

July 17, 2012

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

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Melba Caliano
Commissioner Eric Fang
Commissioner Tim Miller
Commissioner Clare Gorman
Commissioner Sandy Reyes-Guerra (ad hoc)

Absent: Commissioner Antonio Leo

Also in Attendance:

John Cavallaro Village Attorney
Bill Williams Building Inspector
James Pinto Village Consultant
Frank Fish Village Consultant

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 100 Main Street Return
Item #2 150, 160 Main Street, 233 Midland Avenue Return
Item #3 16 Chestnut Adjourned

Item #1 100 Main Street Return

Les Maron, attorney representing the applicant, stated that he presented at the June workshop and received a favorable response. The applicant has since hired surveyors and engineers and their preliminary findings are that the retaining wall may not be needed, as the natural stone may be sufficient. The plan is to add more windows on Main St., widen Terrace Pl. sidewalk and add a balcony to the second floor. The engineers are working on finalizing the plans. Regarding the memo sent by Frank Fish, those missing issues would be addressed once the engineers finalize the plans.

Mr. Maron added that Mr. Fish requested that the applicant widen Terrace Pl. as well as widen the driveway from 18ft. wide to 20ft. The applicant has already given up the fourth floor and the units along Mrs. Angelillo's property. The retail space has already been decreased by 2ft. on the Angelillo's side, and now an additional two feet on the Terrace Pl. side. He asked if the applicant could do away with the retail portion of the property and then there would be ample room to widen the street and driveway.

Mr. Maron requested an evacuation permit without the site plan approval to begin the evacuation process to examine if the retaining wall would be needed.

Mr. Frank Fish, Village Consultant, mentioned that he sent out the memo yesterday. He understands that part of the site plan has not been submitted and that the applicant will get civil engineers to complete the information. The 18ft. access into the parking garage can work, but on the advice of George Jacquemart, Traffic Consultant, the applicant does have room. The applicant can reduce the size of the striped area, a pedestrian walkway along the driveway. This walkway will not be used that often.

The applicant's architect noted that the striped pedestrian walkway is 5ft. wide. There are two access points from the garage to Main St., through the lobby and through the garage. The customers of the retail space on Main St. whom park in the garage and walk to the retail space, will walk on the 5ft. walkway to Terrace Pl. The residential lobby is for residents only, not for customers to walk through.

Commissioner Fang asked the applicant to split the difference, make the garage driveway 19ft. and the walkway 4ft.

Mr. Fish added that the width of Terrace Pl. was also a concern. Terrace Pl. should be widened with a 6ft. sidewalk. There is presently no sidewalk on Terrace Pl. The reduction of one foot of retail space will not affect the marketability of the retail space. Terrace Pl. must be changed to a two-way street from the driveway to the end of the road. This change must be approved by the Board of Trustees and DPW.

Commissioner Reyes-Guerra noted that a curb cut should be placed on the sidewalk at the driveway for strollers etc.

Mr. Maron agreed to provide a 6ft. sidewalk along Terrace Pl. and agreed to widen the driveway from 18ft. to 19ft. and decrease the walkway from 5ft. to 4ft. He noted that the Board of Trustees would have to agree to change Terrace Pl. to a two-way street. He added that he would have to move the building back one foot to accommodate the 6ft. sidewalk on Terrace Pl. and to widen Terrace Pl.

Commissioner Reyes-Guerra requested full drawings, which show the striping, parking spaces, meters and tree pits.

Commissioner Fang added that the massing of the building is predominantly horizontal while the majority of the buildings on Main St. are vertical. He asked the applicant to organize the plans vertically rather than horizontally. This may not have an impact on the footprint.

Commissioner Caliano added that the DPW and Police Dept. look at revamping the direction of Terrace Pl. as it could possibly be separated into thirds, the top portion is currently two-way, the middle section is one-way and the bottom section could possibly be two-way. To an unfamiliar driver, this could be quite confusing. It was her opinion, that maybe the entire street should be two-way.

Bill Williams, Building Inspector added that he does not have the authority of issue excavation permits without site plan approval, as per Zoning Code.

Mr. Pinto, Village Consultant stated that the applicant's engineers would like to examine how extensive the excavation plan will be for underpinning the building etc.

Bill Williams, Building Inspector noted that the applicant must apply for the permit to do underpinning to the adjacent building. These plans must be discussed with, and approved by the owner of the adjacent building, Mrs. Angelillo.

Commissioner Caliano motioned to open the public hearing, seconded by Commissioner Reyes-Guerra and unanimously carried by the Board.

Public Comments

Mrs. Angelillo, owner of the adjacent property, was happy to hear that the six-foot setback between her building and the proposed building remained unchanged. She asked about the plans for underpinning her building.

Mr. Maron noted that Mr. Murray spoke with Mrs. Angelillo regarding the plans. The applicant would need Mrs. Angelillo's consent to underpin the building and will have to approve the plans.

Bill Williams, Building Inspector stated that there is a ten-day notice to the adjacent property owner to review the plans and give permission before he can issue the permit.

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

Item #2 150, 160 Main Street, 233 Midland Avenue Return

Mr. Null, attorney for the applicant noted that the landscape plans were very similar to those submitted for the Dec. 2011 approval.

Mr. Glen Vetromile, Glenmark Properties, reviewed the landscaping plans for each building. The 160 building was pulled back due to the reduction of the building, which allowed for more landscaping and a ceremonial entranceway. There are two rain-gardens, private terraces and a roof garden, with ornamental shrubs. The roof garden will consist of an outdoor kitchen, outdoor living area, and fireplace, sitting area, a water feature and Tuckahoe marble from the quarry throughout.

Mr. Null noted that the applicant will bring in the architectural materials soon, and would like approval for the site plan and landscaping plans so the excavation plans may begin.

John Cavallaro, Village Attorney, asked about the retaining wall as per Mr. William's memo dated June 1, 2012.

Mr. Vetromile noted that the foundation walls of the garage would hold the building back. Mr. Null added that the 160 building was originally higher up the grade, since it was lowered, the retaining wall will not be so high.

Commissioner Miller asked about the plans for the Main St. park.

Mr. Vetromile stated that the current fence would be replaced with an 18in. stone knee wall and a heavy black fence above the knee wall. Also a new planting edge, new trees, accent lighting and formal signage. The applicant will work with the DPW. He understands that the plans require Village Board approval and that he would welcome community input. The plans are for the construction at the park site to coincide with the landscaping of the buildings.

Chairwoman Ciaramella announced a special meeting July 26, 2012 at 7:30 for this applicant.

CHAIRMAN CIARAMELLA OFFERED THE FOLLOWING RESOLUTION DECLARING A NEGATIVE DECLARATION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AS IT CONCERNS AMENDED SITE PLAN APPROVAL FOR THE PREMISES 150 AND 160 MAIN STREET AND 233 MIDLAND AVENUE, TUCKAHOE, NEW YORK

At a regular meeting of the Planning Board of the Village of Tuckahoe, New York (the "Planning Board") held at Village Hall, 65 Main Street, Tuckahoe, New York on July 17, 2012.

WHEREAS, the Planning Board of the Village of Tuckahoe is considering the grant of amended site plan approval for the premises commonly known as 150 and 160 Main Street and 233 Midland Avenue, Tuckahoe, New York; and

WHEREAS, the project consists of the development of the site with residential and mixed-use buildings consisting of 108 residential units (plus two units for 146 Main Street) and 3,500 square feet of commercial space with 188 off-street parking spaces; and

WHEREAS, based on the Environmental Assessment Form ("EAF"), submitted by the Applicant, and any supplemental materials thereto, the Planning Board has determined that there will be no significant environmental impacts from this action as it concerns the proposed Project.

NOW, THEREFORE, BE IT RESOLVED

Section 1. Based on the information included in the EAF, submitted by the Applicant, and any supplemental materials thereto and the criteria contained in the State Environmental Quality Review Act and its implementing regulations, the Planning Board hereby adopts the attached Negative Declaration for this Unlisted Action under the State Environmental Quality Review Act.

Section 2. That this resolution shall take effect immediately.

Commissioner Fang seconded the motion and upon roll call, was carried with a vote of 7 – 0.

Item #3 16 Chestnut

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.