

November 16, 2010

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

Present:

Chairperson	Ann Marie Ciaramella
Commissioner	Raymond Nerenberg
Commissioner	Melba Caliano
Commissioner	Eric Fang
Commissioner	Antonio Leo
Commissioner	Tim Miller
Commissioner	Sandy Reyes-Guerra

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 –	Sept. 21, 2010
Item #2	35 Bronx Street	Site Plan
Item #3	150, 160, 233 Main St.	Return
Item #4	1 Midland Ave.	Adjourned
Item #5	36 Midland Place	Adjourned
Item #6	24 Oak Ave.	Adjourned
Item #7	138 – 140 Columbus Ave.	Adjourned

Item #1 Approval of minutes –

Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting –

Sept. 21, 2010 was seconded by Commissioner Fang. Commissioner Reyes-Guerra

requested a change to the Sept. 21 minutes regarding the term slots – slats for a fence.

Motion was carried by the Board with a vote of 6-0 with Commissioner Leo abstaining due to his absence.

Item #2 35 Bronx Street Site Plan

Mr. Gary Spilatro for the applicant, submitted new drawings for the proposed renovations of the day care facility. He noted that there was a discrepancy between the two site plans submitted. The new plans were now corrected. There will be a change to the rear parking area; there will be the same number of parking spaces previously proposed. The rear retaining wall will be 5ft. 5in made of pre-cast concrete blocks with an 8ft. black vinyl fence on top. The concrete blocks will be painted with a brown/gray stain, which will appear two-tone. The original application submitted had a larger parking lot than the newest set of drawings. The parking lot now is 2-3ft. smaller and will sit a little closer to the building.

Commissioner Reyes-Guerra asked where the trash containers would be located.

Mr. Spilatro noted that the day care facility has only used street pick up and does not have a dumpster on site.

Commissioner Reyes-Guerra voiced her concern regarding the trees in the front of the building. If the sidewalk is extended, the trees may be affected.

Mr. Spilatro stated that he would not disturb or remove any mature trees. If need be, he would maneuver the sidewalk as to not disturb the trees. He also added that the applicant must return with a landscape plan in the future, which would address any tree and erosion control issues.

Commissioner Reyes-Guerra asked about the storm drainage plan in the parking lot.

Mr. Spilatro stated that 100% will drain onsite, any overflow will flow into the Eastchester system.

Commissioner Reyes-Guerra noted the extended sidewalk to the curb for handicap accessibility should be striped off during hours of operation so as to keep the area clear of any vehicles. This also should be considered at the corner of the street.

Mr. Spilatro noted that this would require a city engineer's input with regard to catch basins on the corner. He assured the Board members that the trees will be looked at and not be disturbed. The trash was always handled the same way, no containers. The curb at the corner will be reviewed but was concerned about the catch basin.

Commissioner Reyes-Guerra asked about the back stairs on the drawing; the stairs look to be situated above the elevation.

Mr. Spilatro noted that the stairs will only be used for an emergency exit. He will display the cut out and step down.

Commissioner Leo asked about the life duration of the paint, which will be applied to the concrete blocks of the retaining wall. After the paint embeds into the concrete, how much maintenance will be required.

Mr. Spilatro noted that he will get the information.

Commissioner Fang advised the applicant to consider consolidating the two sidewalks.

Mr. Spilatro thanked the Board and will return next month.

Item #3 150, 160, 233 Main St. Return

Mr. William Null attorney for the applicant stated that the development previously approved was with 146 included. The present application does not include 146, as that building will be built as approved. The application is now requesting changes to the previously approved plan for the buildings 150, 160 and 233. The proposed modifications reduces the commercial property from 8500sq. ft. to 1500 sq. ft. The number of parking spaces will be reduced from 278 to 273. The parking garage will now be a structured parking garage instead of the automated parking garage. The number of dwelling units will increase from 88 units to 129 units; more than half of these are studio and 1-bedroom apartments.

Norman Cox, architect for the applicant noted that most of the characteristics from the original application have been preserved. The plans maintain the Main St. urban design.

The building #150 will house be a retail store on the corner.

The building #160 will still be a four-story building.

The parking garage will be a four-story garage with two courtyards, with apartments that wrap around the courtyards. These apartments will now face Midland Place, not Midland Ave. The roof of the garage will be a landscaped deck for use by the residents.

The building #233 will stay a three-story building.

There are no changes to the heights of the buildings from the original plans. The roofs of the buildings are screened when observed from even the highest point on Midland Ave. The applicant expects to use the same high quality materials along with a high level of design.

Chairwoman Ciaramella noted that the applicant would be required to cover the costs of two Village environmental consultants needed to review the plans submitted.

Mr. Null stated that the applicant would agree. He also noted that the current design conforms to the FAR and height requirements, which include special premium for residence on the first floor.

Commissioner Leo asked about the small open space, which was part of the original plans.

Mr. Null noted that the open space was removed, as there was a concern that it would be difficult to keep it for residence use only.

Commissioner Caliano noted that there was quite a bit of redesign to the original plans.

Mr. Null stated that the original plans would not be build able today with the number of large units and automatic parking garage. The retail space was reduced from 18,000 sq. ft. to 1500 sq. ft. 5,600 sq. ft. of the original plans was for ground level retail space. This amount of retail space is not a need in today's market. The applicant does not want to compete with the retail space on Main St. The 1500 sq. ft. on the ground level is enough for a small coffee shop or such. The applicant does not desire a restaurant which would pull patrons from other towns and which would result in a parking issue.

Commissioner Fang asked the applicant to consider scenarios of how to change the space to commercial once the market changes. He stated that he understands the market dynamics, but the area has a commercial potential. He asked to see a drawing of just Midland Place. He also asked the applicant to review the access to the park on the north side of Main St. with a crosswalk or such.

Commissioner Caliano asked how the garage would be situated.

Mr. Cox noted that one story would be below ground level and three stories would be above ground.

Commissioner Leo voiced his concern regarding the Building #1 and the plans for its design.

Mr. Cox stated that the plans are to keep the residential character with the small building. More attention will be given to the building.

Chairwoman Ciaramella noted that a public hearing will be opened once the Village consultants review the plans.

Commissioner Leo asked John Cavallaro, Village Attorney, to provide the school board with the plans. Mr. Cavallaro agreed.

Mr. Null stated that there would be a low student generation with all the smaller apartments. The buildings proposed are all rentals.

Mr. Null summarized the original plans with the present day plans:

The original plan had 9 three-bedroom units and 57 two-bedroom units: the present day plan has 12 – three-bedroom units and 52 – two-bedroom units.

Building #2 – 9 – three-bedroom units

Building #3 – 3 – three-bedroom units

Building #1 – 0 – three-bedroom units

146 will be built as approved; two loft style large townhouses – 2 – three- bedrooms units.

This building is not included in the proposed plans.

The total number of square feet has not changed. The proposed plans added 45 units.

Statistically, the three-bedroom units produce almost zero children into the school system.

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.