

May 15, 2018
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
Commissioner Raymond Nerenberg
Commissioner Claire Gorman

Absent: Commissioner Ann Marie Ciaramella
Commissioner David Barra
Commissioner Eric Fang – Ad Hoc

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

Chairman Leo announced the evening’s agenda as follows:

- Item #1 Approval of minutes – April 17, 2018**
- Item #2 150 Main St. Return**
- Item #3 187 White Plains Rd Return**

Item #1 Approval of minutes April 17, 2018
Commissioner Nerenberg motioned to approve the April 17, 2018
Minutes, was seconded by Commissioner Gorman and was carried with a vote
of 3 – 0.

Item #2 150 Main Street Site Plan

Mike and Jake Lewis, applicants, stated that the application is for a fitness studio, Orangetheory, a franchise, to be permitted at this site.

Jake Lewis stated that he was given approval from the property owner to assign three additional parking spaces dedicated to employees. That would be a total of 10 spaces dedicated to Orangetheory patrons and 3 parking spaces for their employees.

Chairman Leo motioned to reopen 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 by the Board.

Chairman Leo offered the following resolution in the form of a motion:

APPLICANT/OWNER: Redwing 3637 LLC

LOCATION OF PROJECT: 150 Main Street, Tuckahoe

SECTION: 29 BLOCK: 9 LOT: 1

DESCRIPTION OF PROJECT: Applicant, Redwing 3637 LLC, is seeking to open an Orange Theory sports facility at 150 Main Street and is seeking a site plan approval from this Board. The location at 150 Main Street where the sports facility is proposed is an existing building and there are currently 2 vacant retail spaces located at the premises. The Applicant is seeking to occupy both retail spaces.

On May 9, 2018, the applicant received a special permit to operate a sports club facility from Tuckahoe’s Zoning Board of Appeals. As part of the approval for the special permit, the Zoning Board of Appeals relied on a recommendation of this Board of the adequacy of parking for the facility.

Further, in rendering this decision this Board has had multiple work sessions, multiple public hearings and input from the Village’s Planners, BFJ Planning.

This Board must look to Section 7-1 of the Village of Tuckahoe’s Zoning Code for the standards to approve site plans. The following are the standards and our analysis of same:

- 1. Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site.**

The applicant is seeking to open a sport facility at 150 Main Street. The circulation plan for vehicular and pedestrian traffic was extensively reviewed by this Board at the time of the approval of site plan for the building itself. We rely on our prior approval as to the circulation plan.

The applicant has demonstrated in the instant application that the parking to be provided is adequate for the use proposed. The applicant will provide 10 dedicated spaces and 10 additional spaces to be used on a first come first served bases. Since the filing of the application, the applicant secured 3 additional spaces located in the parking garage across the street from the premises to be used by the applicant's employees.

Further, the parking has been reviewed by the Village's Planners, BFJ Planning, who has determined the parking is adequate. We agree.

2. The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.

The use of the premises as a sports facility is allowed in this district by special permit issued by the Zoning Board of Appeals. As stated previously the Zoning Board of Appeals has issued the special permit to the applicant. We find that a sports facility will protect and enhance the property values in the neighboring area as a sport facility is a permitted use in the district.

3. A quality of building and overall site design, which will enhance and protect the character and property values of the adjacent neighborhood.

The applicant will be occupying an existing building, which has been recently completed. This Board in its prior approval extensively reviewed the use of this building and overall site design, and found same to be an enhancement of the character and property values of the adjacent neighborhood.

Based on the above the applicants proposed site plan is approved with the following condition:

1. There shall be at all times 10 dedicated spaces to be used by the applicant with an additional 10 spaces to be used on a first come first served basis. In addition, there shall be 3 additional spaces to be used by the applicant's employees located at the parking garage across the street from the premises.
2. There shall be a minimum of 15 minutes between classes.
3. Class size shall be limited to a maximum of 39 participants.

4. The operating hours shall not exceed the following times:
 - a. M-F 5:00 a.m. to 9:30p.m
 - b. Sat and Sun 7:30 a.m. to 5:00 p.m.

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 was carried with a vote of 3 – 0.

**Item #3 187 White Plains Rd. Return
Concordia College Site Plan approval to construct a new athletic field**

Joyce Kennedy, Senior Director of Community Relations at Concordia College stated that the application would now keep the press box in its current location to accommodate the neighbor's wishes. The circulation plan has been updated to include the crosswalks, bike rack location, sign locations and the bus drop-off and pickup routine within a 15-minute period.

Chris Tramutola, architect for the applicant, noted that the press box will stay at the current location, pushed slightly closer to the field. Speakers will be placed at 10ft. at two corners of the field facing south. The crosswalk will be repaved with ADA access along Rose Ave. The fence will be board on board pinewood, with a medium mahogany stain placed on the north and east property line. The west property line has an existing stonewall. The plans for the south property line will be to remove the chain-link fence and place a 6 ft. decorative steel fence, with a powder coat galvanized paint. The bleachers will stay at the same location. They will be either concrete bleachers with wood seats or steel black galvanized bleachers with wood slats.

The materials for the roof of the comfort station will be a light gray metal roof; the window fame will be darker gray with blue stone windowsills, brick exterior that will match the color of the existing brick on the buildings at Concordia College. The press box will match the comfort station. The small shed adjacent to the comfort station will measure 8ft. by 12 ft. and will be used to store grooming equipment for the field. The

shed will be brick exterior with two 4ft. doors located on the 12 ft. side of the shed. It will be detached.

Ms. Kennedy presented a portable sign for the Board to review.

Jim Catella, Engineer for the applicant, stated that the revised storm water plans were in Anthony Oliveri's possession for review. The applicant is waiting for his final approval.

No Public Comments

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

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

PLANNING BOARD RESOLUTION/DECISION

APPLICANT/OWNER: Concordia College

LOCATION OF PROJECT: 200 White Plains Road, Tuckahoe

SECTION: 31 BLOCK: 4 LOT: 50

DESCRIPTION OF PROJECT: Concordia College seeks to make improvements to an existing Soccer Field located at 200 White Plains Road. The improvements include but are not limited to the following: A new turf field, a new utility shed, a new press box, new bleachers, a new sound system, a new score board, a new drainage system, a new fence, new landscaping and a new field house consisting of locker rooms and a concession stand.

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.

In rendering this decision this Board has had multiple work sessions, multiple public hearings input from the Village's Planners, BFJ Planning, the Village's engineer, Dolph Rotfeld Engineering PC and the Village's Chief of Police, John Costanzo. We have also reviewed the submissions made by the Public and have taken the Public's comments into consideration. It should be noted that the plans have been substantially improved by the Applicant from its first submission based on the comments from the above. We commend Concordia in listening to the Experts and Public and altering their plans to accommodate everyone as best as possible. From the initial meeting Concordia stated its goal was to be a "good neighbor" and we believe they have achieved that goal with its final plan.

This Board must look to Section 7-1 of the Village of Tuckahoe's Zoning Code for the standards to approve site plans. The following are the standards and our analysis of same:

- 4. Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site. At least the following aspects of the site plan shall be evaluated to determine conformity to this standard.**

The Applicant has submitted a Circulation Plan dated May 15, 2018. Said plan has been reviewed by our Planners, BFJ Planning and our Chief of Police John Costanzo and both are satisfied with the Plan, as are we. We believe the Plan will allow for safe vehicular traffic on and around the site. The attendants and additional signage called for during Events held on the site will be able to adequately direct traffic to and from the parking areas on Concordia's property during said events.

We find the cross walk to be added to Rose Avenue would allow safe pedestrian passage from the site to Concordia's additional parking areas. As the cross walk will be located on Village property we recommend the Village Board approve the proposed work be done on Rose Avenue with any additional signage required by the Chief of Police and the cost of the cross walk and required signage should be paid for by the Applicant.

- 5. The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.**

With the additional fencing and landscaping, we believe the project will enhance the neighboring area. The additional improvements will adequately shield the neighboring

properties allowing more privacy to the neighbors than they already enjoy. The relocation of the press box to side of the field away from the properties will be a large improvement to the originally proposed location of the press box on the neighbor's side. Further, the sound system location on the neighbors' side will also be a large improvement allowing the Applicant to direct the sound away from the adjacent neighbors.

The locker and concession facility will be far enough away from the neighbors as to have no impact on them. The facility will also be located in an area as minimally be seen from White Plains Road.

As to the drainage/erosion, the applicant has proposed an amended drainage/erosion plan that is currently being reviewed by the Village's engineer, Anthony Oliveri from Dolph Rotfeld Engineering PC. After a cursory review by Mr. Oliveri, he indicated that it appears the applicant has addressed all his concerns from its original submission; however, Mr. Oliveri would need additional time to carefully review same. Therefore, this approval is conditioned upon Mr. Oliveri and the Building Inspector, Mr. Williams giving their final approval to the drainage/erosion plan.

6. A quality of building and overall site design which will enhance and protect the character and property values of the adjacent neighborhood.

The Applicant is replacing a field that is in major need of repair and updating. The Applicants proposed improvements would enhance the surrounding neighborhood. As stated previously Concordia has greatly improved the proposed project after comments from the Public, this Board and the consultants to this Board.

Based on the above the applicants proposed site plan is approved with the following condition:

5. The Applicant shall strictly adhere to the Traffic Plan submitted. If it is determined by the Building Inspector or Code Enforcement Agent that the Plan is not being complied with then the Applicant must appear back before this Board to determine if this approval shall be revoked.
6. There shall be no exterior lighting on the site other than security lighting to be approved by the Building Department and Planning Board Chair located around the concession/comfort building.
7. The Circulation Plan refers to "Event Days". "Event Days" shall be defined as any Concordia Home Games and any game played by any other entity utilizing the field.
8. Buses may only drop off and pick up on Rose Avenue. However, no bus shall be allowed to remain on Rose Ave in excess of 15 minutes. At the time of drop

- off and pick up there shall be an attendant located on Rose Ave to insure orderly pedestrian and vehicular traffic.
9. There shall be an escrow set up with the Building Department in an amount to be determined by the Building Inspector for the payment of the Village's Engineer or other professional to insure compliance with the Erosion Plan and any other post approval issues.
 10. This approval is condition upon the Village's engineer, Anthony Oliver and the Village's Building Inspector, Bill Williams, signing off on the final erosion/drainage plan.

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 was carried with a vote of 3 – 0.

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.