

**November 21, 2023**  
**TUCKAHOE PLANNING BOARD**  
**Tuckahoe Village Hall Regular Meeting – 7:00pm**

**Present:**      Chairperson              Antonio Leo  
                 Commissioner        David Barra  
                 Commissioner        Henry Suarez

**Absent:**        Commissioner            Paul Wolfson  
                 Commissioner        Susana Carpenter

**Also in Attendance:**  
                 Gary Gjertsen            Village Attorney  
                 Mike Seminara        Assistant Building Inspector

**Chairman Leo announced the evening’s agenda as follows:**

- |                |                                  |                      |
|----------------|----------------------------------|----------------------|
| <b>Item #1</b> | <b>Approval of the minutes –</b> | <b>June 20, 2023</b> |
|                |                                  | <b>July 18, 2023</b> |
| <b>Item #2</b> | <b>225 Marbledale Rd.</b>        | <b>Site Plan</b>     |
| <b>Item #3</b> | <b>64 Main St.</b>               | <b>Site Plan</b>     |
| <b>Item #4</b> | <b>20 Marbledale Rd.</b>         | <b>Adjourned</b>     |
| <b>Item #5</b> | <b>108 Sagamore Rd.</b>          | <b>Adjourned</b>     |

**Item #1    Approval of the minutes dated June 20, 2023 and July 18, 2023**  
Postponed until next month.

**Item #2 225 Marbledale Rd.****Site Plan**

YurlyTupychak and Nejim Junc1, architect and civil engineer presented the plans for the applicant, which is a Verizon construction garage. This Verizon facility presently houses Verizon vehicles with 20 indoor parking spaces for the vehicles and 32 outdoor parking spaces with space for staging equipment.

Normal operating hours for this facility are Monday thru Friday 7:00am to 7:00pm. This site is a dispatch garage, this site will be available for Verizon's 24 hour service/ 7 days a week in the event of power outages.

The proposed maintenance work is split into two phases;

Phase I underground retaining water system to alleviate flooding in the parking areas

Phase II replace the retaining wall in the NW area of the property and stabilization of the vehicle ramp

Research was conducted which found a deed dated in 1971 which gave the sewer rights to this building.

Yurly Tupychak displayed plans for the retaining water system and how it will flow to the sewer.

Chairman Leo asked if the plans were sent to the Village Consultant for their review. Mike Seminara replied that the plans were sent to the consultant for their review and input.

Gary Gjertsen, Village Attorney asked if the applicant plans to increase the size of the pipe and if that is permitted with the easement.

Allison Fausner, attorney representing the applicant, replied, yes the easement permits that, but there are no plans to replace the pipe on the neighbor's property.

Commissioner Suarez asked where the vehicles will be parked while the water retention system was being installed.

Nejim Junc1 replied stating that the vehicles may remain or will be parked at a different Verizon facility temporarily.

Mr. Junc1 noted that the vehicle ramp has retaining walls which need structural assistance. The proposed plans are to place tiebacks to maintain the structure without disturbing the retaining wall.

The other retaining wall need to be replaced. The engineer proposed a modular block wall which will not be visible to any pedestrians.

The chain-link fence will be removed, replaced with a retaining wall with a chain-link fence on top of the wall. Same height and same size as the existing fence. 4ft. retaining wall with a 6ft. fence on top. The Verizon side will be 10ft., but the neighbor's side will only see 6 ft.

Rockfall protection there are two exposed areas. Proposed plans are to use rock nets which will be lined with a geo mat which allows for growth. In approximately 12 months the growth will make its way through the mat and the net and mat will be hidden.

Chairman Leo asked for a striped parking plan as well as a storage location plan for the equipment. Fencing materials, block materials, and the net and mat material samples. The proposed plans were sent over the village consultants for their review. The Building Dept. will let you know the results of their review.

Mike Seminara, Assistant Building Inspector noted that the consultant's will give the Village their estimate of cost which the applicant would need to put into escrow.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Barra and carried unanimously.**

### **No Public Comments**

**Chairman Leo motioned to keep the public hearing open, seconded by Commissioner Barra and carried unanimously.**

### **Item #3 64 Main St.**

### **Site Plan**

Leonard Brandes, architect for the applicant, noted that the proposed plans are to pen up a restaurant at this location. The hours will be from 11:00am to 10:00pm, Friday and Saturday 11:00am to 11:00pm. The previous tenant was Nutmeg which was a bakery. The tenant before that was a full restaurant which had a full kitchen. This applicant plans to install all new kitchen equipment.

The building was built prior to all the parking requirements of today. The owner has given the tenant two parking spaces for the employees.

The proposed exhaust system will be replaced with a new one which will bring in tempered air vs. cold air. The deliveries will be in the rear of the store through the back door. The basement is small and has a freezer box. The plans are to add columns in front of the bar area to separate the bar area from the seating area. There will be 38 seats in the restaurant. The restaurant will serve drinks and tacos.

Chairman Leo asked how many employees.

Mr. Brandes stated that there will be 6 employees, which will include kitchen and wait staff.

**Chairman Leo motioned to open the public hearing, seconded by Commissioner Barra and carried unanimously.**

**No Public Comments**

**Chairman Leo motioned to close the public hearing, seconded by Commissioner Barra and carried unanimously.**

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

**See Attached**

**Chairman Leo seconded the motion and was carried unanimously.**

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

**See Attached**

**Chairman Leo seconded the motion and was carried unanimously.**

**Chairman Leo wished all a Happy Thanksgiving.**

<b>Item #4</b>	<b>20 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>108 Sagamore Rd.</b>	<b>Adjourned</b>

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.