

April 19, 2016
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Eric Fang
Commissioner Clare Gorman

Absent: Commissioner David Barra
Commissioner Melba Caliano

Also in Attendance:

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

Chairwoman Ciaramella announced the evening’s agenda as follows:

- Item #1 Approval of minutes of Regular meeting held on March 15, 2016**
- Item #2 100 Main Street Return**
- Item #3 109 Marbledale Road Return**
- Item #4 229 Alpine Pl. Return**
- Item #5 59 Rogers St. Site Plan**
- Item #6 8 Marbledale Rd. Site Plan**
- Item #7 64 Main St. Site Plan**
- Item #8 10 Fisher Avenue Adjourned**
- Item #9 86 Main St. Adjourned**
- Item #10 125 Columbus Ave. Adjourned**
- Item #11 65 Marbledale Rd. Adjourned**
- Item #12 57 Rogers St. Adjourned**
- Item #13 68 Marbledale Rd. Adjourned**

Item #1 Approval of minutes of Regular meeting held on March 15, 2016

Commissioner Nerenberg motioned to approve the minutes from the Mar. 15, 2016 meeting, was seconded by Commissioner Gorman and carried with a vote of 3 – 0, with Commissioner Fang abstaining due to his absence.

Item #2 100 Main Street Return

Les Maron, Attorney for the applicant, summarized a few minor revisions to the plans. The refuse area was enlarged and approved by the DPW. The first floor of the building was pushed back to be equal with Mrs. Angelillo's building. The floors above the first floor will not be pushed back. He received a memo from the Police Dept., which states that they have no objection to the plans. The Fire Dept. gave an oral approval; waiting for the written approval.

Joe Crocco, architect, reviewed the changes to the rubbish room. It will be 8ft. wide and will have its own entrance door. The DPW approved the plans. The building will be pushed back 5ft.6in. on the first floor to match with Mrs. Angelillo's building. The upper floors will stay. The sidewalk is ADA compliant.

Materials: Ruby Red thin brick for façade; White stucco; beige/grey natural stone; dark grey roof; Anderson windows sandstone color; storefront windows to match Anderson windows.

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

No Public Comments

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

Item #3 109 Marbledale Road Return

Gary Warshauer, architect for the applicant, noted that the building was moved two feet to accommodate additional service area. The Fire Dept. will now have access in front of the building and back of the building. There will be a minor reconfiguration of the curb to accommodate the fire trucks.

John Canning, Traffic Engineer for the applicant, noted that the proposed action would have no significant adverse impact. The traffic volume would be relatively moderate. The plans are to restripe the crosswalks on Marbledale Rd. and Jackson Ave. and add a new crosswalk. A discussion as to the placement of the crosswalk evolved. The Police Chief must approve the proposed plans.

Commissioner Fang requested photos and drawings of the proposed crosswalks and sidewalks along with the placement of the surrounding buildings.

Chairwoman Ciaramella voiced her concern regarding the poor visibility at the intersection of Marbledale and Jackson Ave.

Noah Levine requested that the applicant consider creating a sidewalk across the street at the bottom of the driveway.

Tony Castillo, Environmental Engineer, reviewed the erosion and sedimentary concerns. He summarized the storm water capacity and storm sewer analysis and provided on site storm water detention system analysis. He suggested flow measurements to understand the capacity of the line under Marbledale Rd. The site is a redevelopment site and will reach out to the DEC for language. He is still undergoing dialogue with Dolph and Rotfeld.

Gary Warshauer indicated that he would submit a full landscaping plan. He will try to incorporate several native plants, shrubs and trees but there are some restrictions due the Brownfield classification. The plan is to use a piece of Tuckahoe marble for the base of the sign.

Commissioner Fang requested that the applicant try to be more creative with the corner of the property on Marbledale Rd. before Jackson Ave.

Commissioner Gorman motioned to re-open the public hearing, seconded by Commissioner Nerenberg and carried unanimously.

Public Comments

Rachel Zolotter Ki Marshal Arts asked the depth of the pilings.
Gary Warshauer noted that they went down to rock level.

Mrs. Zolotter noted that the height of the proposed hotel would obstruct the clear view of the homes up on the hill in the rear of the property.

She also submitted a letter from Mr. Stowe, 4 Marble Place, to be filed with the Building Dept. The letter asks that all environmental concerns be fully addressed.

Mr. Warshauer noted that the building received Zoning Board approval for the height. In the past presentations, he displayed renderings from the hillside and from the street.

Commissioner Fang requested that the three-dimensional renderings be presented again.

Mr. David Gordon, attorney representing Ki Marshal Arts, indicated that there has been a great deal of new information regarding the toxic issues on the site. He submitted an environmental report for the Board members to review. He sent the report to Mike Musso, Village Environmental Engineer to review.

He indicated that the DEC has declared the section of the quarry that is not included in the Brownfield project as a potential inactive hazardous site.

He asked the Board to reconsider the Conditional Negative Declaration due to the new toxic information. The Board can revisit and rescind the Conditional Negative Declaration. The CND ends the SEQR process. The applicant must follow the conditions created by the DEC. The DEC may not be fully protective of the community health. There is a legal avenue for the Board to return and rescind the CND.

Rocco Salerno, attorney representing the applicant, noted that the new information is unsupported. The Board issued a CND and the DEC will now handle the environmental issues. The state agency puts the applicants through the ringer and monitors the entire operation.

Ellen Epstein asked the Board members to review the reports submitted by Mr. Gordon.

Commissioner Nerenberg motioned to continue the public hearing, seconded by Commissioner Gorman and carried unanimously by the Board.

Item #4 229 Alpine Pl.

Return

The applicant's architect noted that this is a one family dwelling to be converted into a two family dwelling. The applicant received three variances; front yard setback, side yard setback and off street parking.

The plans are to add a second story addition. A new staircase will be built which will lead to the new door of the addition. The existing front door will stay as the door to the second unit. The roof will be new, grey/black color. The stucco will be beige. Anderson windows, bronze light fixtures, sconces on both sides of the front entrance. The chimney will be raised and the brick will be removed from the rear of the house and recycled to

place on the chimney to match the existing brick on the chimney. The parking area will have two parking spaces at top of driveway. The mature trees in the front and rear will stay.

A discussion evolved regarding the width of the driveway. The curb cut must be 27 ft. wide.

Commissioner Fang requested that the driveway be 27ft. wide with 2ft. of grasscrete on either side. He also suggested pavers in place of asphalt.

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

No Public Comments

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

Commissioner Nerenberg read the following SEQR resolution in the form of a motion:

LOCATION OF PROJECT: 229 Alpine Place, Tuckahoe

SECTION: 43 BLOCK: 7 LOT: 4

DESCRIPTION OF PROJECT: Applicant seeks to construct a second story addition over a one story existing one story and to change the use from a one family to a two family

APPLICANT/OWNER: Spartak Xeneli

Pursuant to the regulations of SEQRA this Board finds that:

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**

- 2. This Board is in possession of all information reasonably necessary to make the determination as to the environmental significance of the proposed site plan application.**

3. That the action taken herein shall not have a significant adverse impact on the environment and it is declared that a Negative Declaration is hereby adopted with regard to this action.

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

Commissioner Fang read the following resolution in the form of a motion:

BE IT RESOLVED that the application for site plan approval of Spartak Xeneli for the premises located at 229 Alpine Place, Tuckahoe is approved. The applicant has met the requirements of the Village of Tuckahoe's Zoning Code section 7-1 to the satisfaction of this Board.

FURTHER, EVERY REPRESENTATION OF THE APPLICANT MADE ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THIS APPROVAL. ANY DEVIATION FROM THE REPRESENTATIONS MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.

Commissioner Gorman seconded the motion and was carried with a vote of 4 – 0.

Item #5 59 Rogers St.

Site Plan

William Lachenauer, architect for the applicant, noted that there are plans to construct two houses at 57 and 59 Rogers St. The two lots are separate. The house on 57 Rogers is before the Zoning Board. This house does not require a variance. The utilities are located on Rogers Street. The drainage will be a sealed system. It will collect roof surface water and drain down along house, collect in the front of the house and brought out slowly to main pipe on Maynard St.

Gary Gjertsen noted that the drainage report should be sent to Dolph and Rotfeld for review.

Mr. Lachenauer noted that chipping would be done at the site. Some of the stone removed will be incorporated into the design.

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

No Public Comments

Commissioner Nerenberg motioned to continue the public hearing, seconded by Commissioner Gorman and carried unanimously.

Item #6 8 Marbledale Rd.

Site Plan

Ciro Interrante, architect for the applicant displayed plans for an 8ft. by 48ft. extension to an existing convenience store at the car wash and gas station. The existing planter will be moved to add the extension. He added 6 additional parking spaces along the side of the convenience store. The brick will match the existing building and the display window would be aluminum.

Commissioner Fang requested breaking up the brick wall with some stonework.

Mr. Interrante noted that there are currently 12 parking spaces.

The Board determined that the 6 additional spaces on the proposed plans were unnecessary.

Mike Seminara, Village Code Officer, noted that the applicant might need a handicap bathroom. He noted that he should indicate the placement of the handicap parking spaces and remove the 6 parking spaces from the plans.

He asked the applicant to submit the plans to the Eastchester Fire Dept. for review.

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

No Public Comments

Commissioner Nerenberg motioned to continue the public hearing, seconded by Commissioner Gorman and carried unanimously.

Item #7 64 Main St.

Site Plan

Alfredo Valleja, owner of the property, requested a change of use from a restaurant to a bakery. The existing restaurant has a handicap bathroom, kitchen, refrigerator, sink, and dishwasher. The plans are to install a new oven for baking. The counter will be removed and replaced with a service counter. There will be no changes to the exterior or façade.

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

No Public Comments

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

Commissioner Gorman offered the following SEQR resolution in the form of a motion:

LOCATION OF PROJECT: 64 Main Street, Tuckahoe

SECTION: 33 BLOCK: 9 LOT: 11

DESCRIPTION OF PROJECT: Applicant seeks to construct a bakery located at 64 Main Street

APPLICANT/OWNER: Cindy Bothwell

SEQRA RESOLUTION

Pursuant to the regulations of SEQRA this Board finds that:

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**
- 2. This Board is in possession of all information reasonably necessary to make the determination as to the environmental significance of the proposed site plan application.**

3. That the action taken herein shall not have a significant adverse impact on the environment and it is declared that a Negative Declaration is hereby adopted with regard to this action.

Commissioner Nerenberg seconded the motion and was carried with a vote of 4 – 0.

Commissioner Gorman offered the following resolution in the form of a motion:

THE FOLLOWING IS THE RESOLUTION/DECISION OF THE PLANNING BOARD OF THE VILLAGE OF TUCKAHOE, N.Y.

BE IT RESOLVED that the application for site plan approval of Cindy Bothwell for the premises located at 64 Main Street, Tuckahoe is approved. The applicant has met the requirements of the Village of Tuckahoe’s Zoning Code section 7-1 to the satisfaction of this Board.

FURTHER, EVERY REPRESENTATION OF THE APPLICANT MADE ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THIS APPROVAL. ANY DEVIATION FROM THE REPRESENTATIONS MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.

Commissioner Fang seconded the motion and was carried with a vote of 4 – 0.

Item #8 10 Fisher Avenue	Adjourned
Item #9 86 Main St.	Adjourned
Item #10 125 Columbus Ave.	Adjourned
Item #11 65 Marbledale Rd.	Adjourned
Item #12 57 Rogers St.	Adjourned
Item #13 68 Marbledale Rd.	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.