

June 14, 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
James Pinto	Village Consultant
Frank Fish	Village Consultant
Melissa Kaplan-Macey	Village Consultant
Commissioner Sandy Reyes-Guerra (ad hoc)	
Frank DiMarco	Superintendent of DPW

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

**Item #1** Approval of Minutes held on May 15, 2012

**Item #2** 25 Main St. Site Plan

**Item #3** 146, 150, 160 Main Street, 233 Midland Avenue Return

**Item #4** Crestwood Station Plaza LLC Return

**Item #5** 16 Chestnut Adjourned

**Item #6** 100 Main Street Adjourned

**Item #1** Approval of Minutes held on May 15, 2012

**Commissioner Nerenberg motioned to approve the May 15, 2012 minutes was seconded by Commissioner Gorman and was carried with a vote of 7 – 0.**

**Item #2** 25 Main St. Site Plan

Leonard Brandes, architect for the applicant, Eric Lorberfeld, submitted plans to allow for 6 small tables for outdoor seating on the property. There are existing planters, which surround the area. The shrubs in the planters provide ample screening. The area is approximately 300 sq. ft. for 6 small tables. The tables will be available to customers from May to September. There will be 3 tables with umbrellas and 3 without. There will be 20 seats. There is no plan for an awning. The tables will be moved in at night.

The restaurant is open to midnight during the week and 1:00am on Saturdays. The tables and umbrellas will be moved into the facility by 11:00pm each night.

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

**No Public Comments**

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

**Commissioner Leo 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 with the condition that the outdoor seating be placed indoors by 11:00pm each night, and that there will be only 3 umbrellas and 6 small tables.**

**Commissioner Caliano seconded the motion, which was unanimously carried by the Board.**

**Item #3** 146, 150, 160 Main Street, 233 Midland Avenue Return

Mr. Glen Vetromile, Glenmark Properties, noted that the project has received approval from the Zoning Board for the requested variances. The variances granted were for the reduction of the dimensions of the parking spaces from 9ft. x 20ft. to 9ft. x 18ft.; a four-story variance for one unit on the 150 building; and a ratio of 1.6 parking spaces per unit where 2 parking spaces are required.

The 233 building has been moved back a bit from Midland Ave. The parking garage was decreased from 3 levels to 2 levels to a more efficient design, with both levels underground and a two-story building on top of the garage. Soil pits were taken to determine the quality of the soil. Plans are ready to take down the remaining building.

Mr. Raffiani stated the EAF has been submitted and the civil drawings were updated.

Mr. Null added that the plans would be submitted and asked if the Village consultants could review the plans by next month's meeting. He noted that the Site Plan approval was required to pour the foundation. The applicant would like to begin in September.

**Item #4** Crestwood Station Plaza LLC Return

Mr. Richman, co-owner of the project, received two memos from Mr. Fish and Mr. Pinto. Addressing Mr. Pinto's concerns, he noted that the existing light would be moved forward a bit; the jersey barriers would be determined by consulting with Mr. Williams at the time of construction.

Mr. Pinto responded by stating that the existing light at the entry walls must have their illumination levels maintained, LED format possibly, and must conform to the DPW.

The Village's Right-of-way specifications will be provided by Mr. Williams. The property lines are very important and must be determined by getting the county records. The jersey barriers drawn at the present time block the sidewalk, the applicant must keep the sidewalk open. Parking must be maintained diagonally.

Mr. Richman stated that the construction plans would be revised as per Mr. Pinto's request and concern subject to doing the photo metrics.

Mr. Heapes, co-owner of the project, displayed plans of the project and summarized the characteristics of each section. The gateway on Fisher Ave. will have two stone pillars; 2ft. wide with pavilions, connected with an 18in. stonewall. This will create a stone experience with beautiful trees.

The side elevation on Fisher Ave. will have brick on both corners with windows. The center of the building will have decorative tile that matches the tile found at the American Bistro. There will also be a green dimensional trellis; it will stick out approximately 2 – 3 ft. with vines.

The first pallet on the Columbus Ave. elevation will have thin Red Brick with a light colored grout, white sills, cornice elements, windows will be double paned clear glass with casement swinging out, and the first floor will have a warm grey stone base.

The second pallet will have Spanish clay tile roof, blonde brick façade with light grout, the trim and windows would be tan, and stone on the base will be tan with a hint of yellow and red. In the header of this pallet, the applicant plans to place a glazed Mexican tile similar to those found on the block.

The third pallet, which has the entrance to the building, will be a neutral color, charcoal grey, the stone finish with black granite polished, warm tan bricks and tan stucco.

The Lincoln Ave. elevation is Tudor-like in design. The roof is a composite of thick shingles, light grey, red brick same as the first pallet, stone same as the first pallet, stucco, dark taupe, timber will be dark brown, windows will be dark, not white due to the Tudor look and it will have a collection of earthy tones.

There will be a painted stencil on the stucco of the tower.

Mr. Heapes noted that he would return next month with a clean, big display of the tile that would be located in the header of the second pallet.

Mr. Heapes noted that he would like to build a pocket park where the taxis currently park. The park will have 4 street trees, brick and lawn panels, a 12ft. trellis to provide shade and loose chairs for seating. The park will be approximately 1000 sq. ft. with a 30ft. x 40 ft. lawn and 10ft. sidewalk around the perimeter.

Commissioner Fang stated that this park would be a benefit to the residents as there is a need for common space. He requested that the DPW and Police Dept. review the plans.

Commissioner Fang added that he likes the improvement on Fisher Ave. and asked if another apartment unit could possibly be moved close to where the elevator shaft is located. He also added that the applicant could carry the bricks up the column.

Commissioner Gorman stated that the Tudor style on Lincoln Ave. breaks up the massing.

Commissioner Caliano noted that the Crestwood Project seems to architecturally and visually tie the Crestwood area and Depot Square together nicely.

Mr. Heapes reviewed the plans for the intersection of Columbus Ave. and Lincoln Ave. He stated that there would be bump outs on both sides of Columbus Ave at the crosswalks. There will be a bench with a brick perimeter with a low planter of 15 in. The pocket park will be on the opposite side of the crosswalk.

Commissioner Leo noted that the elevation facing the church has some nice changes, but no patio or no awning over the window to add character. He also stated that the elevation facing the parking lot is very simple.

Mr. Heapes noted that the façade facing the parking lot was kept simple to allow funds to make the front superior. He continued to describe the roof plans. The HVAC units will be placed all on the roof close to the parking lot. This will have the least impact on the environment.

Commissioner Leo pointed out a poured concrete wall and asked the applicant to screen it with ivy or at least add texture to the wall.

The light fixtures, fixed to the building, should be determined to be up or down light. Applicant must submit lighting plans.

Chairwoman Ciaramella noted that she had concerns regarding the tile at the header of the second pallet. Mr. Heapes stated that he would review it.

Mr. Fish stated that the applicant has addressed everything in the memo. He will put all his comments in writing and these comments will create potential conditions for Site Plan approval. The July 3 meeting is within the 60 days of SEQR approval. The pocket park should be shown to the Board of Trustees. Mr. Williams will authorize the placement of the jersey barriers.

John Cavallaro, Village Attorney, noted that there would be one approval for Site Plan and Architectural Review.

June 28 - workshop meeting just for Crestwood Project. All plans from the applicant must be submitted by 1:00pm on June 26, 2012.

July 3 - Special public meeting for this applicant

July 17 - Regular monthly public meeting

Mr. Fish summarized his concerns –

Mr. Pinto's comments to revise the construction plans should be reviewed; blow up the pictures of the tile for review; Village Trustees should review the pocket park plans; view of entrance near the park; continue to develop the design, keep the stairs for the Metro North entrance where they are and have the DPW and Police review the plans of the pocket park; discuss financial contribution; give the Village 18 months to start the park or the applicant begins the design approved by the Planning Board, similar to the Mirado Project park agreement; the Fisher Ave. entrance; design landscaping use for wall; explore the possibility to move one more apartment unit; view shed; HVAC must comply with noise code;

submit light sheets, include walkway lights; sheet view of entrance to the building; threshold to the alley be examined; and silhouette – piers how building meets the sky and pocket park examine the corner cut looking into the street.

Mr. Richman stated that he welcomes improvement and input on the pocket park; he is prepared to make a financial contribution, he asked the Board to give examples of how it has been agreed upon in the past, and he will determine which works well with him; he stated that he was happy to contribute to the Village fund which is used to beautify the area.

Mr. Pinto stated that the statues of these grants and infrastructure are in the process with the design and meeting with ConEd. The costs will be identified in 2 – 3 months.  
He added that the photo metrics need to be done on a plan to make sure of the brightness and that it does not interfere with the neighbors.

Chairwoman Ciaramella wished a Happy Birthday to Commissioner Nerenberg.  
Commissioner Fang added that he appreciate all the years of service by Commissioner Nerenberg to the Village not only as a Board member, but also as the honorary local historian.

**Item #5** 16 Chestnut

Adjourned

**Item #6** 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.