

April 3, 2012

**TUCKAHOE PLANNING BOARD SPECIAL MEETING
TUCKAHOE VILLAGE HALL – 6:30pm**

Present: Chairperson Ann Marie Ciaramella
Commissioner Antonio Leo
Commissioner Melba Caliano
Commissioner Tim Miller
Commissioner Clare Gorman
Commissioner Sandy Reyes-Guerra

Absent: Commissioner Eric Fang
Commissioner Raymond Nerenberg

Also in Attendance:

John Cavallaro Village Attorney
Bill Williams Building Inspector
Frank Fish Village Consultant
James Pinto Village Consultant

Chairwoman Ciaramella announced the evening's agenda as follows:

100 Main Street - Recommendation to Zoning Board of Appeals

Commissioner Gorman stated that she asked for data of the shared parking at the Raffiani property. No data has been submitted. Commissioner Gorman suggested that the Zoning Board should get that study to review the data.

Bill Williams, Building Inspector, advised the Board that the comparison of 100 Main St. shared parking and the Raffiani property was not “apples to apples.” The commercial and residential parking is quite different from 100 Main St. The parking spaces are not designated as residential, commercial and/or public. The number of vacancies would be too difficult to decipher between whose vehicle it belongs, as the shared parking is on three levels.

Commissioner Gorman noted it was still important to find out the amount of vacant parking spaces throughout.

Commissioner Leo indicated that George Jacquemart, BFJ Traffic Consultant, testified that this project provided adequate parking spaces. He had no objection to move forward.

Commissioner Reyes-Guerra noted that the consultant recommended that the parking bay be 60 ft. wide with 18ft. for the length of the parking space, 24ft. for the width of the driving isle and 18ft. again for the opposite side length of the parking spaces. - 18ft. + 24ft. + 18ft. = 60ft. wide parking bay.

Frank Fish noted that the Village of Tuckahoe's current Zoning Code is outdated which requires a 9ft. x 20ft. parking space. The standard throughout the county is 9ft. x 18ft. The normal size bay is always 60ft. Therefore, the parking bay would be 18ft. + 24ft. + 18 ft. = 60ft. instead of 20ft. +20ft. +20ft. = 60ft. The parking bay will stay constant at 60 ft. The Zoning Board must grant a variance for the 9ft. x 18ft. size parking space as the current code requires 9ft. x 20ft.

Mr. Maron stated that the current number of spaces for the project is 33. If the reduction of the size of space were permitted, the number of spaces would increase. Mr. Jacquemart's configurations displayed a potential of 38 parking spaces. Since the applicant's architect has not reconfigured the plans until the variances are granted, the applicant states that he can safely provide a minimum of 35 spaces.

Mr. Fish noted that he 9ft. x 18ft. is the standard throughout the county. He recommends that the Zoning Board would support the 9ft. x 18ft. size. He also stated that the referral could state that the number of parking spaces should not go below 35 spaces. The Zoning Board could also look at the Raffiani property.

Commissioner Leo noted that the submitted plans display a 25ft. wall on the right side of the building along Main St. He asked the applicant to further reconfigure the parking spaces and possibly increase the retail space so as not to have a 25 ft. wall on Main St. The previous applicant had the same issue. The Board members do not want a wall on Main St. He offered that the applicant stay at the 33 parking spaces to have ample space to rearrange the footprint to prevent a wall on Main St.

Mr. Maron noted that the final Site Plan has not been submitted.

Commissioner Leo also stated that the sidewalk on Terrace Place is only 2.9ft. wide, which is very narrow. If the applicant would push the building in, to widen the sidewalk, the number of parking spaces would be affected. This should be considered and the applicant should be aware before going to the Zoning Board. The number of parking spaces should then stay at 33 spaces to give flexibility to widen the sidewalk on Terrace Pl. and prevent a potential wall on Main St.

Chairwoman Ciaramella summarized the recommendation; 60ft. wide parking bay, with 9ft. by 18ft. parking spaces and a minimum of 33 spaces.

Commissioner Gorman asked that the Zoning Board get the data from the Raffiani property to see how many vacancies there are.

Commissioner Leo motioned to make a recommendation to the Zoning Board of Appeals for the application of 100 Main St. regarding the parking;

Commissioner Leo added that the recommended issuance of the variances based on these recommendations:

- 1. The size of the parking spaces be no less than 9ft. x 18ft.**
- 2. The width of the driving isle in the parking bay be no less than 24ft.**
- 3. The overall width of the parking bay be no less than 60ft.**
- 4. The project must have a minimum of 33 parking spaces**
- 5. The Zoning Board review the parking on the Raffiani property**

Commissioner Caliano seconded the motion.

Discussion: Chairman Miller added that the reduction of the 2 parking spaces from 35 to 33 was to prevent a large wall on Main St. and to widen the Terrace Pl. sidewalk.

Commissioner Caliano added that she strongly agrees that a wall not be on Main St. and to widen the sidewalk on Terrace Pl.

Upon roll call, the motion was carried with a vote of 6 – 0.

Chairwoman Ciaramella stated that the Planning Board welcomed the opportunity to give a recommendation to the Zoning Board.

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.