

November 17, 2009

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

Present: Chairperson Ann Marie Ciaramella
Commissioner Eric Fang
Commissioner Antonio Leo
Commissioner Tim Miller
Commissioner Chris Kannel

Absent: Commissioner Melba Caliano
Commissioner Raymond Nerenberg

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 – October 20, 2009
Item #2 4 Union Place Site Plan Approval
Item #3 45 Fisher Ave. Adjourned
Item #4 100 Main Street Adjourned

Item #1 Approval of minutes –
Motion by Commissioner Kannel to approve the minutes from the Regular Meeting –
October 20, 2009 was seconded by Commissioner Leo and carried by the Board with a vote
of 4 - 0.

Item #2 4 Union Place Site Plan Approval

Mr. Cueva-Eguiguren, engineer representing the applicant, stated that the senior housing facility located at 4 Union Place has been granted funds from the recent stimulus package to purchase an emergency generator. The deadline stipulated with this grant is February 15, 2010. There are currently two emergency generators located in the Village of Tuckahoe and this one will be the same type – a 125 kW unit. The noise level produced by this unit complies with the Zoning Code regulations. The unit will not be used unless there is an emergency. It will run for approximately 15 min. per week to exercise the engine to maintain peak performance. During an emergency, the unit is capable of supplying the entire building with electricity, including all vital support systems for those seniors whom require them.

The applicant plans to install this generator in an outdoor enclosure, at the far end of the left side of the building adjacent to the electric/ gas room, which is located in the garage. The proposed plans include plants surrounding the unit to shield the view. The location was chosen, as it would be near the Con Ed gas connections. To install the generator in the back of the building would require an additional \$20,000 due to the high cost of the cables. The unit will measure approximately 5ft x 8ft. He indicated that it is Level 4, which measures 85 decibels at 10ft. away. The applicant will decide between natural gas and diesel. The preferred model is natural gas due to the gas line already present.

Chairwoman Ciaramella indicated that the Board requires specific information regarding the generator. The plans display a 180 kW unit, not a 125 kW unit. She asked that a representative from the company be present at the next meeting to present the specs of the generator and to answer any questions from the Board.

Bill Williams, Building Inspector, stated that the noise level between natural gas and diesel are not similar.

Mr. Cueva-Eguiguren stated that the applicant would withdraw the option for diesel.

Mr. Williams voiced his concern regarding the placement of the booster pump, which is louder than the generator.

Mr. Cueva-Eguiguren stated the pump would be placed inside the garage.

Commissioner Fang advised the applicant to reconsider the location of the placement of the generator.

The cost of cables may be equivalent to the cost of the proposed plantings and landscaping plans needed to shield the unit.

Commissioner Kannel questioned as to if the generator cables could be placed through the lower level of the building.

Mr. Cueva-Eguiguren noted that it would be impossible, as there are apartments behind the garage on the lower level.

Chairwoman Ciaramella asked if there would be fumes from the generator.

Mr. Cueva-Eguiguren stated that the fumes would be equivalent to the exhaust from a gas-powered bus.

Chairwoman Ciaramella indicated that the following information would be required at the next meeting:

- a rendering or visual model of what the enclosure and placement of the generator would look like
- decibel readings with the circumference of sound diagram and overlay of noise as it relates to the surrounding houses
- proof of 50 decibels from receiver's property line
- decibel specs for the gas generator and gas booster system
- data on the gas booster pump
- horsepower
- landscaping plan

- pictures of surrounding area
- manufacturer representative should be present to answer specific questions

Chairwoman Ciaramella advised Mr. Cueva-Eguiguren to attend the December 1 workshop and the December 15 public meeting.

Peter Costa, Chairman of the Tuckahoe Housing Authority, apologized for the delay and thanked the Board for their time. He noted that the THA would lose the funds for this emergency generator if the deadline were reached.

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.