

Minutes of March 17, 2009

Date Approved April 21, 2009

Date Filed/Village Clerk _____

March 17, 2009

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

Present: Chairwoman Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Melba Caliano
Commissioner Eric Fang
Commissioner Antonio Leo
Commissioner Tim Miller
Commissioner Chris Kannel

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 –	February 24 , 2009
Item #2 1 Elm Street	Site Plan
Item #3 97 Lake Ave.	Return
Item #4 35 Bronx St.	Adjourned
Item #5 45 Fisher Ave.	Adjourned
Item #6 100 Main St.	Adjourned
Item #7 146, 150, 160, 233 Main St.	Adjourned
Item #8 81 Lincoln Ave.	Adjourned
Item #9 Marbledale Rd.	Adjourned

Item #1 Approval of minutes –

**Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting –
FEBRUARY 24, 2009 was seconded by Commissioner Caliano and carried by the Board with a
vote of 7 -0.**

Item #2 1 Elm Street Site Plan

Mr. Hormoz Kheirab, architect representing Dr. Ro, indicated that the applicant is currently practicing in the lower level of 1 Elm St. He would like to move his practice up to the first floor. The office space will include 6 examining rooms, a nursing station, a waiting area, storage and filing area and an office for the doctor. All exterior walls will remain. Dr. Ro will be the only physician at this site.

There will be 3 nurses and 4 part time employees. As far as parking spaces, Dr. Ro currently has one designated parking space. His staff and patients park in the parking lot. He does not have any plans to increase staff. Dr. Ro estimates that he currently has approximately 1000 patients. His current hours are Mon and Fri – 8:30am – 4:00pm, Tues, Wed and Thurs – 10:30am – 7:30pm and Sat – 8:30am – 1:00pm.

Commissioner Nerenberg motioned to accept this application as presented tonight, was seconded by Commissioner Fang and was carried unanimously with a vote of 7 – 0.

Item #7 97 Lake Ave.

Return

Mr. John Ferrara, architect representing the applicant, displayed samples of the brick, which will match the brick on the building. He also submitted samples of the shading material for the generator, which will be a slate grey. He submitted pictures of the bollards which will be yellow steel pipes filled with concrete. The conservatory will be 24 inches from the entrance of the restaurant. There will be four shrubs placed in the 12 inches of earth surrounding the conservatory. There is 18in total surrounding the conservatory, including 12 inches of earth and 6 inches of a curb.

Commissioner Fang voiced his concern regarding the 24 inches of clearance for the HVAC blowing against the vestibule.

Mr. Ferrara searched the material on the HVAC for the clearance information.

Commissioner Leo asked about the handicap space.

Mr. Ferrara noted that the handicap space could be placed on either side of the conservatory, as there is ample space for a 16 ft. parking space. The Zoning Board has rendered their decision, but has not presented it to him.

Commissioner Leo noted that the 24 inches between the conservatory and the entrance to the restaurant should be concrete as it would be too difficult to maintain such a narrow patch of grass.

A discussion regarding the door on the Westside of the conservatory evolved. The members were concerned that a patron would use the door as an exit.

Mr. Ferrara stated that he would like to keep the door as a form of egress for emergency purposes only. It is also important for the Fire Dept. to have access to the conservatory in case of an emergency.

Mr. Ferrara submitted plans for a different generator than previously discussed. The spec sheet submitted showed that the decibels will be under 55 decibels, it will be 46 decibels at the nearest residential area. The weight of the generator is 843 lbs.

Commissioner Nerenberg indicated that the numbers are all within Zoning Code.

Mr. Ferrara stated that the conservatory has passed the Dade County, FL. impact test, which assures that the conservatory can withstand winds up to 140 miles per hour.

No Public Comments

**Commissioner Nerenberg motioned to accept the application as presented tonight.
Commissioner Fang seconded the motion.**

Discussion: Commissioner Fang added the following stipulations:

1. The handicap accessible parking space must be placed on the Westside of the conservatory closest to Yonkers Ave.
2. A planting plan must be submitted to show more than 4 shrubs, to show additional continuous growth.
3. The HVAC, on the Eastside of the conservatory between the conservatory and the entrance to the restaurant, is pending official clearance.
4. The bollards located to block the path of a car must be placed accordingly by demonstrating the vehicle curvature. Most manufacturers of the bollards provide the vehicle curvature.
5. The generator will be Generac Power Systems Inc. Model # EPS22QS3 as presented tonight.

Mr. Ferrara stated that he would submit a final set of drawings with this information included.

Motion to approve the stipulations was approved with a vote of 6 – 0 with Commissioner Kannel abstaining.

Commissioner Nerenberg motioned to approve the application with the above stipulations was seconded by Commissioner Caliano and carried with a vote of 4 – 2 with Commissioner Kannel abstaining.

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 8:30pm.