

**January 21, 2020**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

**Present:**      Chairperson                  Antonio Leo  
                 Commissioner                Raymond Nerenberg  
                 Commissioner                Ladislao Castellanos  
                 Commissioner                A. J. Forgione – Ad Hoc

**Absent:**        Commissioner                David Barra  
                 Commissioner                Ann Marie Ciaramella

**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 Minutes</b> | <b>Adjourned</b> |
| <b>Item #2</b> | <b>14-16 Columbus Ave.</b> | <b>Return</b>    |
| <b>Item #3</b> | <b>68 Marbledale Rd.</b>   | <b>Site Plan</b> |
| <b>Item #4</b> | <b>21 Columbus Ave.</b>    | <b>Adjourned</b> |
| <b>Item #5</b> | <b>145 Main St.</b>        | <b>Adjourned</b> |

**Item #1   Approval of Minutes      December 17, 2019**

**Adjourned due to the members’ absence.**

**Item #2 14-16 Columbus Ave. Return**

Mr. Louis Campana, architect for the applicant, noted that this application is for a health fitness center which was approved by the Zoning Board last month. The Zoning Board did not require parking spaces, as this training facility is a one-to-one operation. The hours of operation will be from 7:00am to 9:00pm with one-to-one training. Some evenings there host group sessions from 7:00pm to 8:00pm, which will have a maximum of 12 clients, one receptionist and one trainer. There will be Saturday and Sunday morning classes from 7:00am to 9:00am with a maximum of 12 clients. There will be no renovations to the interior of the property.

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

**No Public Comments**

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

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

**PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: Michelle Demasi

LOCATION OF PROJECT: 14-16 Columbus Ave

SECTION: 33 BLOCK: 8 LOT: 1

DESCRIPTION OF PROJECT: . Applicant is seeking to construct and operate a fitness studio out of the existing building located at 14-16 Columbus Avenue.

**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.

**Commissioner Castellanos seconded the motion and upon roll call was carried with a vote of 4 – 0.**

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

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

Applicant, Michelle Demasi, seeks to open a fitness center at 14-16 Columbus Avenue, Tuckahoe. Applicant has represented that the business to be operated from said location is not a “typical” gym, but is a “one-on-one” training center where a trainer will train one client at a time. The applicant does propose several small group classes during the evening and possibly on the weekend, when there is ample parking in the area. The applicant has received a special permit for the Zoning Board. The Zoning Board approved the special permit without a requirement for parking based upon the recommendation by this Board.

The Applicant now appears before this Board for site plan approval. We concur with Zoning Board that based on the usage the use is consistent with the area and there will be little to no impact on the surrounding area.

It should be noted that prior to the last tenant there was a fitness studio operated out of this space.

Therefore, based on the submissions by the applicant and this Board's application of 7-1 of the Zoning Code the application is approved.

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 Forgione seconded the motion and upon roll call was carried with a vote of 4 – 0.**

**Item #3 68 Marbledale Rd. Site Plan**

James Virga, attorney for the applicant noted that the application was for internal demolition and construction to convert the existing facility to a storage and warehouse facility.

David Barbuti, architect for the applicant, indicated that this building is an existing factory. The applicant would like to convert to a warehouse space to store the widgets needed for their business. There will be no fabrications at this site, strictly used for storage only.

There will be a maximum of 6 employees on site. There will be six parking spaces with one handicap parking space in the parking lot. The deliveries will be unloaded in the rear of the building. There will be a private carting company for trash pickup.

The hours of operation will be from 7:00am to 5:00pm Monday to Friday.

The supplemental air conditioning unit will be used for the office space. The unit will be located in the rear and will be screened by the parapet.

The lighting proposed will be LED fixtures 4000K with 30-watt bulbs, which will be placed on the building for the driveway and the parking lot. The lights on the building will not affect the houses in the rear.

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

**No Public Comments**

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

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

### **PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: I U C Group

LOCATION OF PROJECT: 68 Marbledale Road

SECTION: 35 BLOCK: 2 LOT: 11

DESCRIPTION OF PROJECT: Applicant is seeking to utilize the existing building at 68 Marbledale Road for a warehouse/storage facility and for offices for executives, administrative and clerical personnel.

### **SEQRA RESOLUTION**

Pursuant to the regulations of SEQRA, this Board finds that:

4. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.
5. 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.
6. 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.

**Commissioner Forgione seconded the motion and upon roll call was carried with a vote of 4 – 0.**

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

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

Applicant is seeking to demolish the interior of the preexisting building located at 68 Marbledale Road and construct a warehouse/storage facility with corporate office in its place. The current structure is in need of upgrades and the applicant's proposal will greatly improve the condition of the building. Applicant further will make improvements to the exterior of the building, which will enhance the property and improve the surrounding neighborhood. This Board has reviewed the application and have applied Section 7-1 of the Zoning Code and find that the applicant has met its burden under 7-1, therefore the application as submitted is approved.

As a condition of this approval there shall be no outdoor storage.

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 Forgione seconded the motion and upon roll call was carried with a vote of 4 – 0.**

**Chairman Leo asked the applicant to submit electronically to the Building Department the additional color for the lower section of the exterior of the building.**

**Mr. Barbuti and Mr. Virga agreed.**

<b>Item #4</b>	<b>21 Columbus Ave.</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>145 Main St.</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.