

May 18, 2010

**TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm**

Present:

Chairperson	Ann Marie Ciaramella
Commissioner	Raymond Nerenberg
Commissioner	Melba Caliano
Commissioner	Tim Miller
Commissioner	Chris Kannel
Commissioner	Sandy Reyes-Guerra (AD HOC)

Absent:

Commissioner	Eric Fang
Commissioner	Antonio Leo

Also in Attendance:

Bill Williams	Building Inspector
John Cavallaro	Village Attorney

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of minutes –	April 20, 2010
Item #2 223 Marbledale Rd.	Sub-Division
Item #3 395 Columbus Ave.	Site Plan
Item #4 100 Main Street	Adjourned
Item #5 6 Fisher Ave.	Adjourned
Item #6 138 Columbus Ave.	Adjourned

Item #1 Approval of minutes –
Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – April 20, 2010 was seconded by Commissioner Caliano and carried by the Board with a vote 5-0.

Item #2 223 Marbledale Rd. Sub-Division

John Hughes, attorney for the applicant, Rocco Cacciola, indicated that the applicant has requested that the Board approve the sub-division of Lot 1D on the submitted map. The new lot - 1K will measure 25102 sq. ft. There is no variance required with the sub-division application. The applicant, owner of Rocco Service Station, plans to use the lot for parking.

Chairwoman Ciaramella asked if the applicant plans to rent out any portion of the lot.

John Hughes stated that the applicant plans to use it for his business only. He does not plan to rent any portion of the lot.

Bill Williams, Building Inspector, noted that the application before the Board is for the approval of a sub-division only. The applicant needs to appear before the Board again for site plan approval for any use of the property.

John Hughes added that Rocco Service Station sits on Lot 7 and future plans are to merge the lots together.

No Public Comments

Commissioner Nerenberg motioned to accept the application as presented tonight. Motion was seconded by Commissioner Caliano.

Discussion: Commissioner Miller requested that the resolution include the condition that the lots – 1K and 7 must merge.

Bill Williams, Building Inspector, noted that the process to merge lots is quite simple. It will not require a separate application. He also reminded the Board about the 10% recreation fee required by the Village for a sub-division.

Chairwoman Ciaramella stated that the Village requires all sub-divisions to pay either a 10% recreation fee to the Village or 10% of the property may be used by the public.

The applicant chose the 10% fee.

John Cavallaro, Village Attorney, advised the Board to include a negative declaration pursuant to SEQR.

Commissioner Nerenberg amended the motion to include that the Board accepts a negative declaration pursuant to SEQR. This was seconded by Commissioner Kannel and was unanimously carried with a vote of 5 – 0.

Chairwoman Ciaramella added an addendum to the resolution stating that the applicant will pay the required 10% recreation fee, which was chosen by the applicant instead of the choice of 10% use of the property by the public. Motion was seconded by Commissioner Nerenberg and upon roll call was carried with a vote of 5 – 0.

Item #3 395 Columbus Ave. Site Plan

Leonard Brandes, architect for the applicants, Mr. and Mrs. Kearns, stated that this property abuts the Metro North Railroad. There is 5ft. behind the house before the RR. There is no backyard for the owners children to play. The garage, which is in disrepair, sits 7.5 ft. from the side of the house. The proposed plan is to rotate the garage so the back of the garage is perpendicular to the side of the house. This will open up the driveway to allow vehicles to drive in the driveway and turn into the garage. The garage will be torn down and rebuilt with a new foundation. The land will be raise up so that there will no longer be the steep slope in the driveway. By rotating the garage, there will be ample space to allow for a back deck and a grassy area for the children to play. The garage will be less than 15ft. high. The applicant appeared before the Zoning Board and was granted approval of the variances for this application. The

vinyl siding for the garage will match the house; the roof will have Timberline shingles, weathered wood color.

The landscape plans displayed seasonal coverage with dogwood trees, boxwoods, grass and arborvitae. There will be a fence around the perimeter of the house on the property line. In the front of the house, the fence will be 3 ft. 6in. high, 5ft. high in front of the deck area for privacy. A retaining wall will be constructed in the rear of the house. This retaining wall will be made with Versa Lock, Desert blend color. The MTA has been notified. Mr. Brandes spoke to the engineer at the MTA and all the retaining wall materials and plans have been approved.

Commissioner Caliano voiced her concern regarding the side of the garage and what the pedestrians may have as their view.

Mr. Brandes noted that his plans are for three small windows with a flower box, clustered together on the side of the garage.

Commissioner Reyes-Guerra noted that the arborvitae should not be planted so close to the end of the driveway to block the view of the driver exiting the driveway. She also voiced her concern regarding the tree saplings located near the RR.

Mr. Brandes assured her that the installation of the retaining would not at all disturb the tree saplings.

No Public Comments

Commissioner Nerenberg motioned to accept the application as presented tonight. Motion was seconded by Commissioner Kannel and carried unanimously by the Board.

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.