

November 17, 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
 Commissioner Susana Carpenter

Also in Attendance:

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

Chairman Leo announced the evening's agenda as follows:

Item #1	Approval of Minutes of the October 20, 2020 meeting.	
Item #2	70 - 72 Marbledale Rd.	Return
Item #3	181 Marbledale Rd.	Return
Item #4	174 Marbledale Rd.	Return
Item #5	69 Main Street	Adjourned
Item #6	125 Marbledale Rd.	Adjourned
Item #7	22 Underhill Street	Adjourned

Item #1 Approval of Minutes October 20, 2020

Commissioner Nerenberg motioned to approve the minutes from the October 20, 2020 meeting, seconded by Commissioner Barra and carried with a vote of 5 -0.

Item #2 70 - 72 Marbledale Rd. Return

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

RESOLUTION DESIGNATING THE TUCKAHOE VILLAGE PLANNING BOARD AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR SUBDIVISION AND SITE PLAN APPROVAL FOR 70 AND 72 MARBLEDALE ROAD.

WHEREAS, the Tuckahoe Village Department of Buildings received a building permit application received on September 29, 2020 to demolish a portion of a vacant industrial building at 70 Marbledale Road and subdivide the property into two lots. Lot 1 will be the vacant portion of the lot and Lot 2 includes the remaining portion of the building and dedicated space for off street parking.

WHEREAS, the Tuckahoe Village Department of Buildings received a building permit application received on September 29, 2020 to expand the existing Paws & Play facility into the repurposed building on Lot 2. The existing industrial building will be renovated to accommodate the expansion.

WHEREAS, the two building applications received by the Department of Buildings are being treated as one action under SEQRA as they are related and the consideration of potential environmental impacts should not be segmented.

WHEREAS, the “Proposed Action” is the request of a subdivision and site plan approval as part of a plan to expand the existing Paws & Play facility and open Lot 1 for future use.

WHEREAS, the “Proposed Action” is within 500 feet of the Town of Eastchester. The application was sent to Westchester County on November 13th, 2020 for review under 239-M.

WHEREAS, the applicant has requested three area variances from the Zoning Board of Appeals. The variances must be granted before the Planning Board can consider site plan approval for the applications as proposed. The variances are Type II actions and are exempt from SEQRA.

WHEREAS, the approval of the variances will be conditioned upon the approval of the requested subdivision by the Planning Board.

WHEREAS, the approval of the Proposed Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review Act (“SEQRA”);

WHEREAS, under Tuckahoe Village law, the Planning Board is the only entity that can grant subdivision and site plan approval.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Tuckahoe Village Planning Board hereby declares itself as Lead Agency to coordinate the environmental review of the proposed action.

Lead Agency Contact Information:

Tuckahoe Village Planning Board
65 Main Street
Tuckahoe, NY 10707
Bill Williams, Building Inspector
T. 914.961.8148
bwilliams@tuckahoe-ny.com

2. The Tuckahoe Village Planning Board directs that the proposed action be forwarded to the following involved and interested parties for review and comment pursuant to NYS Municipal Law.

Involved Agencies:

Tuckahoe Village Zoning Board of Appeals
65 Main Street
Tuckahoe, NY 10707
Bill Williams, Building Inspector
T. 914.961.8148
bwilliams@tuckahoe-ny.com

Interested Agencies:

Westchester County Department of Planning
148 Martine Avenue, Room 432
White Plains, NY 10601-4704
Edward Buroughs
T. 914.995.4400

Town of Eastchester
Margaret Uhle, Director of Building & Planning
Town of Eastchester
40 Mill Road
Eastchester, NY 10709
T. 914.771.3317

This resolution shall take effect immediately.

Upon Motion of Chairman Leo, and seconded by Commissioner Nerenberg, this Resolution was approved by the following vote:

Chairperson Antonio Leo _yes__

Commissioner David Barra _yes__

Commissioner Nancy Hite-Norde _yes__

Commissioner Susana Carpenter _yes__

Commissioner Raymond Nerenberg _yes__

Commissioner Ladislao Castellanos _yes__

Item #3 174 Marbledale Rd. Site Plan

RESOLUTION DESIGNATING THE TUCKAHOE VILLAGE PLANNING BOARD AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR SITE PLAN APPROVAL FOR 174 MARBLEDAL ROAD.

WHEREAS, the Tuckahoe Village Department of Buildings received a building permit application received on September 23, 2020 to demolish the existing non-conforming building and build a new 3-story building. The ground floor would have a partially-enclosed parking area and a separate garage for the storage of construction equipment. Floors 2 and 3 will be used for office space.

WHEREAS, the “Proposed Action” is the granting of site plan approval by the Planning Board.

WHEREAS, the “Proposed Action” is within 500 feet of the Town of Eastchester. The application was sent to Westchester County on November 13th, 2020 for review under 239-M.

WHEREAS, the applicant has requested three area variances from the Zoning Board of Appeals. The variances must be granted before the Planning Board can consider site plan approval for the applications as proposed.

WHEREAS, the approval of the Proposed Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review Act (“SEQR”);

WHEREAS, under Tuckahoe Village law, the Planning Board is the only entity that can grant site plan approval.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Tuckahoe Village Planning Board hereby declares itself as Lead Agency to coordinate the environmental review of the proposed action.

Lead Agency Contact Information:

Tuckahoe Village Planning Board
65 Main Street
Tuckahoe, NY 10707
Bill Williams, Building Inspector
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2. The Tuckahoe Village Planning Board directs that the proposed action be forwarded to the following involved and interested parties for review and comment pursuant to NYS Municipal Law.

Involved Agencies:

Tuckahoe Village Zoning Board of Appeals
65 Main Street
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Bill Williams, Building Inspector
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Interested Agencies:

Westchester County Department of Planning
148 Martine Avenue, Room 432
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T. 914.995.4400

Town of Eastchester
Margaret Uhle, Director of Building & Planning
Town of Eastchester
40 Mill Road
Eastchester, NY 10709
T. 914.771.3317

This resolution shall take effect immediately.

Upon Motion of Chairman Leo, and seconded by Commissioner Nerenberg, this Resolution was approved by the following vote:

Chairperson Antonio Leo __yes__

Commissioner David Barra __yes__

Commissioner Nancy Hite-Norde __yes__

Commissioner Susana Carpenter __yes__

Commissioner Raymond Nerenberg __yes__

Commissioner Ladislao Castellanos __yes__

Item #4 181 Marbledale Rd. Site Plan

RESOLUTION DESIGNATING THE TUCKAHOE VILLAGE PLANNING BOARD AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR SITE PLAN APPROVAL FOR 181 MARBLEDALE ROAD.

WHEREAS, the Tuckahoe Village Department of Buildings received a building permit application received on August 24, 2020 to build a new 2-story 10,416 square foot building in the rear part of the lot which is currently undeveloped and used for vehicle storage. The first floor of the building would be used for the working operations of the proposed facility. The second floor would include office and storage space. The off-street parking area includes parking for the proposed facility, loading areas, and parking for the auto repair facility which is co-located on the same parcel.

WHEREAS, the “Proposed Action” is the granting of site plan approval by the Planning Board.

WHEREAS, the “Proposed Action” is within 500 feet of the Town of Eastchester. The application was sent to Westchester County on November 13th, 2020 for review under 239-M.

WHEREAS, the approval of the Proposed Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review Act (“SEQR”);

WHEREAS, under Tuckahoe Village law, the Planning Board is the only entity that can grant site plan approval.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Tuckahoe Village Planning Board hereby declares itself as Lead Agency to coordinate the environmental review of the proposed action.

Lead Agency Contact Information:

Tuckahoe Village Planning Board
65 Main Street
Tuckahoe, NY 10707
Bill Williams, Building Inspector
T. 914.961.8148
bwilliams@tuckahoe-ny.com

2. The Tuckahoe Village Planning Board directs that the proposed action be forwarded to the following involved and interested parties for review and comment pursuant to NYS Municipal Law.

Interested Agencies:

Westchester County Department of Planning
148 Martine Avenue, Room 432
White Plains, NY 10601-4704
Edward Burroughs
T. 914.995.4400

Town of Eastchester
Margaret Uhle, Director of Building & Planning
Town of Eastchester
40 Mill Road
Eastchester, NY 10709
T. 914.771.3317

This resolution shall take effect immediately.

Upon Motion of Chairman Leo, and seconded by Commissioner Nerenberg, this Resolution was approved by the following vote:

Chairperson Antonio Leo __yes__

Commissioner David Barra __yes__

Commissioner Nancy Hite-Norde __yes__

Commissioner Susana Carpenter __yes__

Commissioner Raymond Nerenberg __yes__

Commissioner Ladislao Castellanos __yes__

Leonard Brandes, architect for the applicant, noted that he added more grey and dark grey color scheme to the proposed building. Ash grey for the vinyl façade, charcoal grey for the trim and the window trim, the canopies and the roof. A silhouette grey for the garage doors. The lower half of the façade will be a faux stone made from poured concrete. The concrete will be poured, once it begins to cure, the silicone veneer mold will be fastened to the concrete. Once dried, the concrete faux stones will be dyed to look more genuine.

The pedestrian walkway will be striped for safety. The garbage area will be in the rear by the side fence. There will be additional planting areas, more green space. The rear loading access area will be removed. There will be additional bollards placed for safety. The garage doorway will be replaced with a window.

Commissioner Hite-Norde asked if the concrete façade would need repair and repointing.

Mr. Brandes stated that the entire faux stone façade is one pour concrete slab. There is no mortar to be repaired; it is all one slab of solid concrete, made to look like faux stone.

Chairman Leo requested documentation of the warranty of the product, life expectancy of the dye used on the concrete. He asked that the applicant provide as much material as possible for the Board to review.

Mr. Brandes submitted photos of the Scarsdale railroad station. The stonewall is made of the same product as what is being presented. The photo submitted shows the wall at 5 years old and the dye looks very good.

Chairman Leo asked about the existing structure on the property.

Mr. Brandes noted that the existing structure would be painted to match the new building.

Chairman Leo asked if the applicant could make the canopies a bit more balanced.

Bill Williams added that awnings must be presented before the Sign and Awning Board for approval.

Chairman Leo asked if the garbage area could be placed elsewhere. After a discussion regarding the neighbor, Broken Bow Brewery, it was determined that the placement of the garbage area would be fine.

Chairman Leo asked the applicant to return next month with the following; sample materials for the façade, more information on the stone veneer, more information on the metal structure, color samples, aluminum fence for the perimeter of the property, samples of the fence that will be placed behind the garbage dumpsters, samples of the light fixtures and a proposed lighting plan for the parking lot area.

In addition, he asked that the landscaping plan be submitted to be reviewed by Noah Levine.

Noah Levine, Planning Consultant noted that the painted stripes for the pedestrian walkway might fade over time. He asked if the applicant could possibly put a sidewalk there.

Chairman Leo added that if the concrete trucks are pouring cement for the lower half of the building, they could pour a sidewalk along the building.

Chairman Leo also requested safety mirrors be placed outside the garage door for the driver to view if pedestrians are walking near the garage door. This will ensure pedestrian safety.

Carolina Fonseca, Village Consultant, noted that there is a shady area between the buildings that may not get enough sunlight for plants to thrive. She requested that he applicant look into pervious material vs. plantings.

Chairman Leo motioned to open the public hearing, seconded by Commissioner Nerenberg and carried with a vote of 5 – 0.

No Public Comments

Chairman Leo motioned to keep the public hearing open, seconded by Commissioner Nerenberg and carried with a vote of 5 – 0.

Item #5	69 Main Street	Adjourned
Item #6	125 Marbledale Rd.	Adjourned
Item #7	22 Underhill Street	Adjourned

Chairman Leo wished all a very Happy Thanksgiving!

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.