

January 17, 2012 (revised Feb. 15, 2012)

**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	Clare Gorman

**Also in Attendance:**

John Cavallaro	Village Attorney
Bill Williams	Building Inspector
Commissioner	Sandy Reyes-Guerra (ad hoc)

**Chairwoman Ciaramella announced the evening's agenda as follows:**

**Item #1** Approval of Minutes Meeting held on November 15, 2011

**Item #2** Approval of Minutes Meeting held on December 20, 2011

**Item #3** 181 Main St. /20 Marbledale Rd      Return

**Item #4** 9 Jackson Avenue      Site Plan

**Item #5** 181 Marbledale Rd.      Adjourned

**Item #6** 305 Columbus Ave.      Withdrawn

**Item #7** 16 Chestnut      Adjourned

**Item #8** Crestwood Station Plaza LLC  
300 Columbus Avenue      Adjourned

**Item #1 Approval of Minutes Meeting held on November 15, 2011**

**Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – Nov. 15, 2011 was seconded by Commissioner Gorman and was carried by the Board with a vote of 7-0.**

**Item #2 Approval of Minutes Meeting held on December 20, 2011**

**Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – Dec. 20, 2011 was seconded by Commissioner Leo.**

**Discussion:** Commissioner Caliano stated that she had not reviewed the minutes and asked if her comments as to why she voted in opposition for the applicant Midora Corp./Glenmark Properties were incorporated into the minutes. Upon showing the minutes from Dec. 20, 2011, Commissioner Caliano was satisfied.

**Motion was carried by the Board with a vote of 7-0.**

**Item #3** 181Main St. /20 Marbledale Rd      Return

Mr. Leonard Brandes, architect for the applicant, explained that there have been no changes to the application since the last meeting.

Chairwoman Ciaramella asked if the applicant brought the requested noise level readings, or cut sheets for the machinery that will be operating at this facility.

Mr. Grotto, applicant, submitted photos of readings, which were taken at various locations outside and inside the building, with the door closed and with the door open. The readings reached between 72 – 75 decibels. The Village code requirement is 65 decibels at the property line of the nearest property of the receiver. The 72 – 75 decibel levels were on the applicant's property very close to the building. Mr. Grotto noted that the further distance from the machine, the lower the level would be. It would certainly fall below 65 decibels at the nearest receiver's property line.

A discussion evolved as to whether this Board should request cut sheets from the applicants. It was determined, that the applicant would provide the cut sheets of the machinery to the Building Inspector. If the applicant's machines were found to be too noisy and not meet the Village code requirements, that would be considered a code violation and the Building Dept. would cite the applicant and collect the necessary fines.

**No Public Comments**

**Chairwoman Ciaramella motioned to close the public hearing, seconded by Commissioner Leo and unanimously carried by the Board.**

**Commissioner Nerenberg motioned that the Board adopts a negative declaration pursuant to SEQR. The motion was seconded by Commissioner Caliano and unanimously carried with a vote of 7 – 0.**

**Commissioner Leo motioned to accept the plans as submitted. The cut sheets will be submitted to the Building Dept. If there are issues with the sound, the applicant will get cited by the Building Dept.**

**Commissioner Nerenberg seconded the motion and was unanimously carried by the Board.**

**Item #4** 9 Jackson Avenue

**Site Plan**

Mr. Leonard Brandes, architect for the applicant, Dennis Lucente, noted that the previous application and plans for this site were withdrawn from the Zoning Board as the applicant decided to change the plans which now do not require a variance. The plans are to build a garage set within the hill with one story above the garage. The garage will have space for 3 vehicles. The garage will be set back against the hill, therefore the upper floor will cantilever above the garage with 6ft. in the front of the building and 5 ft. in the back. This will allow less disturbance to the hill. By extending the second story 6 ft. in front, this will provide a covered entrance to the garage. The garage door will measure 9 ft. by 24 ft. The facade will be tan and beige stucco to match the original building on the site.

The original building will stay the same with a garage and a small office for his foreman, and a small bathroom. The only change is to have 3 parking spaces in front of the garage with one being the required handicap space. In summary, there are 25 parking spaces for the 21 trucks used by the business. There will be 4 spaces for employees or clients.

Mr. Lucente mentioned that very rarely does a client come to the site as most bills are paid via credit cards. He has one office manager that is at the site full-time and one part-time clerical assistant. The plans are that these employees will park at the newly proposed garage and work in the offices above the garage. He and his partner are rarely at the site, rather they are on the road visiting the work sites. During the busy months of the spring, summer and fall, most all of the vehicles are off the property and at the work sites. The employees usually car-pool to work, arrive at 7:30am and exit the site soon after arrival. The employees return at approximately 5:30pm. Mr. Lucente stated that he tries to have employees shift their cars into the parking spaces as the trucks exit. At limited times, some employee vehicles park on Marbledale Rd.

Commissioner Leo voiced his concern that it is a very tight area when trucks are returning to the site and vehicles are being shifted around.

Bill Williams, Building Inspector noted that he visited the site and described the interior circulation as very tight. He noted that the Village Consultant must review the drainage plans. He requested that he review the interior circulation as well. The Building Dept. has not heard back from the county regarding the referral.

Commissioner Fang stated that the zoning information sheet should separate the equipment storage from parking cars.

Mr. Brandes noted that the parking is determined by the Planning Board.

He continued that the current storage location is where the proposed garage will be. The plans are to move the storage location to behind and on the side of the current garage. Each sight is hidden and the equipment will not be visible. The equipment consists of ladders, wheel barrels, small cement mixers, PCV pipes, fencing, unopened bags of mulch etc.

Mr. Lucente displayed photos of the proposed areas for the storage from various locations. It was determined that the equipment will be well hidden.

Applicant will return next month.

<b><u>Item #5</u></b>	<b>181 Marbledale Rd.</b>	<b>Adjourned</b>
<b><u>Item #6</u></b>	<b>305 Columbus Ave.</b>	<b>Withdrawn</b>
<b><u>Item #7</u></b>	<b>16 Chestnut</b>	<b>Adjourned</b>
<b><u>Item #8</u></b>	<b>Crestwood Station Plaza LLC 300 Columbus Avenue</b>	<b>Adjourned</b>

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.