

November 20, 2012

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

Present: Chairperson Ann Marie Ciaramella
Commissioner Eric Fang
Commissioner Tim Miller
Commissioner Clare Gorman

Absent: Commissioner Raymond Nerenberg
Commissioner Melba Caliano
Commissioner Antonio Leo

Also in Attendance:

Gary Gjertsen Deputy Village Attorney
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of Minutes of the Regular meeting held on Oct. 16, 2012

Item #2 10 Fisher Ave. Site Plan

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

Item #4 109 Lake Avenue Architectural Review

Item #5 100 Main Street Adjourned

Item #6 68 Marbledale Avenue Adjourned

Item #1 Approval of Minutes held on October 16, 2012

Commissioner Gorman motioned to approve the October 16, 2012 minutes was seconded by Commissioner Miller and was carried with a vote of 4 – 0.

Item #2 10 Fisher Ave. Site Plan

Mr. Leonard Brandes, architect for the applicant Martine Bakery, which has been in business for 40 years. He stated that the applicant requests approval to move the interior wall back 5 ft. to provide additional space for customer seating. This will provide an additional 125 sq. ft. of seating area and decrease the work area, but that will not interfere with their workload.

Commissioner Fang noted that the discussion at the work session satisfied the Board's concerns.

Commissioner Fang motioned to open the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board.

No Public Comments

Commissioner Gorman motioned to close the public hearing, seconded by Commissioner Fang and carried unanimously by the Board.

Commissioner Fang motioned to accept the plans as presented tonight. Motion was seconded by Commissioner Gorman and carried unanimously by the Board.

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

Mr. Glen Vetromile, Glenmark Properties, provided elevations of the West side, Courtyard East elevation and the Courtyard North elevation. Photos displayed both buildings side by side to show the buildings corner elements beside each other.

The applicant noted that he had concerns with the HVAC venting regarding visible sleeves and/or vents so he chose to use a split system. There will be a compressor on the rooftop, cooling will be done on the rooftop, and then placed in galleries. The exterior of the building will not have vents.

On the backside of 160 and 150 buildings, the applicant will use a Magic Pack heating and cooling system. The cooling will be done in closets with no sleeves and very discreet vents.

Mr. Vetromile submitted photos of the discreet vents. They will measure 18in x 18in square vents made of aluminum panel, with narrow slats and will be painted the same color as the exterior.

Commissioner Miller asked if the venting system produce noise.

Mr. Vetromile stated that it is not a loud noise. The noise produced will be contained within our own property. Magic Pak is not overly noisy. The applicant has hired an acoustic engineer to test the noise between units and outside.

Bill Williams, Building Inspector noted that the noise level must be approved by the Village's standards.

Chairwoman Ciaramella asked about the visibility of the roof from the houses nearby.

Mr. Vetromile that the 150 building will be blocked by building 160. The 160 building rooftop has very limited view and there will be attractive fencing around the compressors.

Commissioner Gorman asked about the view from the homes on Midland Ave.

Mr. Vetromile noted that the 233 building would block the view of the roof.

Commissioner Fang stated that he appreciates the cooperation from the applicant with the design of the towers, as they will be landmark elements.

Commissioner Miller motioned to open the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board.

No Public Comments

Commissioner Gorman motioned to close the public hearing, seconded by Commissioner Miller and carried unanimously by the Board.

Commissioner Gorman motioned to accept the plans of the tower and the HVAC model presentation as submitted tonight.

Commissioner Miller seconded the motion and was carried unanimously by the Board.

Item #4 109 Lake Avenue

Architectural Review

Ms. Oonagh McElhatton, owner of the hair salon, requested approval to replace the rotten plywood on the front façade and replace it with PVC wood look material, which will not rot. She submitted samples of the PVC material. The façade will be painted a charcoal gray. The applicant has received approval from the Sign and Awning Board for a burgundy awning with gold letters. The applicant plans on keeping the brick and replacing the window with a new one.

Commissioner Gorman motioned to open the public hearing, seconded by Commissioner Miller and carried unanimously by the Board.

No Public Comments

Commissioner Gorman motioned to close the public hearing, seconded by Commissioner Miller and carried unanimously by the Board.

Commissioner Gorman motioned to accept the plans as submitted tonight.

Commissioner Fang seconded the motion and was carried unanimously by the Board.

Item #5 100 Main Street

Adjourned

Item #6 68 Marbledale Avenue

Adjourned

Chairwoman Ciaramella wished all a Happy Thanksgiving.

Commissioner Fang thanked Frank DiMarco and the entire DPW for an outstanding job with the recent storm. He also offered a thank you to Mayor Ecklund for his tremendous efforts. All wished a speedy recovery for the Mayor.

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.