

January 18, 2011(revised 2/14/11)

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

Present: Chairperson Ann Marie Ciaramella
Commissioner Raymond Nerenberg
Commissioner Antonio Leo
Commissioner Tim Miller
Commissioner Sandy Reyes-Guerra

Absent: Commissioner Melba Caliano
Commissioner Eric Fang

Also in Attendance:

John Cavallaro Village Attorney
Bill Williams Building Inspector
Frank Fish Village Consultant

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of minutes – Dec. 21, 2010
Item #2 130 Columbus Ave. Return
Item #3 Chestnut Street Site Plan
Item #4 150, 160, 233 Main St. Return
Item #5 Crestwood Station Plaza Adjourned

Item #1 Approval of minutes –

Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – December 21, 2010 was seconded by Commissioner Leo and was carried by the Board with a vote of 5-0.

Item #2 130 Columbus Ave. Return

Dennis Lucente, owner of the property, stated that this property is located in the industrial zone. It is a three-family house with a 20 ft. wide garage. He plans to rent out the garage to a commercial company and therefore would require additional parking spaces. He displayed numerous pictures of the rear yard and the surrounding area displaying trucks parked in the designated parking spots. He noted that from each direction, the trucks could not be seen from nearby properties. Mr. Lucente proposed to plant a 2.5 in Red Maple tree in the rear right hand corner of the property to soften the spot. There is 33ft. across the back so there is ample room for the tree. He stated that he created a video depicting trucks entering and exiting the property and maneuvering into each spot without any trouble. The video was not shown. The truck used in the pictures measured 7ft. 3ft.in. He stated that this property would not lend itself for commercial tenants that would use trucks larger than 7ft. 3in. Trucks measuring less than

7ft. 6 in. would be the limit. The fence on the right side of the property measures 6ft. 6in. and the fence on the left side measures 9ft. 6in. Trucks were not visible from different angles in the pictures taken.

Commissioner Leo motioned to approve the application as presented tonight for two parking spaces for commercial trucks with the following stipulations:

- the trucks' height limit is 7ft. 6in.

- plant a 2.5 in Red Maple tree in the rear right hand corner of the property.

Motion was seconded by Commissioner Nerenberg and carried by the Board with a vote of 5 – 0.

Item #3 Chestnut Street Site Plan

Stephen Marchesani architect for the applicant noted that the applicant proposes to place a modular single-family house on the property on Chestnut Street. He owns two side-by-side building lots on Chestnut Street. The house will have beige aluminum siding and asphalt shingles for the roof. The driveway will allow tandem parking for two vehicles. The applicant will grade the property and submit calculations for storm water retention. The site slopes up toward the back, which may require excavation for the basement area and rear yard. There will be a retaining wall in the rear for a patio. There is a 7.1% pitch.

Robert Venice, owner of the property, noted that there is quite a lot of fill in the rear. He cannot be sure if chipping would be necessary at this time.

Chairwoman Ciaramella voiced her concern regarding the drainage. The water will drain to the front of the property; therefore, the water may go under the house rather than around the house.

Commissioner Reyes-Guerra stated that the water may be a sheet flowing down across the property. She asked the applicant to consider applying for a joint permit to prepare both lots for drainage and grading at the same time. This would prevent future problems and maybe save money in the process.

Chairwoman Ciaramella indicated that the applicant would need another application of the second lot. The two applications would address the back hill at the same time.

Bill Williams, Building Inspector, agreed that the applicant would indeed need another application and he asked about the size of the proposed retaining wall and the materials that would be used.

Mr. Marchesani said the retaining wall will be 3ft. tall and made of uni-lock block materials.

Commissioner Reyes-Guerra asked the applicant to try to preserve the two mature trees on the property. The DPW would need to visit the site to determine if they are viable. She also noted that the applicant should update the erosion control plan, as it should match with the submitted version.

The applicant will attend the next workshop.

150, 160, 233 Main St. Return

Mr. William Null attorney for the applicant stated that the revised plans were submitted. He stated that the development previously approved was with 146 included. The present application does not include 146, as that building will be built as approved. The application is now requesting changes to the previously approved plan for the buildings 150, 160 and 233. The proposed modifications reduce the commercial property from 18500sq. ft. to 2000sq. ft. The number of parking spaces will be reduced from 278 to 273. The parking garage will now be a structured parking garage instead of the automated parking garage. The number of dwelling units will increase from 88 units to 129 units; more than half of these are studio and 1-bedroom apartments.

For future reference Building #1 refers to 233 Main Street, building #2 – 160 Midland Place and building #3 – 150 Midland Place.

Norman Cox, architect for the applicant noted that most of the characteristics from the original application have been preserved. The plans maintain the Main St. urban design.

The building #150 will house be a retail store on the corner.

The building #160 will still be a four-story building.

The parking garage will be a four-story garage with two courtyards, with apartments that wrap around the courtyards. The parking garage will be situated between buildings 233 and 160. Building 233 sits above the garage on Main Street and building 160 will wrap around and but up against the garage.

The roof of the garage will be a landscaped deck for use by the residents.

The building #233 will stay a three-story building.

There are no changes to the heights of the buildings from the original plans. The roofs of the buildings are screened when observed from even the highest point on Midland Ave. The applicant expects to use the same high quality materials along with a high level of design.

The town house will have ground floor potential for commercial, retail space or a professional service. Building 150 - one of the townhouses will have the ability to convert the ground floor living space to commercial space.

Mr. Bower, Landscape architect, began with building #3 (150) and noted that the sidewalk will continue with the same concrete as on Main Street with brick banding. The sidewalk will measure 8ft., which will be ample room for plantings. The applicant will look into the possibility of improving the park across the Main Street. Between both buildings on Midland Place, the retail façade will continue. The grade changes from 113 – 104. The concrete sidewalk will continue with the brick banding. The proposed plans show outdoor patios at elevation 108. There will be plantings between the buildings and the sidewalk. He will introduce a wide variety of plants and trees. There will be a retaining wall at the end of #3 (150) before the parking lot. Landscaping on both sides of the retaining wall. There will be outdoor living space with storm water management using a rain garden with underground tanks and dry walls.

Building #160 Midland Place will have two courtyards with green area and rain gardens as well. The landscape and engineering component will work together to manage the water run off. There will be

retaining walls, trees and bushes. The perimeter wall wraps around from Midland Place to Main Street and around toward Winterhill onto Midland Ave. The sidewalk goes all around to the end of Building #1 (233 Main St.)

The roof of the garage will sit at 134-elevation right outside a recreation and fitness room located in the building. This room will open up to the top of the garage, which will be a park like setting. There will be a series of intimate spaces with a water sculpture, wet bar and outdoor grill for the tenants use. There will be mass plantings, lawn, flowers etc.

Chairwoman Ciaramella asked about benches on Main Street.

Mr. Null noted that he the applicant would be fine with that.

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

Rafael Rivera, representing the Tuckahoe School Board and the Tuckahoe Innovation Committee stated that the biggest concern regarding this plan is the impact it will have on the school. The budget is already tight and state aid is decreasing. The school already subsidizes an area, which services 60 – 90 students. He asked if there was a study done to see what impact this plan would have on the school system.

Mr. Null stated that there was a full EAF submitted which addressed the school system impact through an analysis. The current projection is approximately 1.5 students per grade, which is 18 – 20 students total. He also added that the tax generation from this proposed plan would be \$260,000 in real estate taxes for the school district.

Mr. Fish stated that he received the EAF and advised the applicant to offer the tax generation numbers to the school board for review to compare with the tax numbers, which are necessary to educate the 20 new students.

Chairwoman Ciaramella stated that she received a letter from the County Planning Board for the Site Plan amendment and indicated that there was an error on the square footage for commercial property. The letter incorrectly states 18,000sq. ft.

Mr. Null stated that he would provide the information to the county. He noted that there is less impervious surface with the rain gardens etc. This plan is consistent with the county planning concepts. He will send a full set of plans to the county for review.

Commissioner Reyes-Guerra motioned to continue to keep the public hearing open, seconded by Commissioner Nerenberg and carried by the Board unanimously.

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.