

December 20, 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
Commissioner Clare Gorman

Absent: Commissioner Eric Fang – Ad Hoc

Also in Attendance:

Gary Gjertsen Village Attorney
Mike Seminara Village Code Officer

Chairwoman Ciaramella announced the evening’s agenda as follows:

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| Item #1 85 -89 Main St. | Site Plan |
| Item #2 10 Fisher Ave. | Adjourned |
| Item #3 68 Marbledale Rd. | Adjourned |

Item #1 85 – 89 Main St. Site Plan

Marieta Delisa, applicant, requested the expansion of her existing restaurant to the retail store next door. The new space will consist of the dining area. The plans are for nine tables with four chairs at each table. There will be two new handicap restrooms. There will be no changes to the existing kitchen. The same counter and stools that are currently in the restaurant will remain. The new dining area would be placed in the retail store area. The existing entrance will be the main entrance to the restaurant and there will be three separate

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

No Public Comments

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

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

PLANNING BOARD RESOLUTION/DECISION

APPLICANT/OWNER: El Burrito Poblano

LOCATION OF PROJECT: 85-89 Main Street, Tuckahoe

SECTION: 33 BLOCK: 6 LOT: 20 & 18A

DESCRIPTION OF PROJECT: Applicant has an existing restaurant located at 87 Main Street, Tuckahoe. Applicant is now seeking to expand its seating area into a vacant storefront adjacent to its restaurant with an address of 89 Main Street Tuckahoe. Applicant further seeks to reconfigure its restrooms.

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 Caliano seconded the motion and upon roll call was carried with a vote of 5 – 0.

Commissioner Barra 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 El Burrito Poblano for the premises located at 85-89 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 Gorman seconded the motion and upon roll call was carried unanimously.

Item #2 10 Fisher Ave.

Adjourned

Item #3 68 Marbledale Rd.

Adjourned

Chairwoman Ciaramella wished all a Happy Holiday and a Happy New Year!

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.