

March 20, 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 Claire Gorman
Commissioner Eric Fang – Ad Hoc

Also in Attendance:
Gary Gjertsen Village Attorney
Mike Seminara Village Code Enforcement Officer

Chairwoman Ciaramella announced the evening’s agenda as follows:

- Item #1 Approval of minutes - December 19, 2017**
Approval of minutes - February 21, 2018
Item #2 11 Jackson Ave. Site Plan
Item #3 187 White Plains Rd Site Plan

Item #1 Approval of minutes December 19, 2017
Commissioner Nerenberg motioned to approve the December 19, 2017
Minutes, was seconded by Commissioner Caliano and was carried with a vote
of 4 – 0.

Approval of minutes February 21, 2018

Commissioner Caliano motioned to approve the February 21, 2018 minutes, was seconded by Commissioner Barra and carried with a vote of 4 – 0.

Item #2 11 Jackson Ave Site Plan

Dennis Lucente, owner, noted that the submitted plans are to install a commercial garage door. The only change from last month's presentation is that the new sidewalk will now stop at the edge of the building to the crosswalk, which will guide the pedestrians to the other side of the street. The crosswalk would be beneficial to all. There is a small Village Right-of-Way, which consists of mud and dirt. Plans are to plant a 3in. caliper tree with ground plantings, which will also benefit the community.

Commissioner Caliano asked if there is enough turn around space in the parking area.

Mr. Lucente noted that the parking spaces are 9ft. by 17ft., which exceeds code. There would be more than adequate space.

The public hearing was continued from last month.

No Public Comments

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

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

APPLICANT/OWNER: 11 Jackson Avenue Realty LLC

LOCATION OF PROJECT: 11 Jackson Avenue

SECTION: 67 BLOCK: 3 LOT: 10a

DESCRIPTION OF PROJECT: Applicant is seeking to construct a new garage door and new office at the premises located at 11 Jackson Avenue, Tuckahoe.

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.**

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

Applicant is seeking to construct a new garage door and new office at the premises located at 11 Jackson Avenue. The applicant is not seeking to expand the building in anyway, but is seeking to reconfigure the interior of the existing building. The applicant will also be making substantial improvements to the exterior of the building, which will enhance the look of the building. Further, Applicant is seeking to make substantial improvements in the Village's right of way. We find based on the work session and presentation at the public hearing that the applicant has met its burden as to 7-1 of the

Village of Tuckahoe's Zoning Code and therefore the application is approved.

As a condition to this approval the Applicant must secure approval from the Tuckahoe Village Board for improvements proposed by the Applicant that encroach on the Village's property. Said improvements include but are not limited to installation of new sidewalks, landscaping and pedestrian crossing markings that will connect the sidewalks of the North side of Jackson Avenue with the South side of Jackson Avenue. Further, this approval is conditioned upon the Applicant securing a license agreement with the Village for ingress and egress over the Village's property to access the applicant's parking area. This Board strongly recommends to the Village Board that the Village Board approve the proposed improvements along with the license agreement.

EVERY REPRESENTATION OF THE APPLICANT MADE IN 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 Nerenberg seconded the motion and upon roll call as carried with a vote of 4 – 0.

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

Joyce Kennedy, Senior Director of Community Relations at Concordia College stated that she met with Mayor Ecklund, Trustees and the Village Administrator regarding the application. It was determined that the lights would be taken out of the application. The application will no longer include the plan for lights on the field.

Ms. Kennedy also met with the local residents to discuss the application. Community relations are very important to Concordia College. The residents requested additional ways of communication; so the college will create a link on their website to provide updates on the status of the application.

Ms. Kennedy noted that the storm water retention report was submitted to an outside consultant for review.

The parking on the side of Route 22 where the athletic field is located has 162 parking spots – 107 near Meyers Athletic Center, 32 in the small lot and 23 along Rose Ave. Across Route 22, there are 85 parking spaces; 55 current spots and 30 additional spots that are currently before the Bronxville Planning Board application.

Ms. Kennedy noted that there are always security and parking attendants to assist with parking and traffic flow when there is an event on campus.

He added that there would now be a provision in the contract with visiting schools, to park their buses in the Meyers Athletic Center parking lot and not on Rose Ave.

The Music Conservatory is a big part of the campus. There are 13 music studios, which consists of 13 students and 13 instructors. Most of the students are under the driving age, so the parents drive and drop off. There is also a music academy on Saturdays, which consists of 14 students. Ms. Kennedy stated that she would summarize the parking situation and send a memo to Bill Williams and Noah Levine for their review. The bike rack that was requested by Noah Levine was addressed, as there is a bike rack in front of the tennis center.

Commissioner Nerenberg asked about the pedestrian path to the field.

Ms. Kennedy noted that the spectators must walk through the Meyers Athletic Center to the new field. There will be attendants directing the pedestrians. Most spectators are actually students that dorm at the college.

Chris Tramutola, landscape architect, noted that the current gate at Rose Ave. and Rt. 22 is locked and unusable. That will be repaired and reopened for the pedestrians.

Commissioner Caliano asked about the application before the Bronxville Planning Board. Ms. Kennedy noted that there is an application; which includes the 30 parking spaces.

Commissioner Caliano asked about the number of attendants per event.

Ms. Kennedy noted that it depends on the size of spectators. There are usually 3 attendants per 350 people. The college does not sell tickets for their sporting events. It is difficult to predict. There are always sidewalk signs put in place to direct the spectators.

Kathy Laoutaris, Director of Athletics, Concordia College, noted that there are always student workers available on site that would be assigned to assist the parking attendants, if need be.

Commissioner Caliano motioned to continue the public hearing, seconded by Commissioner Barra and carried unanimously by the Board

Public Comments

Ed Conway 8 Winslow Circle, offered thanks to Dr. Nunez, Ms. Kennedy and Concordia College for removing the plans to install the lights. He also thanked Mayor Ecklund and the Trustees for their assistance with this decision.

Mr. Conway stated that he would like to see Concordia College thrive and prosper but the property values and the quality of life were at stake.

Mr. Conway voiced his concerns regarding the drainage aspect and if problems arise, would the college remediate quickly.

He asked the applicant to keep the press box at the current location.

He added that the proposed plans for a 1600 sq. ft. Field House is too big. He asked the applicant to reduce the size to handle possibly 6 toilets instead of 8. Mr. Conway asked the board to discuss the rental of the field. He thanked the Planning Board for their time and effort with this application.

Gary Gjertsen noted that he would forward all the plans to the Chief of the Police Dept. to verify that the plans would be safe for pedestrians.

Commissioner Caliano offered the suggestion of placing a traffic light on Rt. 22 for that crosswalk.

Mr. Gjertsen stated that Rt. 22 is a state road. The college and village would need to petition the state to make change.

Commissioner Caliano suggested that the College provide an ample amount of sidewalk signs for drivers and pedestrians.

Commissioner Caliano noted that Mr. Carney's letter would be placed in the applicant's file.

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

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.