

February 19, 2014
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

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

Absent: Commissioner Clare Gorman
Commissioner Eric Fang

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 Special Meeting held on Nov. 4, 2013**
Approval of minutes of Regular Meeting held on Nov. 19, 2013
Item #2 85 Yonkers Ave. Site Plan Approval and Architectural Review
Item #3 100 Main Street Adjourned

Item #1 Approval of minutes of Special Meeting held on Nov. 4, 2013
Commissioner Ciaramella motioned to approve the minutes from the
Nov. 4, 2013 meeting, was seconded by Commissioner Miller and carried with
a vote of 5 – 0.

Approval of minutes of Regular Meeting held on Nov. 19, 2013
Commissioner Nerenberg offered a motion to approve the minutes from the
Nov. 19, 2013 meeting, was seconded by Commissioner Caliano and carried
with a vote of 5 – 0.

Item #2 85 Yonkers Ave.**Site Plan Approval and Architectural Review**

Leonard Brandes, architect for the applicant, reviewed that this is a two-story building that has been vacant for many years. The plans are to have a parking area on the first floor and offices on the second floor. He indicated that he modified the plans to include additional stucco panels with stone. The peak part of the building will have a prefabricated roof that matches the slate. It is a well-textured material in a dark gray color.

Stucco will have two colors to offer depth and character. The Oyster color, light beige, will be for the filler and the Pueblo, darker beige, will be for the banding.

The squared stone on the building will be a grey color.

Mr. Brandes noted that there would be three American Red Bud flowering trees on the property. These trees will be trimmed, but have the potential to have a 25 – 35 ft. wide canopy.

Chairman Leo asked Mr. Brandes to examine the space further, as there may not be enough room for these three trees.

Mr. Brandes indicated that he would consider decreasing the number of trees or use alternate trees.

Regarding the lighting plans, Mr. Brandes displayed floodlights that will be placed in the ground which will point up under the trees. Lamp fixtures on the buildings, entryways and the garage.

The front door and window frames will be dark brown.

Commissioner Nerenberg offered a resolution declaring a negative declaration pursuant to SEQR. Commissioner Ciaramella seconded the motion and was carried with a vote of 5 – 0.

Commissioner Nerenberg offered a resolution for site plan approval accepting the plans as presented tonight. Motion was seconded by Commissioner Ciaramella and carried with a vote of 5 – 0.

Commissioner Nerenberg offered a resolution for the Architectural Review accepting the materials as presented tonight. Motion was seconded by Commissioner Miller and carried with a vote of 5 – 0.

Item #3 100 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.