

February 21, 2018
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 Eric Fang – Ad Hoc

Also in Attendance:
Gary Gjertsen Village Attorney
Bill Williams Building Inspector
Noah Levine BFJ Planning Board Consultant

Chairwoman Ciaramella announced the evening’s agenda as follows:

Item #1	11 Jackson Ave.	Site Plan
Item #2	187 White Plains Rd	Site Plan

Item #1 11 Jackson Ave Site Plan

Frank Salandra, Architect, indicated that this property was a former auto parts store that is currently vacant. There seems to be no interest from potential tenants to have a similar type of business.

The proposed plans are to add a commercial garage door, which will be painted the almond or sandstone. The left side of the property will have two parking spaces, which will have access to the loading dock. There are currently existing parking spaces on the

right side of the property. The plans are to have two tenants, one for the garage area and the second in the available office space.

There will be plantings in the front. The red striping on the building will be removed, remove the blacktop so vehicles will not park there, install a 4ft. concrete sidewalk which will be safer for pedestrians and install two commercial lights on the garage door.

Chairwoman Ciaramella voiced her concern regarding the tight parking spaces on the right side of the building. There does not seem to be ample space for the vehicles to maneuver.

Commissioner Caliano noted that the proposed changes are ease of traffic improvement and cosmetic changes. She asked the Building Inspector to comment on the turning radius for those parking spaces.

Bill Williams noted that there are no requirements for parking in the zone except for what the Planning Board determines.

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 keep the public hearing open, seconded by Commissioner Caliano and carried unanimously by the Board.

Item #2 Concordia College 187 White Plains Rd. Site Plan approval to construct a new athletic field

Joyce Kennedy, Senior Director of Community Relations at Concordia College stated that there have been two community meetings in the past two months to get local feedback from the community.

Ms. Kennedy noted that this is presently an unused athletic field at this location. The field, which has been there since its creation in the 1920's is outdated. The college would like to remain competitive and comply with the minimum NCAA Division II standards. The proposed plan is to replace the grass and uneven soil with a synthetic turf field for NCAA Division II soccer and lacrosse athletes. The application is for a turf field, new bleachers, a press box and scoreboard and new lighting. This synthetic field will have a new storm water containment system under the field. The press box will be moved back so the sound travels away from the residential area; it will be a two speaker sound system

that will only be used during practices. The proposed plans include a comfort and restroom station where the athletes can get medical treatment. There will be a concession stand, which will be the size of a small closet and will have a small fridge. The concession stand will only be open during practice and games.

The plan is to install a state of the art lighting system with six 60 ft. poles. Four corner poles with five LED lights and two middle poles with six LED lights. All six poles will have up lighting. Ms. Kennedy added that the light usage would be contained to 9 hours per week. The field will be used for practice from 2:00pm to 8:00pm. There will be no lights on after 8:00pm; no lights on Sundays. The field will not be used between the months of January 15 and August 15.

Chris Tramutola, landscape architect, noted that the proposed field would meet the NCAA regulations. In addition, the proposed plans will offer a 1600sq. ft. building for eight toilets, 6 sinks, a changing room for the athletes and the teams to congregate and a first aid trainer's office. The pedestrian crosswalk on Route 22 will be updated and a new staircase to field will be built. The plans to screen the field will contain large canopy trees with a new fence and understory trees and large shrubs. The bleachers will be replaced with new bleachers, but the capacity will remain the same. There will be a double fence around the property. One fence around the field and an outer fence around the perimeter. The emergency access to the field will have one opening at the outer fence and two openings on the inner fence. The scoreboard currently exists but will be moved 15ft. further from the neighbor's property and brought closer to the field. The scoreboard will have LED lighting, which is more efficient. The speakers in the press box will face south away from the neighbors.

Mr. Tramutola added that all guests will be required to park in the Meyer Parking lot and walk to the field.

Jim Catella, engineer representing Clark Engineering, stated that this company designs and builds outdoor athletic fields. His firm is also responsible for the lighting and storm water system.

The storm water system will include a retention storage system to hold storm water, detain it, and release it in a controlled fashion. The site was tested and a complete gas-technical report found that there is 5 – 6 in. of soil, which is very compacted, and under the topsoil is very well draining soils. The subgrade will be pitched towards the center to contain the water, but the grade level will be level turf. The turf field and storm water retention system will greatly improve the conditions during and post rainstorms.

The lighting plans are for six poles, using Musco lighting technology, which controls the glare. These lights will be programmed to turn off and on at specific times. The applicant can even dim the lights during practice.

He added that the plan was to place weather balloons at all six locations at 60ft. on Friday March 2, 2018, weather permitting, to give the community a sense of how the lights would look. He assured the public that he would take many photos to display at the next public meeting.

Commissioner Nerenberg asked the number of total degrees of kelvin.

Mr. Catella noted approximately 5700 degrees of kelvin; residents have 2700 to 3000 LED in their homes. The big concern is a computer screen being very close to the subject. This is LED lights at 60ft. above in an outdoor field. There will be no issue with the lights at this level.

Commissioner Caliano asked the applicant to review the Haindl Field located in Eastchester, behind Trader Joe's, to compare the placement of the lights, the number of fixtures and how this proposal compares to that field. She asked Mr. Catella if collapsible lights were an option.

Mr. Catella noted that he has never seen collapsible lights at 60 ft. There are many internal components as all the wiring is located inside the poles.

Commissioner Caliano asked if there were temporary lights that can be rolled on and off the field for events.

Mr. Catella noted that there are temporary lights, but they would not go up to 60ft. and you would not be able to control the light spill, the lights will shine out, not down. He added that this is the most environmental friendly system in the world with the glare control, the technology to control issues that are important. He invited the board members and interested residents to partake in a field trip to a similar field and view the lights.

Ms. Joyce Kennedy added that the weather balloons will take place on March 2, weather permitting, and she will notice the neighbors and take many photos.

Commissioner Caliano asked about the practice schedule. She noted that the presentation stated that the lights would be in use for 9 hours per week, 3 days per week for 3 hours per day.

Kathy Laoutaris, Director of Athletics, noted that the schedule fluctuates. Practice runs approximately 20 - 22 hours per week. The lights will only be used 9 hours per week.

Commissioner Caliano noted the existence of an iPetition circulating around the internet regarding this application. The petition currently has 190 signatures. She requested the petition be printed out and given to each board member to review the comments.

Noah Levine, Consultant for the Planning Board, reviewed the attached memo regarding this application. (See pages 8 and 9)

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

Public Comments

Thomas Matarazzo, 3 Winslow Circle, questioned that the college would spend \$10 million to \$20 million for this project to only use the lights for 9 hours per week. He noted that this does not make sense. During the months of May, June, Aug and Sept., the evenings are still bright and there is no need for lights.

He added that the college does not allow the residents to use the fields for playing catch with their children. They are asked to leave the field immediately. He suggested that the nearby residents would certainly not be given any use of this field, yet the community has to deal with the noise, speakers, brightness, music and the parking for all the spectators. He assured the board that the spectators will park on Winslow Circle. He stated that the property value of his home and all the surrounding homes would decrease in value. He asked the applicant to state one to three positives for the nearby residents to support this application.

Colleen Staunton 4 Winslow Circle noted that there are currently 198 signatures on the iPetition. Ms. Staunton noted the importance of improving the field so the college could stay competitive, but asked the board not to approve the lights.

She noted that there may be plans to rent out the field to various sport clubs. This is a residential neighborhood and 60ft. light poles do not belong in the residential neighborhood. She added that the Town of Bronxville did not approve lights for their field; they use portable lights when necessary. She also noted that Concordia does not have a Lacrosse team at the present time.

Richard Gardella 16 Winslow Circle, noted that the application is for 60ft. poles along his property is a 30ft. slope which would make the light poles look as if they are 90ft. tall. The residents will have to look at these poles for 365 days a week for the college to use them only 9 hours per week during the playing season.

Mr. Gardella noted that all parks close at dusk in the village. He cannot find any place in the zoning code regarding light poles and the hours of use. Therefore, it was his opinion that this application should be a Special Use Permit, as it would greatly impact the neighborhood. It is not a permitted use. He added that the village should hire an outside consultant to review the drainage plans for this application.

Teresa McCarthy 41 Rose Ave noted that the parking on Rose Ave is already problematic during the baseball season. She has called the Tuckahoe Police Dept. and the Bronxville Police Dept. on numerous occasions. There is no enforcement of the parking rules at Concordia College. There is no clear path for visitors to park and walk to the field. As a result, visitors park on Rose Ave.

Ms. McCarthy added that the drainage issue is a big issue. The water table is quite high.

Dave Lyons 2 McKinley Street, located across from Rt. 22. Mr. Lyons noted that the 60ft. lights poles would be level with his bedroom window. The proposed up lighting will affect him too. There are currently no lights on the baseball field. The crosswalk on Rt. 22 is dangerous and very unsafe.

Steve Hollazz 14 Winslow Circle noted that the college must plan to rent this field in the future. He noted that the college flip-flopped during their presentations regarding the possibility of renting out the field.

Mike Giordano 62 Chestnut asked if the applicant would like to live so close to 60 ft. light poles. He asked the board to compromise. What is beneficial for the village? He noted that the nearby residents should get their houses assessed now and then again after the lights poles are installed, the music, bleachers and traffic and then request a reduction of taxes from the village.

Luigi Marcoccia, a former Trustee and current Councilman on the Eastchester Town Board, noted that this field has been here for approximately 100 years. The college is asking for a lot with this application. Maybe a compromise of some of the improvements, but not the lights. He added that an Environmental Review might be necessary for this field. Once approved, and there is a problem, we have to live with that problem for many years.

Gary Gjertsen, Village Attorney, noted that the drainage proposal would be reviewed by the Village Consulting firm of Dolph Rotfeld.

Jim Segreto 126 Middleton Place voiced his opinion that there is no need for lights on this field. How will the Village control any future expanded use of this field? The parking

is an issue now and would only get worse. The games held at night may be unsafe for the local community.

Carl Calo 2 Everett Street noted that he too would like the board to not approve the lights. He noted that there are usually two buses that transport the opposing team to the field. This application is not appropriate usage for the community.

Tom Carpenter Winslow Circle noted that Concordia College has not been above board. Division II has 13 teams and not all fields have lights. There are no NCAA standards that require lighting; it is by recommendation only for broadcasting. This is not a college town.

He added that the signs at all exits of parking lots direct the vehicles to drive through Tuckahoe, not Bronxville. The Southside fields, located in Bronxville, have no lights.

Commissioner Nerenberg offered the following resolution, in the form of a motion to declare Lead Agency. Commissioner Barra seconded the motion and upon roll call was carried with a vote of 4 – 0.

(See Resolution on Pages 10 and 11)

This public hearing will remain open until next month.

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.

Date: February 16, 2018

To: Village of Tuckahoe Planning Board
CC: Bill Williams, Building Inspector; Gary Gjertsen; Village Attorney

From: Noah Levine, AICP, Frank S. Fish, FAICP
Contact Information: T. 646.225.6221 F. 212.353.7494 E. n.levine@bfjplanning.com

Subject: Review of the Concordia College Athletic Field Site Plan

We have reviewed the Short Environmental Assessment Form (EAF) for the Concordia College's proposed renovations to their athletic fields. This memo provides comments for the Planning Board to consider in its review of the proposed action. It also outlines next steps for the Planning Board to fulfil the SEQR process.

SEQR Determination

Based on our review of the EAF, we believe that it is sufficient and ready to be distributed to all of the involved agencies along with the Planning Board's Lead Agency designation for the proposed project with the lead agency notice. Copies of the application should be sent to the following involved parties:

- Village of Bronxville
- Town of Eastchester
- Westchester County for 239M review

We note that the while the EAF submitted by the applicant contains Part 2, that section is the responsibility of the lead agency. We recommend that following the close of the public hearing for the site plan application on the project, that BFJ prepare a draft of the EAF Part 2 for consideration by the Planning Board. The Planning Board, after considering all comments made during the public hearing, will be in a position to finalize and complete the Part 2 EAF, wwhich outlines project impacts and their magnitude. Once the Part 2 has been completed, the Planning Board will then be in a position to make a determination of significance under SEQR for the proposed project. If the Planning Board adopts a negative declaration on the project, SEQR is complete. If, however, the Planning Board adopts a positive declaration, the SEQR process continues and an environmental impact statement will be required.

Site Plan Review

BFJ Planning has reviewed the site plan and usage schedule for the proposed turf field project. We offer the following comments:

- The site plan does not show off-site pedestrian accommodations and connections such as potential crossings on Rose Avenue. The plan also does not detail parking and traffic considerations for event days. The applicant should provide a circulation map with these facilities along with a memorandum on parking and traffic to explain their approach.

Date: 2/16/18

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To: Village of Tuckahoe Planning Board
CC: Bill Williams, Building Inspector; Gary Gjertsen; Village Attorney

- The plan does not provide for bike racks. It is anticipated that Westchester County would ask for this as improving bicycle facilities has been a priority for them.
- The presentation by Musco lighting made a convincing argument that light from the overhead system will not significantly trespass into the residential neighborhood on the perimeter of the facility. The lighting was designed with a narrow beam angle to direct light downward, onto the fields of play, and away from adjacent residential properties. The illumination summary diagram appears to show minimal light spillover; however, it is difficult to discern for the lay person. This diagram should be presented in a more clear way with a short memo explaining efforts to minimize light trespass. Two illustrations could be provided: one in plan view that illustrates illumination on the field and another in section view which shows light fixtures/illumination, landscaping and adjacent homes.

February 21, 2018

**RESOLUTION DESIGNATING THE TUCKAHOE VILLAGE PLANNING BOARD AS
LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT
FOR THE SITE PLAN APPROVAL OF CONCORDIA COLLEGE ATHLETIC FIELD
CONVERSION.**

WHEREAS, the Tuckahoe Village Planning Board received an application for a site plan approval from Concordia College on December 15, 2017.

WHEREAS, the “Proposed Action” is the approval of a site plan for the conversion of a grass athletic field to a turf field with upgraded facilities. The proposed athletic field will include new bleachers, a press-box, team bench areas, a concession and bathroom building, fencing and landscape screening. Sports field lighting is also proposed for the field.

WHEREAS, the approval of the Proposed Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review Act (“SEQR”); and

WHEREAS, under Tuckahoe Village law, the Planning Board is the only entity that can grant site plan approval.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Tuckahoe Village Planning Board hereby declares itself as Lead Agency to coordinate the environmental review of the proposed action.
2. The Tuckahoe Village Planning Board directs that the proposed action be forwarded to the following involved and interested parties for review and comment pursuant to NYS Municipal Law.

Involved Agencies:

Town of Eastchester Planning and Building Department
Town Hall
40 Mill Road
Eastchester, NY 10709
Margaret H. Uhle
T. 914.771.3317

Involved Agencies (continued):

Village of Bronxville Building Department
200 Pondfield Rd
Bronxville, NY 10708
Vincent Pici
T. 914.337.7338

Westchester County Department of Planning
148 Martine Avenue, Room 432
White Plains, NY 10601-4704
Edward Buroughs
T. 914.995.4400

This resolution shall take effect immediately.

Upon Motion of Commissioner _____, and seconded by

Commissioner _____, this Resolution was approved by the following vote:

Chairperson Ann Marie Ciaramella ____
Commissioner David Barra ____
Commissioner Melba Caliano ____
Commissioner Clare Gorman ____
Commissioner Raymond Nerenberg ____
Commissioner Eric Fang (Ad Hoc) ____

February 21, 2018