

**February 23, 2016**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

**Present:** Chairperson Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Melba Caliano  
Commissioner David Barra

**Absent:** Commissioner Clare Gorman  
Commissioner Eric Fang – Ad Hoc

**Also in Attendance:**

Gary Gjertsen	Village Attorney
Mike Seminara	Acting Building Inspector
Jim Pinto	Village Consultant
Noah Levine	BFJ Planning Village Consultant
Michael Musso	Environmental Consultant

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

<b>Item #1</b>	<b>Approval of minutes of Regular meeting held on January 19, 2016</b>
<b>Item #2</b>	<b>109 Marbledale Road Return</b>
<b>Item #3</b>	<b>100 Main Street Adjourned</b>
<b>Item #4</b>	<b>10 Fisher Avenue Adjourned</b>
<b>Item #5</b>	<b>229 Alpine Pl. Adjourned</b>

**Item #1 Approval of minutes of Regular meeting held on January 19, 2016**

**Commissioner Nerenberg motioned to approve the minutes from the Jan. 19, 2016 meeting, was seconded by Commissioner Barra and carried with a vote of 3 – 0, with Commissioner Caliano abstaining due to her absence.**

<b>Item #2</b>	<b>109 Marbledale Road</b>	<b>Return</b>
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Gary Warshauer, architect for the applicant, re-submitted an all-in-one package for the Board members. He briefly reviewed the proposal: five story hotel Marriott Spring Hill Suites with a one-story restaurant. The hotel access would be from a single curb cut on Marbledale Rd. There would be a port-au-cochere, drop off area and parking area. The restaurant would have a single curb cut access from Marbledale Rd and a parking lot. The two parking lots will connect for guests to walk over to the restaurant. A sidewalk would connect both sites. The first floor of the hotel will consist of a lobby, breakfast area, pool, workout room and guest rooms. The floors above will be typical guest rooms. The elevation of the hotel is the Marriott Suite prototype, which consists of stucco and colors that were already submitted to the Board. One minor change to the colors was the rear of the building would be Beige color, called Hot Chocolate, not blue as originally submitted. The restaurant will stay as originally presented. The roof details, green roof, solar panels section are all submitted in detail.

Mr. Warshauer displayed two views of the proposed hotel from the top of the hill from the north rear of the building. The picture was from the view of the second floor of the middle of the seven homes located on the hill. He also displayed a photo along Marbledale Rd. with the new proposed sidewalk.

Tony Castillo, Engineer for the applicant, noted that the sanitary and storm water lines were under the Marbledale Rd. The existing capacity of the pipes was examined. The applicant designed the system with the assumption that the existing pipes were at full capacity as it is an older system. The system is prepared to conservatively capture, contain and slow down the flow of water and will not create an issue. All scenarios were examined, including the 100-year storm scenario.

There are four underground detention systems. The plans were modified to show the ability to access these systems for maintenance. The process was studied to examine if the storm water could possibly be directed north to relieve the water flow going south. It was determined that this was not a possibility, but the system proposed is designed to standards and is effective. The water will be pretreated; as water is captured, the sumps will separate any sediment before it is drained into the system.

Mr. Castillo described the landscape plans for the proposed hotel. The hotel frontage will have trees dispersed with grass, shrubs and holly bushes to screen the southern border. The west side of the hotel will have a mix of evergreens, maples and shrubs of various heights. The middle section will have cherry trees along the property border.

The restaurant will have three additional trees along Marbledale Rd. with shrubs and grass. The north side will have grass and maple trees. The rear will have a mixture of

evergreen, maple and shrubs. There will be a substantial landscape effort along the perimeter of the restaurant.

The trash location has been modified. The trash enclosure at the restaurant has been moved to the north side. The hotel was shifted 2ft. to provide ample room for the trash collection along the southern end.

John Canning, Traffic Engineer representing the applicant, focused on the Marbledale Rd. and Jackson Ave. intersection. There is a driveway at that location that is not too active. The proposed plan is to add a second crossing along Marbledale Rd. with pedestrian warnings and a double yellow line on Marbledale Rd. and a stop line on Jackson Ave. Mr. Canning noted that he has not shared these plans with the DPW or the Police Dept. but will plan to meet with both.

Commissioner Caliano requested that the applicant consider blinking pedestrian signage. She noted that Marbledale Rd. is confusing, especially at night, and suggested the use of blinking signage.

Noah Levine commented that the new proposed crosswalk goes into the existing driveway and should be pushed back. He also suggested striped markings.

Mr. Canning noted that he would speak to Police Dept. and DPW about these suggestions.

Noah Levine noted that the truck movement into the hotel should be adjusted to allow for correct movement.

Mr. Canning noted that he would make that minor change.

Bill Canavan, Certified Professional Geologist, reviewed the Brownfield update. The remedial investigation report was submitted to the DOH and DEC and was accepted as final. The minor revisions should be completed tomorrow. The Remedial Action Work Plan will be reviewed by the DEC and DOH. Once reviewed there will be a 45-day comment period for residents to submit their comments. The library and the Tuckahoe Village website will have the work plan document for review. He stated that he would notify the Village Administrator and Building Dept. in writing of the 45-day start and end date.

Commissioner Caliano requested that the website include the start date and end date of the 45-day comment period.

Mr. Canavan added that the agencies have the final say after all the concerns of the public are addressed.

Noah Levine, BJJ Planning, noted that most of the items in the memo from BJJ were addressed. He offered a quick review of the project. There were three variances granted by the Zoning Board. The Planning Board filed a CND, Conditional Negative Declaration. The Brownfield process has been explained. The traffic impact has been reviewed based on the Nov. 2014 submission and no further mitigation measures were taken. The signal modifications were suggested. The applicant satisfies the parking requirements. He addressed a letter from Ki Marshall Arts regarding parallel parking and stated that it is not appropriate to allow parallel parking and there should be no change to the parking configuration. The truck turning movements should be reviewed by the applicant. The applicant offered \$5000 to assist with the gap in the sidewalk at the Smith Cairns property. Regarding the Environmental Impact, the remedial action work plan offers four alternatives; A. No action B. Capping C. Partial removal of soil and D. Complete removal of landfill.

The landscaping plans are adequate. The signage and lighting plans need to identify any illumination. The plans do not show the lighting of hotel along Marbledale Rd.

Jim Pinto, Village Consultant reviewed the plans and offered the following comments; He asked if the area designated 'future banked parking' would be curbed and landscaped. Mr. Warshauer noted that he eliminated the 'future parking' and will provide all parking at the beginning of the project.

Mr. Pinto suggested adding a hose connection and drain to wash down the trash area. Maintain a minimum of 5ft. of sidewalk width at the southeast corner of the building. Provide a sidewalk and curbing detail for the Village right-of-way along Marbledale Rd. where the concrete walk is a minimum of 5 inches thick and where the curbing is consistent with the existing curb installation.

Provide a construction management plan that includes temporary construction entrances, erosion and dust control, stone tacking blankets and designated trade parking areas.

Michael Musso, Village Consultant, asked about the water retention system.

Tony Castillo noted that the water retention system is a Duromax system with a steel lining which is watertight and will have no leakage. It is able to handle a 100-year storm.

Mike Seminara, Acting Building Inspector noted that there will need to be a discussion regarding handicap parking.

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

### **Public Comments**

Patrick Hughes, 12 Lee Place, Bronxville resident, Certified Planner, asked the Board to look at the big picture. He asked the Board to consider the Master Plan, which recommended a new zone for the Marbledale corridor. The zoning code changed to expand the allowable uses for Marbledale Rd. The variances granted, height and setback, were given without the regard to the nearby residential area. This is a motor hotel found on any strip mall. It does not match the special character of the village. This is not really what you want as a reinvestment of Marbledale Rd. It does not meet the promise as stated in the goals of the Master Plan. Lodging may well be a good use, but not a big franchise. Marriott does not meet the goals of the Tuckahoe Master Plan.

Elle Epstein Park Ave, Yonkers resident, voiced her concern regarding the environmental safety issues. She was pleased to be informed of the 45-day comment period.

Michael Musso, introduced himself as a consultant hired by the Village to assist in the regulatory process of the Brownfield site. He noted that the NYS DEC makes the determination. There have been thousands of Brownfield sites that have been successfully redeveloped.

He stated that Randy Whitcher at the DEC is the case manager of this project.

**Commissioner Caliano motioned to continue the public hearing until the next meeting, seconded by Commissioner Barra and carried by the Board.**

**Item #3 100 Main Street**  
**Item #4 10 Fisher Avenue**  
**Item #5 229 Alpine Place**

**Adjourned**  
**Adjourned**  
**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.