

January 18, 2022
(Revised Feb. 16, 2022)
TUCKAHOE PLANNING BOARD
Online due to Covid 19
Regular Meeting – 7:30pm

Present:

Chairperson	Antonio Leo
Commissioner	Raymond Nerenberg
Commissioner	David Barra
Commissioner	Paul Wolfson
Commissioner	Susana Carpenter
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	170 Marbledale Rd.	Site Plan
Item #2	225 White Plains Rd.	Subdivision
Item #3	200 White Plains Rd.	Site Plan
Item #4	22 Underhill Ave.	Adjourned
Item #5	69 Main Street	Adjourned

Item #1 170 Marbledale Rd. Site Plan

David Barbuti, architect for the applicant Automotive Upholstery, indicated that the application was for a retaining wall in the rear of the property. The deteriorating wall will be removed and a new wall, stone face with a stamp pattern will be erected. There is solid rock from the midpoint of the property to the south end of the property. Once the chipping has begun, it will be determined if the solid rock can act like a secure retaining

wall for that end. Due to the topography and slope of the property, part of the retaining wall will measure 2ft. in height and part will measure 10ft. in height.

The storm water retention will overflow into a catch basin.

Mr. Barbuti added that the chain-link fence that sits on the Village's right of way would be replaced.

Chairman Leo asked if that chain-link fence could be more attractive.

Mr. Barbuti indicated that the applicant could switch it to an aluminum picket fence. The retaining wall in the rear will have a chain link fence on the top.

Bill Williams, Building Inspector, asked Mr. Barbuti for the applicant to supply the funds for the consultants to review the storm water retention plans.

Mr. Barbuti agreed.

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

No Public Comments

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

Item #2 225 White Plains Rd. Subdivision

Mr. Louis Campana, architect for the applicant, indicated that this property sits at the intersection of White Plains Rd. and Winterhill Rd. The property was owned by Concordia College and used for dorms. The structure is 2997 sq. ft.

The proposed subdivision plans are for two lots. Lot 1 measures 11929sq. ft. and Lot 2 measures 10066.9 sq. ft. There are currently two curb cuts on White Plains Rd. These two curb cuts would be removed. There will be a new curb cut for Lot 1 on Gifford St. and the address of the house will be 1 Gifford St.

The Lot 2 curb cut will be on Henry St. and the address will be 1 Henry St. or 66 Winterhill Rd.

Chairman Leo asked if the applicant could submit revised drawings with the proposed curb cuts and the size of the proposed homes.

Mr. Campana noted that the FAR of .5 for Lot 1 would be 5964 sq. ft.
The FAR of .5 for Lot 2 is 5033sq. ft.

Chairman Leo asked if the mature trees on the property were to be removed.
Mr. Campana said yes, the trees are located within the house setbacks and will need to be removed, but the plans are to plant new trees that border the streets.

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

Public Comments

Geoff Sheldon resident of The Tower Club since 2015 noted that he had two concerns with the proposed plans. The history of the house should be taken into consideration. It has historic significance and the Village Historic Society should be engaged with this site. The second concern was the mature tree in the rear of the property. This tree is irreplaceable and could date as far back as 200 plus years. This needs to be taken into consideration. This is a significant tree on a significant property.
Mr. Sheldon urged the Planning Board to resist making a hasty decision.

Kevin Wuornos 12 Henry St. noted that he had three concerns with the proposed application. The traffic, safety and the character of Gifford Park. This intersection of Gifford Park is a monument on Route 22. He asked about the entrance to Lot 2 from Henry St. He asked if plans were discussed to renovate the existing structure. He noted that there was a similar application to subdivide a property across the street from the Immaculate Conception School entrance, and that application was turned down. He added that this is a very busy intersection in the Village. Mr. Wuornos added that the plans to tear down this structure and remove the mature trees is very upsetting to the community.

Chairman Leo added that the building lots for this application are much larger than most lots in the Village.

John Wilson 14 Henry St. asked if the applicant could repair and redevelop the existing structure. He was concerned about the character of Gifford Park as it is under threat. This house is an important house as a previous owner was Dutch Schultz. The trees and the house make a big statement. The trees have environmental benefits.

Tonia Simon 50 Columbus Ave. noted that she agrees with the other residents and opposes this application. This is a valuable part of the Tuckahoe history. This house is just as important as the Ward House. The Village is developing too rapidly. This is a very visible intersection in the Village with historic value.

Donato Vaccaro 40 Deerfield Ave. noted that he fully agrees with the others in opposition to the application.

Louis Campana noted that the bus stop in front of the house would be made a bit safer as the two curb cuts will no longer be there.

Edward Powers, MD. 6 McKinley St. noted that he was against this proposed subdivision. He noted that this house has significant ties to when the British occupied this area. It has tremendous historic value. The tree in the rear predates Ben Franklin.

Mike Brown 4 Henry St. noted that there were no storm drains on Henry St. and the water flow will affect the area.

Chairman Leo noted that the storm water plans would be reviewed.

Bill Williams, Building Inspector indicated that the applicant is here for subdivision, not site plan approval.

Louise Maniscalco 216 White Plains Rd. agreed with the neighbors in opposition to the application. The beauty of this home cannot be replaced. She noted that she has a child in a wheelchair, and knows that this intersection is very busy and adding two more houses with two driveways with an existing bus stop will only add to the already congested intersection.

Amanda Eckert 10 Henry St. stated that this is the character of the neighborhood and voiced her concern regarding the loss of green space at this important intersection. This is the entrance to the Village of Tuckahoe. She indicated that this would be a travesty.

Gary Gjertsen, Village Attorney noted that the proposed plans would be posted on the Village website for residents to review. The plans will have the footprint of the two proposed single-family homes and the two curb cuts.

Chairman Leo motioned to keep the public hearing open, seconded by Commissioner Barra and unanimously carried by the Board.

Item #3 200 White Plains Rd. Site Plan

Chris Tramutola architect representing Iona College indicated that this application was previously approved in 2018 when the applicant was Concordia College. The project was halted due to the closing of Concordia College. The project is now before the Board with a few revisions. The small building on the property that was approved to be built has been removed from the plans. The proposed bleachers have been removed from the plans as well. The field is currently a mud pit. The plans are to replace the mud field with a synthetic turf field for Iona to use as a practice field. The turf field will have permanent painted lineage. It will be low maintenance and therefore no lawn mowing which is a decrease in noise. The 4 ft. retaining wall that exists will remain. There will be a 20 ft. high retractable netting on each side of the field to prevent balls from going into the neighbor's yards. The plans are to install 6ft. tall wooden fence, board on board, on the North and East sides of the field. The access to the field will be from Rose Ave. and there will be two handicap parking spaces. The pedestrian access is on the corner, and will have a metal fence made of decorative steel. There will be plantings identical to the previous planting plan that was approved. The path will be brushed concrete. The two short retaining walls will be segmented block.

The electrical conduit is still being run for the approved speaker system.

Chairman Leo noted that the speaker system should be capped at a certain decibel level. Mr. Tramutola said he reviewed the resolution from the Planning Board for Concordia College and will follow the directives.

Mr. Tramutola continued and noted that there will be 22 parking spaces on Rose Ave reserved for coaches, medical staff and referees; busses will drop off and proceed to the parking lot. There will be a bike rack near the tennis courts. There will be plenty of signage at the crosswalk.

Charles Utschig, synthetic turf representative, noted that the plans will mirror the design that was reviewed by the Village Engineer and approved in 2018. The soil on this field is dense and compacted, which allows the water to run right off the field. The proposed turf field will improve the run off. The field will be excavated and 12 – 18 inches of gravel, the entire length and width of the field will be placed under the turf. The gravel will store the water and it will flow to a 12 in. pipe near Rose Ave. A throttle will release the water stored in the gravel slowly and the pipe is designed to meter and control the rate of the flow. The gravel has 40% of voids to hold the water like a drywell and is designed to hold water and slowly release it out. There will be two dry wells located near Rt. 22 that will have sod over the top.

Construction of the turf field will take approximately 4 – 6 months. The gravel and soil will be brought in and the parking attendants will direct the trucks in and out.

Mike Seminara, Assistant Building Inspector noted that Rose Ave is a main thoroughfare for school buses and the young students walking to school. The congested hours are 7:00am to 8:00am and 2:00 to 3:30pm.

Chairman Leo motioned to open the public hearing seconded by Commissioner Barra and carried by the Board.

Public Comments

Edward Powers, MD., 6 McKinley St. noted that he owns a second home in Bronxville very close to the turf field that is on the Bronxville School property. The Village spent millions for the synthetic field and the drainage. There was a huge storm soon after the field was constructed. The raw sewage rushed into his second home's basement. The millions spent was to prevent that from happening.

Dr. Powers also voiced his concern regarding children being injured on the synthetic field. The turf field does not have any give like soil; the turf is rough and cuts the skin easily. He added that the synthetic field would break down over time and release toxins into the air.

Mr. Utschig noted that this field would be designed to meet the NYS threshold for a severe storm event. As far as the safety of the turf field, Mr. Utschig noted that studies show that the traction is more consistent than natural turf. As there are no potholes, or holes for tripping and twisting ankles. A 20 yr. study shows the broken rubber breaks apart and does not exude toxins into the air or the soil. The broken pieces can be vacuumed up, mixed properly and reused. There is a 10 – 12 yr. life span of the carpet.

Theresa McCarthy 41 Rose Ave noted that she was a 35 yr. resident of Tuckahoe. She voiced her concern that the presentation began as Iona's practice field and then the parking for coaches, medical and referees was presented. Is this a practice field or not? She added that the painted lines would not fit into the residential area. She had concerns regarding the drainage, as there has been sewage in the basements of the houses on Rose Ave.

Mr. McCarthy 41 Rose Ave. voiced his concern regarding the drainage issues. A storm that produces 2 – 5 inches of rain causes significant run off to Rose Ave, Crawford and Everett. The rush of water from Rt. 22 during a moderate storm is like a river. It was his opinion that the meter system to release water slowly will not work. He noted that during a game at the field, emergency vehicles cannot make it down Rose Ave. He also asked if the field is going to be used as a practice field or is it going to be used as a playing field.

He added that he was concerned about the use of the speakers and if there was a noise impact study done. He agreed that the painted lines on the turf was not what should be in a residential neighborhood.

Donato Vaccaro 40 Deerfield Ave. noted that he was an Adjunct Professor at Iona College in the past. He welcomes the college, but has major concerns regarding the flooding and drainage. He listed additional concerns regarding the increase of traffic, parking, speakers, lack of sidewalks and safety in the neighborhood.

Chairman Leo indicated that the original approval had a walkway from the tennis center to the field with flashing lights at the crosswalk for pedestrians.

Mr. Tramutola noted that Rt. 22 is a state road and that would require state approval. This location of the field and the college is under three jurisdictions, Bronxville, Tuckahoe and Eastchester. The 20% slope of the walkway has not been filled with concrete to create a sidewalk due to the question of which town is responsible for that sidewalk. Iona College plans to use the field as a practice facility but potentially may be used for games.

Steven Rubinstein asked if a storm similar to Hurricane Ida would arise, the drainage may not be able to handle it, so why not place twice the depth of gravel to prevent possible flooding.

Cathleen Carney 101 Middleton Place asked if the dry wells, or 12 – 18 inches of gravel would create a bowl and be released into the sewer system.

Bill Carney 101 Middleton Place asked if Iona College has plans to rent the field out to other teams. He added that Concordia College barely used this field.

Chairman Leo noted that the college stated that they would offer the field to the local communities. He added that the parking plans would be placed in the resolution. If the Village gets complaints about the parking, the applicant would have to return to the board.

Mr. Carney noted that the pipes in this area are not big enough to handle the amount of water. This field will now feed into a piping system that is already too tight and will exasperate the system.

Mr. Utschig stated that the current situation is that 3+ acres are draining into the system uncontrolled. The drainage on this site will be an improvement and will put less into the system.

Ed Conway 8 Winslow Circle asked if the applicant could design the field for a greater storm than the 100-year storm. Where does the water run to if we have a storm greater than the 100 -yr. storm? He also asked why there would be a discussion about parking if there are not going to be bleaches. He also voiced his concerns about the possible use of the speakers.

It was his opinion that the proposed wooden fence will rot in the near future, he asked if the wooden fence could be just a chain-link fence.

Kevin Wuornos asked to have the agreement to rent the field to local groups only, to be put in writing. He voiced his concern regarding the slope of the walkways, as there is no safe place to walk. The crosswalk on Hobart St. is unsafe.

Bill McCarthy noted that Concordia College was quiet and it was problematic. Iona College is a powerhouse and the litter, safety and traffic is going to be a bit much in this suburban neighborhood. This is not North Ave. New Rochelle. The drainage system might mitigate some of the run off but the force of the water is so forceful, it goes right over the field. He added that he has spent thousands to repair the water damage.

Gary Gjertsen noted that the digital version of the plans of both applications would be placed on the website for the residents to review.

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

Chairman Leo thanked everyone for being civil and respectful as we are all trying to get to the same place, and that is what is best for the community.

Item #4 22 Underhill Ave.

Adjourned

Item #5 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.