Board. The Board should also confirm with the Police Dept. regarding the accidents. Check previous years to see if this was typical. She asked if there would be metal on the shed roofs.

Mr. Faustini noted that the existing framing will be re-used, but the roof will be replaced.

Commissioner Caliano added that the plantings chosen should be ones that maintain foliage throughout the entire year as this is a very important corner.

Commissioner Miller asked about the height of the wall.

Mr. Faustini noted that the requirement is that the wall be 2ft. or lower for safety for a seating wall.

Commissioner Miller asked about the lighting in the tower.

Mr. Faustini stated that the plans are for translucent glass with backlight, a beacon effect.

Commissioner Fang suggested the applicant consider using a piece of art on the site incorporating the history of Tuckahoe.

Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Miller and carried unanimously by the Board.

No Public Comments

Commissioner Caliano motioned to close the public hearing, seconded by Commissioner Miller and carried unanimously by the Board.

Commissioner Caliano offered a resolution declaring a negative declaration pursuant to SEQR. Commissioner Gorman seconded the motion and was carried with a vote of 6 – 0.

Chairman Leo offered a resolution for site plan approval accepting the plans as presented tonight with the exception of the landscape plans for the corner of Columbus Avenue. The applicant is required to return to next month's meeting with a detailed landscaping plan acceptable to the Board. If the applicant does not return next month, this approval would be considered null and void. Motion was seconded by Commissioner Nerenberg and carried with a vote of 6 – 0.

Item #3 269 Columbus Ave. Site Plan Approval

Michael D'Ambrosio, attorney for the applicant, Milika Botez, stated that the proposed plans are for a hair salon at this location, which is currently vacant. The plans are to install a reception area, 6 hair stations, one hair washing station and a stacked washer and dryer. There will be 3 – 4 employees. The appointments will be pre-scheduled, between 11:00 am and 5:00pm; No walk-ins. Possible appointments from time to time on a Sunday.

Ms. Botez stated that she has an existing clientele. The product used is very high end. She foresees approximately 20 – 30 appointments per week.

Mr. D'Ambrosio noted that there are a few parking spaces in the lot for this business as well as on street parking.

Commissioner Miller asked about renovations to the exterior of the building.

Ms. Botez noted that her clients request privacy so minimal signage and possible frosted windows.

Dr. Kim, landlord of the property, indicated that there is an existing awning. The plan would be to keep the awning, which is Hunter Green and remove the current letters.

Commissioner Fang voiced his concern that the storefront will possibly appear vacant due to the minimal signage and frosted windows. The private look may appear to be vacant.

Dr. Kim suggested an opaque look.

Chairman Leo stated that he has no issues with the application as presented but would like to see the materials. He suggested that the frosted look on the windows only cover the bottom 3/4ths of the window. If a material is placed on the glass such as a film or frosting, it is this Board's purview. He asked the applicant to bring in photos. A signage contractor can take photographic images and apply it to your site.

Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board.

No Public Comments

Commissioner Caliano motioned to close the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board.

Commissioner Caliano offered a resolution declaring a negative declaration pursuant to SEQR. Commissioner Miller seconded the motion and was carried with a vote of 6 – 0.

Chairman Leo offered a resolution for site plan approval accepting the plans as presented tonight with the condition that the applicant return to the next workshop and public meeting with drawings of the frosted windows and logo and any other exterior changes. Motion was seconded by Commissioner Gorman and carried with a vote of 6 – 0.

Item #4 100 Main Street Adjourned

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.