

May 21, 2007

**TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 8:00pm**

Present: Chairwoman Ann Marie Ciaramella
Commissioner Eric Fang
Commissioner Raymond Nerenberg
Commissioner Melba Caliano
Commissioner James Vaughan

Also in Attendance:
John Cavallaro Village Attorney
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

- Item #1 Approval of Minutes – March 19, 2007 and April 16, 2007**
- Item #2 72 Maple Ave. Return**
- Item #3 9 McKinley Ave. Return**

Item #1 Motion by Commissioner Nerenberg to approve the minutes from the March 19, 2007 meeting was seconded by Commissioner Vaughan and unanimously carried by the Board.

Motion by Commissioner Nerenberg to approve the minutes from the April 16, 2007 meeting was seconded by Commissioner Caliano and unanimously carried by the Board.

Item #2 9 McKinley Ave. Return

Mr. Mike Finelli, architect representing the owner, noted that the changes requested by the Board have been made. The portico was to be built as designed with upgraded posts, the railings will be more in conformance with the approval, the windows will have crown treatments and the shingles on the roof will be scalloped shingles to add character. There is a 70 year old Maple tree now planted in the front yard. This tree was not part of the original landscaping approval and therefore is above and beyond the approved plans. There will also be additional arborvitae planted to extend the existing row. There will be shutters on the windows and an eyebrow window on the roof above the main entrance.

Chairwoman Ciaramella summarized the history of this application. The property was sold after site plans were approved. The new owner misunderstood the procedure to follow the approved plans. The new owners built a home not approved by this Board. As a result, the Board required the new owner to make many changes to comply with the original approved plans.

Commissioner Vaughan noted that the Board appreciated the corrections and the effort by the applicant to bring the house back to the original approved plans. He asked if the plans are to include the wrought iron railing which will be placed on top of the retaining wall.

Mr. Finelli indicated that the railing has not been installed at the present time, but will be installed soon.

Commissioner Vaughan asked about the Belgium blocks on the driveway, stucco on the foundation and paver stones in the driveway.

Mr. Finelli noted that there will be Belgium blocks on the driveway, stucco on the foundation and pavers in the driveway.

Commissioner Vaughan voiced his concern regarding the gable in front which was now different from the original plans.

Mr. Finelli stated that this would be too difficult to change back to the original plans. Instead the builder will mimic it by using shadow lines. These gable and the scalloped shingles will give the home character.

Chairwoman Ciaramella noted that the applicant has completed all the changes requested by the Board.

Motion by Commissioner Nerenberg that the Board adopts a negative declaration pursuant to SEQR. This motion was seconded by Commissioner Caliano and unanimously carried by the Board.

Motion by Commissioner Vaughan to approve the application as amended and revised, dated May 17, 2007, any changes to these plans will revoke this approval. This motion was seconded by Commissioner Nerenberg and unanimously carried by the Board.

Item #3 72 Maple Ave. Return

Chairwoman Ciaramella announced that the applicant was not present. This application will be held over until next month's meeting.

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 at 8:20pm.