

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:

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

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

Mr. Juncl 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 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.

Item #4	20 Marbledale Rd.	Adjourned
Item #5	108 Sagamore Rd.	Adjourned

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.