

September 21, 2021
TUCKAHOE PLANNING BOARD
Online due to Covid 19
Regular Meeting – 7:30pm (revised October 19, 2021)

Present: Chairperson Antonio Leo
Commissioner Raymond Nerenberg
Commissioner Susana Carpenter
Commissioner Paul Wolfson

Absent: Commissioner David Barra
Commissioner Adrienne Michel (ad hoc)

Also in Attendance:

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

Chairman Leo announced the evening's agenda as follows:

Item #1	Approval of Minutes of the July 20, 2021 meeting.
Item #2	145 Main Street Site Plan
Item #3	22 Underhill Ave. Adjourned
Item #4	69 Main Street Adjourned

Item #1 Approval of Minutes July 20, 2021

Chairman Leo motioned to approve the minutes from the July 20, 2021 meeting, seconded by Commissioner Wolfson and carried with a vote of 3 – 0, with Commissioner Nerenberg and Commissioner Michel abstaining due to their absence.

Item #2 145 Main Street Site Plan

Leonard Brandes, architect for the applicant noted that the applicant received the requested variances from the Zoning Board for seven parking spaces. There will be three spaces on site and four leased parking spaces.

There were no changes to the submitted plans.

Chairman Leo motioned to open the public hearing, seconded by Commissioner Nerenberg and carried with a vote of 4 – 0.

No Public Comments

Chairman Leo motioned to close the public hearing, seconded by Commissioner Nerenberg and carried with a vote of 4 – 0.

**Chairman Leo offered the following SEQRA resolution in the form of a motion:
PLANNING BOARD RESOLUTION/DECISION**

APPLICANT/OWNER: Leewood Enterprises LLC

LOCATION OF PROJECT: 145 Main Street

SECTION: 29 BLOCK: 3 LOT: 16

DESCRIPTION OF PROJECT: Applicant is seeking site plan for an internet business in the basement and on the 1st floor of the premises and office space for the 2nd floor .

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 Nerenberg 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 operate an internet shipping business on the basement level and first floor of an existing building located at 145 Main Street. The second floor will be used for office space, however the tenant of the office space is not yet identified. Applicant was required per the Zoning Code to have fourteen spaces, but that number was reduced by the Zoning Board of Appeals to seven, three onsite spaces and four offsite spaces. We acknowledge that the number of spaces are set, however we are concerned that employees will use the residential area on South High Street to park their vehicles. South High Street currently has a two hour parking limit and we would discourage the employees of the applicant and ultimately the office workers from using any spaces in the residential areas.

We find based on the work session and presentation at the public hearing that the applicant has met its burden as to 7-1 of the Village of Tuckahoe's Zoning Code and therefore the application is approved with the following conditions:

1. Deliveries to and from the site are to be made in small vehicles (vans or box trucks). Truck deliveries should be scheduled on off hours as not to interfere with main Street traffic (No deliveries between 7:00 am to 10:00am and 4:00pm to 7:00pm).
2. The onsite parking spaces shall be used for the wine distribution business. The second floor future tenant will have to park their vehicles off site.

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

Item #3	22 Underhill Ave.	Adjourned
Item #4	69 Main Street	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.