

June 16, 2020
TUCKAHOE PLANNING BOARD
Online meeting due to Covid-19
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
 Commissioner Raymond Nerenberg
 Commissioner David Barra
 Commissioner Ladislao Castellanos
 Commissioner Nancy Hite-Norde

Also in Attendance:

Gary Gjertsen	Village Attorney
Bill Williams	Building Inspector
Noah Levine	Village Consultant
Carolina Fonseca	Village Consultant

Chairman Leo announced the evening's agenda as follows:

Item #1	Approval of Minutes	May 19, 2020
Item #2	21 Columbus Ave.	Site Plan
Item #3	125 Marbledale Rd.	Adjourned

Item #1 Approval of Minutes May 19, 2020

Chairman Leo motioned to approve the minutes from the May 19, 2020 meeting, seconded by Commissioner Nerenberg and carried with a vote of 4 -0.

Item #2 21 Columbus Ave.**Site Plan**

Matthew Jarmel, architect for the applicant and developer, noted that the decision was made to remove the parking spot in the driveway. That space will remain an open space so there is better access to the trash dumpster. The applicant has purchased the required 14 employee parking spaces. Village Board granted the approval for the rental of the merchant parking spaces in the Lake Ave. lot.

He added that a decorative fence would be placed in front of the dumpster to provide screen. The fence will be a 6ft. PVC solid fence similar to what will be used for the rear playground. There will be no need for the proposed bollards in the driveway since there will not be used for a parking space. There will be a No Parking sign placed in the driveway.

Mr. Jarmel noted that the open space in the driveway could now be used by the parents of the children to gather and chat.

Mr. Jarmel added that the Fire Dept. has approved the submitted plans.

Chairman Leo motioned to reopen 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.

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

PLANNING BOARD RESOLUTION

In the matter of the application of 21 Columbus Ave LLC, 21 Columbus Ave., Tuckahoe NY -

The Applicant is seeking to open a daycare facility at the premises commonly known as 21 Columbus Avenue, Tuckahoe, New York and known on the tax map of the Village of Tuckahoe as Section 33, Block 2, Lots 28 (the "Premises"). The applicant has received a special permit from the Village of

Tuckahoe's Zoning Board and has provided all the documents, plans and materials to this Board so as this Board can make a proper review under Section 7-1 of the Zoning Code.

The plans and submissions of the applicants were provided to the Village's Planner, Noah Levine of BFJ Planning, the Village's Planning Consultant, the Chief of the Fire Department, the Chief of the Tuckahoe Police, John Costanzo and the Head of the Department of Public Works, Frank Demarco. All the Consultants named as well as the named Department Heads have reviewed the plans and any comments submitted have been addressed by the applicant to the satisfaction of the parties listed.

Currently existing on the Premises is a retail store that has been a cornerstone of Tuckahoe for decades. The applicant proposes to operate a nationally recognized day care facility in the Premises. The location of the Premises is challenging due to the traffic and parking in the surrounding area, but the mitigation measures required by the Zoning Board's Special Permit and the conditions imposed by this resolution we find that the applicant has met its burden as to 7-1 of the Zoning Code and thus this application is approved.

Pursuant to the Village of Tuckahoe's Zoning Code this Board must review site plans pursuant to 7-1 of said Code. The sections and conclusions are as follows:

(a) Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site.

1. The effect of the proposed development on traffic conditions on existing streets.

The Village of Tuckahoe's Planners, BFJ Planning, have reviewed the project in conjunction with the effect of the project on local traffic. Potential traffic impacts were a significant concern to the Planning Board, given the site is very close to the intersection of Main Street and Columbus Ave which is a choke point for congestion. The complete cycle for the traffic light is approximately 150 seconds, which is quite long for traffic lights. BFJ Planning reviewed the August 16, 2019 (Revision #1) Parking

Utilization Study and the August 16, 2019 Traffic Impact Study prepared for the proposed day care center by Stonefield Engineering and Design. The Traffic Impact Study included a Level of Service and Volume/Capacity analysis at that intersection, using existing traffic, a “no build scenario,” and a “build scenario.” The study found that the project is expected to add approximately 1 second of delay on average (compared to the No Build Scenario), which does not qualify as a significant impact. BFJ agrees with this conclusion. We agree with our Planner that there will be no appreciable increase in congestion and the traffic volume and the profile will be very similar to the current traffic conditions.

The site will generate approximately 250 to 300 daily visits (drop off and pickups by all modes), with about a third of the trips happening in the morning peak hour and a third in the evening peak hour. The Planning Board worked with the Applicant to develop strategies to manage the logistics and safety during drop-off and pickup, especially when the Andrus day care facility is in close proximity and has similar peak periods for traffic. The applicant’s business operations have flexible hours for drop off and pick-ups, which helps to mitigate the queueing and bunching that one can observe at typical schools and other nursery schools. The Village has recently modified parking along Columbus to provide six short term spaces, three adjacent to the project and three across the street, which will help with drop-off and pick-up from the facility. The applicant has agreed to pay for new meter heads. The short-term parking spaces are not dedicated to The Learning Center and will help to increase the availability of parking for shoppers making short trip to nearby stores.

Ensuring the safety of children is of paramount concern for the Planning Board. At request by the Village, the applicant agreed to make pedestrian safety improvements at the Underhill and Columbus Avenue intersection, which include restriping the roadway and providing signage with a rectangular rapid flashing beacon (RRFB) to warn drivers of pedestrians needing to cross. The addition of the rapid flashing pedestrian signal is important for pedestrian safety; however, it will have a minor impact on traffic flow. According to BFJ Planning, the car queues created by the RRFB will be short – maybe 1 to

3 cars, and will dissipate quickly. The Applicant has also agreed to provide noticing to parents to ensure they know where to park and to ensure that conditions are safe, particularly during drop-off and pick-up periods.

2. The number, locations, dimensions and construction details of vehicular and pedestrian entrances, exits, drives and walkways. Vehicular access to state, county or Village roads must also be approved by the State Department of Transportation, the County Department of Public Works or the Village Police Department and the Department of Public Works, as appropriate.

The existing site has a driveway adjacent to the building along the northern boundary of the lot. In the proposed site plan, the existing driveway will not be utilized for car access or parking. The Fire Department has requested that cars not be parked here in the driveway in order to allow adequate space for people to leave from the rear exit of the building, particularly in emergency situations. There will be a small area in the existing driveway for short-term storage of trash.

As part of the Special Permit granted by the Zoning Board of Appeals, it was determined that the off-street parking requirement for the application is 14 spaces. This is based on the demand for employee parking throughout the day. Parking for visitors can be satisfied by the existing on-street spaces, of which there is sufficient capacity. The Applicant has agreed to provide off-street parking for employees through the purchase of permits for 14 spaces in a Village-owned commuter lot. Acquiring these spaces is a condition for the approval of this application.

The various involved parties including BFJ Planning, the Village DPW, the Police Department and the Fire Department have all reviewed the plans. All traffic and circulation issues identified in the site plan approval process appear to have been resolved and there are no outstanding objections with the site plan as proposed.

3. The visibility in both directions at all exit points of the site. The driver of an automobile exiting the site should have an unobstructed view of the street for that distance necessary to allow safe entrance into the traffic stream.

While there is a driveway at the facility, it will not be used for parking or vehicular access of the site. Therefore, this is not an issue that needs to be addressed. The various involved parties including BFJ Planning, the Village DPW, the Police Department and the Fire Department have all reviewed the plans. All traffic and circulation issues identified in the site plan approval process appear to have been resolved and there are no outstanding objections with the site plan as proposed.

4. The location, arrangement and adequacy of off-street parking lots, which shall, at a minimum, meet the requirements of this Zoning Ordinance.

As the premises is an existing building and does not have any parking on-site, this provision is not applicable. The applicant has agreed to purchase 14 parking permits in a Village-owned commuter lot.

5. Interconnection of parking lots via access drives within and between adjacent lots, in order to provide maximum efficiency, minimize curb cuts, and encourage safe and convenient traffic circulation.

Again, this provision is not applicable as to the layout of the existing premises.

6. The location, arrangement and adequacy of loading areas, which shall, at a minimum, meet the requirements of this Zoning Ordinance.

The premises has no loading areas and the trash area will be located at the back of the existing driveway. The applicant proposes to utilize private carting and shall work out the logistics of the pickups of garbage. Pick up shall comply with the Village Ordinances and shall be arranged to minimize any traffic impact namely, pick up shall not occur during morning or evening rush hours. If

the applicant in the future desires to use the Village's DPW the applicant acknowledges that the trash must be brought curbside for pick up.

7. Patterns of vehicular and pedestrian circulation both within the boundaries of the development and in relation to the adjoining street and sidewalk system.

As previously discussed, vehicular and pedestrian circulation issues identified in the site plan approval process appear to have been resolved and there are no outstanding objections with the site plan as proposed. As discussed earlier in this section, the applicant has agreed to make pedestrian safety improvements at the intersection of Underhill Street and Columbus Avenue.

8. The location, arrangement and adequacy of facilities for the physically handicapped, such as ramps, depressed curbs and reserved parking spaces.

As a condition of this approval and for the applicant to be compliant with the law, the applicant must meet every requirement of the ADA.

9. The location, arrangement and adequacy of landscaping within and bordering parking lots and loading spaces, which shall, at a minimum, meet the requirements of this Zoning Ordinance.

The existing premises is a building that fronts the lot line in the front of the building with a small driveway area to the right of the building. Due to the location of the existing building, there is no plan nor need for landscaping.

10. Adequacy of fire lanes and other emergency zones.

The proposed plans have been reviewed and are acceptable to the Fire Chief and Chief of Police as to police and fire protection.

(B) The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.

The applicant is a national high-end childcare operator. We agree with the Zoning Board that the use is appropriate for the location due to the need of the community for childcare. Having a location near the train station will make it easier for parents that wish to drop their children off before commuting to work. Therefore, we find that having such a use at the property will preserve and enhance property values in the surrounding area.

(C) A quality of building and overall site design, which will enhance and protect the character and property values of the adjacent neighborhood. The Planning Board shall evaluate the architectural features of the proposed design to determine if they are in harmony with the neighborhood, including consideration of architectural style, bulk, dimensions, materials and location on the site and, in relation to development on adjoining properties, the natural terrain and vegetation.

The premises is an existing structure that housed a large retail clothing store. The premises will be improved by the applicant in its conversion to a day care facility. Since this is an existing structure this provision has been satisfied.

Therefore, based on the foregoing the application for site plan as previously stated is approved. We are reiterating the conditions that Zoning Board imposed within these conditions our additional conditions:

1. The applicant shall implement the improvements to the Underhill and Main, namely restriping the intersection and placing a flashing crossing beacon at said intersection to allow for a safer crossing for pedestrians across said intersection. The costs for said improvements shall be borne by the applicant and since the improvements will be made on the Village of Tuckahoe property, the Village Board must approve the improvements.
2. The applicant shall pay for six new meter heads for the short-term parking meters in front of the premises and across the street from the premises. The Village currently does not have meter heads that can be set for 15 minutes, thus the cost will be paid for by the applicant.

3. The applicant shall subsidize parking for its employees. This condition of the Zoning Board left the logistics to this Board on how to provide parking for its employees. Since the Zoning Board approval, the country was changed due to the Covid 19 virus. Due to the pandemic, the Village administration has identified more availability of public parking in the Lake Avenue lot. The Village Board has identified 14 available space that the applicant may utilize. The Village Board further set the price in the Lake Avenue Lot, which is generally a commuter lot, for merchants at the current rate of \$1,100 per space. The applicant has agreed to take all 14 spaces to satisfy their employee-parking requirement. The applicant is not under an obligation to continually rent the spaces from the Village, however if the applicant ceases the rental from the Village the applicant must demonstrate to the Tuckahoe Building Inspector that it has obtained comparable spaces elsewhere or this site plan shall be revoked.
4. Employees of the facility shall not use the residential neighborhood for parking. This shall be a policy of the applicant and shall be enforced by the applicant. If it is determined that the employees are utilizing the residential neighborhoods for parking the applicant shall be brought before this Board to determine whether this special permit shall be revoked.
5. Applicant shall have a monitor stationed outside during the hours of 7 am to 9 am and then from 4 pm to 6 pm on days the center is in operation. The monitor shall insure that the drop off and pick up are in accordance with the facilities regulations and that no cars may be double-parked.

Lastly, that every representation made to this Board by the applicant is a condition of this approval.

Commissioner Castellanos seconded the motion and upon roll call was carried with a vote of 4-0 with Commissioner Hite-Norde abstaining.

Item #3 125 Marbledale 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.