

**October 28, 2008**

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

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

**Also in Attendance:**

John Cavallaro Village Attorney  
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

<b>Item #1 Approval of minutes –</b>	<b>September 23, 2008</b>
<b>Item #2 100 Main St.</b>	<b>Adjourned</b>
<b>Item #3 146, 150, 160, 233 Main St.</b>	<b>Adjourned</b>
<b>Item #4 25 Main St.</b>	<b>Adjourned</b>
<b>Item #5 1 Scarsdale Rd.</b>	<b>Adjourned</b>
<b>Item #6 Marbledale Rd.</b>	<b>Adjourned</b>
<b>Item #7 35 Bronx St.</b>	<b>Site Plan</b>
<b>Item #8 14 Fisher Ave.</b>	<b>Architectural Review</b>

**Item #1 Approval of minutes – September 23, 2008**  
**Motion by Commissioner Nerenberg to approve the minutes from the September 23, 2008 meeting was seconded by Commissioner Caliano and carried by the Board with a vote of 6 -0.**

**Item #7 35 Bronx St. Site Plan**

Mr. Gary Spilatro for the applicant, submitted new drawings for the proposed renovations of the day care facility.

Chairwoman Ciaramella indicated that this was an informal hearing, as the Planning Board will not move forward until the Zoning Board grants their approval.

Mr. Gary Spilatro stated that the building is used as a day care center for children 18 months to 5 years old. The new plans propose three front entrances, one main entrance and two, which will be used primarily for exiting. There will be three main classrooms, one office on the main level and one office

on the lower level. One handicap parking space on the side of the building, there is no room for a second space as there is a telephone pole on that spot. There will be 13 parking spaces in the rear lot, which will be the same grade as the street, which will alleviate the number of vehicles using the street parking. The landscaping proposed for the front of the building will cover the foundation. The fence in the rear will be replaced with a plastic chain link fence, which will be the same height as the present fence. The retaining wall will be a mixture blend of grey and brown, stackable concrete blocks. New clapboard siding, vinyl with wood grain surface, is proposed as well as a new architectural shingle roof, Landmark series. The front door - red, shutters – black, trim – white, new windows, and the rear door will have a light fixture with a cage to protect from foul balls. Four light fixtures with timers, and possibly motion detectors, will be placed to shed light on the parking area. The columns in the front of the building, 10in. diameter and 12 in. base, will be a simple, round, smooth surface, painted white. The air condition unit will be placed in the rear. There will be new bathrooms, new electricity and new air conditioning.

Commissioner Caliano voiced her concern that the light fixture for the handicap parking space may shed light into the neighbor's house.

Commissioner Nerenberg advised the applicant to place a shield over the light fixture to prevent this.

Mr. Spilatro noted that he would choose an alternative fixture to shine the light low and direct to the space.

Commissioner Fang advised the applicant to consider narrowing the curb cut, as there is no need for a double curb cut for only one handicap space. He also noted that the accessibility ramp is on the far side of the building, away from the handicap space.

Mr. Spilatro stated that he had considered several options and decided it would be easier to go with the grade.

Commissioner Fang also noted that the front entryway, which measures 4ft. 2in, would be too tight.

Mr. Spilatro noted that he is limited with space and cannot punch out the building. He would consider removing the front closet. He added that the children do come to the center at different times throughout the day. 18 adults and 47 children totaling 65 persons.

Mr. Spilatro continued stating that there will be three main classrooms, one office on the main level and one office on the lower level. Crawl space in the lower level to be used for storage. Sprinklers would be installed throughout the building, water proofing the front wall and all new surfaces.

Applicant will return to the Planning Board after Zoning Board reaches their decision.

#### **Item #8 14 Fisher Ave.**

#### **Architectural Review**

Tony O'Sullivan and John Burke, applicants, reviewed the changes requested by the Board members. The front façade will be mahogany wood finish, with 7 custom designed windows with an arch shape, measuring 6ft. 5in., which will open out slightly. A black canvas awning over the front door. Black granite sill under each window. Gooseneck lights with swivel heads, bronze finish measuring 23in. from the façade. The limestone base at the front will stay. There will be no change to the rear of the building. There are no windows and the light fixture will remain.

A discussed evolved pertaining to the windows opening up onto Village property. It was decided that the windows will open from the top which sits approximately 8ft. from the sidewalk. The lower part of the window sits 10in. back from the property line, so it could possibly open up 30 degrees before hitting the property line.

Commissioner Vaughan asked about the window flower boxes.

Mr. O'Sullivan noted that they will be flat copper finish and with time, they will tarnish to a slightly brown and then to a greenish color.

**Commissioner Nerenberg motioned to accept the Architectural Review plans as presented tonight with the lower windows to open up no more than 30 degrees so as not to infringe on Village property. Motion was seconded by Commissioner Caliano and carried unanimously with a vote of 6 – 0.**

**Chairwoman Ciaramella announced that all future meetings of the Planning Board would begin at 7:30pm.**

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 9:00pm.