

July 16, 2013

**TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm**

Present: Chairperson Antonio Leo
Commissioner Raymond Nerenberg
Commissioner Melba Caliano
Commissioner Antonio Leo
Commissioner Tim Miller
Commissioner Eric Fang
Commissioner Clare Gorman

Absent: Commissioner Ann Marie Ciaramella

Also in Attendance:

John Cavallaro Village Attorney
Mike Seminara Code Enforcement Officer

Chairman Leo announced the evening's agenda as follows:

Item #1 Approval of minutes meeting held on June 18, 2013

Item #2 100 Main Street Adjourned

Item #3 150, 160, 233 Midland Avenue Extension of Site Plan

Item #4 144 Wallace Street Return

Item #5 3 Fisher Avenue Site Plan

Item #6 73 Main Street Architectural Review

Item #7 10 Columbus Avenue Site Plan

Item #8 200 Marbledale Rd. Adjourned

Item #1 Approval of minutes meeting held on June 18, 2013

Commissioner Nerenberg motioned to approve the June 18, 2013 minutes was seconded by Commissioner Caliano and was carried with a vote of 6 – 0.

Item #2 100 Main Street Adjourned

Mr. Maron stated that the applicant would adjourn until the next meeting.

Commissioner Miller motioned to adjourn this application until the next meeting, seconded by Commissioner Caliano and carried unanimously by the Board.

Item #3 150, 160, 233 Midland Avenue**Extension of Site Plan**

Mr. Null, attorney representing the applicant, requested an 18-month extension of the previously approved site plan. He noted that the Zoning Board granted an extension for 18 months. Plans have been submitted to the Building Dept. and \$200,000 in permit fees has been paid. He noted that he has been before this Board for several years and the coordination of details, financing etc. for a project this size takes considerable time.

Commissioner Caliano asked if all obligations to the Village have been made and if there were any unpaid balances.

Mr. Null stated that he had no knowledge of anything being delinquent.

Mr. Seminara, Village Enforcement Officer, noted that there have not been any permits issued to this applicant. There is a balance due to the Building Dept. The Building Dept. has not received the construction plans.

John Cavallaro, Village Attorney, stated that it is policy to extend for a 12-month period. The extension granted by the Zoning Board was for 18 months, which will expire at the end of 2014. If substantial construction has occurred, the applicant does not have to return to this Board.

Mr. Null noted that the Building 150 would be used as a staging area for the construction of the other three big buildings. This will take time. If 18 months is not acceptable to this Board, the applicant will accept the 12-month extension.

John Cavallaro noted that there is no resolution for this meeting. It is noted that if the 12-month extension is granted, all the conditions that were contained in the July 2012 Planning Board approval will be set forth in this approval.

Commissioner Nerenberg motioned to grant a Negative Declaration pursuant to SEQR, seconded by Commissioner Caliano and upon roll call was carried with a vote of 6 – 0.

Commissioner Caliano motioned to approve the extension for one year and that all the conditions that were contained in the July 2012 approval be part of this approval. Motion was seconded by Commissioner Gorman and upon roll call was carried with a vote of 6 – 0.

Item #4 144 Wallace Street**Return**

Mr. Maron attorney representing Dennis Lucente noted that this application was for a vacant lot on Section 38, Lot 5 formerly known as Lot 109A and Lot 112. The lots merged during 2007. A title search was conducted by a local title search company, which concluded that the Lot 112 was created back in 1908 on a subdivision map. The same description for Lot 112 exists today on the tax map. In 1987, a subdivision of adjoining lots was made. The merger was for zoning purposes and Lot 112 still exists. The proposed application is for a 1900 sq. ft. single-family house on the former Lot 112. The area is zoned for two-family houses, but the application is for a one-family house.

The application received Zoning Board variances for set back and lot size. The July 10, 2013 Zoning Board approval had one condition, that the applicant receive subdivision approval to reinstate Lot 112. Mr. Maron requested that the notes on the submitted map be revised to include ***Tuckahoe Zoning Board***.

Mr. Maron submitted four letters of support for this application.

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

No Public Comments

Commissioner Nerenberg motioned to close the public hearing, seconded by Commissioner Caliano and carried unanimously.

Commissioner Nerenberg motioned to grant a Negative Declaration pursuant to SEQR, seconded by Commissioner Gorman and was carried with a vote of 6 – 0.

Commissioner Caliano motioned to approve this subdivision application as proposed for usability of this lot including the additional language requested by Mr. Maron; that Mr. Senior's notes be amended to include the 'Tuckahoe Zoning Board' on the submitted map of the lot. Motion was seconded by Commissioner Fang and upon roll call was carried with a vote of 6 – 0.

Item #5 3 Fisher Avenue

Site Plan

Mr. Peter Klose, attorney representing Julie Zwisdok, indicated that the Zoning Board granted a variance for a dog-grooming salon.

John Cavallaro stated that the Zoning Board's interpretation of a dog-grooming salon eliminated the need for a use variance.

Ms. Zwisdok stated that she has been in the business of dog grooming for 7 years. She would take care of one dog at a time. The owner would drop the dog off for a two-hour time slot for a wash and groom. There will also be a small retail section in the salon. The hours of operation would be Tuesday to Saturday 9:00am to 5:00pm. Closed Sunday and Monday. There will be no boarding at the site. Parking will not be an issue as there will only be Julie Zwisdok at the site and she will see only 4 – 5 dogs per day.

Commissioner Miller asked about the renovations to the interior. The plumbing, restroom and sink will be updated.

Ms. Zwisdok noted that the exterior would be painted by the property owner. She will appear before the Sign and Awning Board for her sign application.

Commissioner Miller motioned to open the public hearing, seconded by Commissioner Gorman and carried unanimously.

No Public Comments

Commissioner Caliano motioned to close the public hearing, seconded by Commissioner Miller and carried unanimously.

Commissioner Gorman motioned to grant a Negative Declaration pursuant to SEQR, seconded by Commissioner Fang and was carried with a vote of 6 – 0.

Commissioner Fang motioned to approve the application as presented tonight, was seconded by Commissioner Caliano and was carried with a vote of 6 – 0.

Item #6 73 Main Street

Architectural Review

Mr. John Cotugno, architect for the applicant, noted that this site would be an attorney's office. The aluminum panels on the exterior will be discarded and replaced with two vertical duranodic leaders. The mirror glass will be replaced with clear tempered and insulated glass. The canopies will be removed. All entryways will be moved inside. The slate roof and stucco will be repaired. The chimney will be removed. There will be no handicap accessibility, as the Village needs that sidewalk as is.

Commissioner Fang motioned to open the public hearing, seconded by Commissioner Caliano and carried unanimously.

No Public Comments

Commissioner Gorman motioned to close the public hearing, seconded by Commissioner Fang and carried unanimously.

Commissioner Caliano motioned to grant a Negative Declaration pursuant to SEQR, seconded by Commissioner Nerenberg and was carried with a vote of 6 – 0.

Commissioner Fang motioned to approve the application as submitted tonight, was seconded by Commissioner Gorman and upon roll call was carried with a vote of 6 – 0.

8:05 Meeting adjourned.

8:20 Meeting resumed due to the arrival of the applicant of 10 Columbus Ave.

Item #7 10 Columbus Avenue

Site Plan

Mr. Tom Abillama, architect for the applicant, stated that this is for a proposed yogurt shop at this site. It is a freestanding structure of 640 sq. ft. There will be some seating in the corner of the store and a service counter. The use is as of right. The proposed interior seating is why the applicant must present before the Board. The plans show the entry door in the front, the change to relocate the door from the Southern/Eastern side to the Southern bay of the store to allow more seating on both sides of the room.

Commissioner Fang stated that the relocation of the door would be consistent with the proposed changes to the plaza to be more pedestrian friendly.

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

No Public Comments

Commissioner Nerenberg motioned to close the public hearing, seconded by Commissioner Caliano and carried unanimously.

Commissioner Caliano motioned to grant a Negative Declaration pursuant to SEQR, seconded by Commissioner Fang and was carried with a vote of 6 – 0.

Commissioner Miller presented photos from his cell phone of the site for the Board members to review.

Mike Seminara asked the applicant to submit the amended site plans with the door on the side to the Building Dept.

Commissioner Fang motioned to approve the application as submitted tonight with the condition that the front door be relocated to the southern side of the building and the amended plans be submitted to the Building Dept. Motion was seconded by Commissioner Caliano and upon roll call was carried with a vote of 6 – 0.

Item #8 200 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.