

March 20, 2012

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

Present:

Chairperson	Ann Marie Ciaramella
Commissioner	Raymond Nerenberg
Commissioner	Melba Caliano
Commissioner	Eric Fang
Commissioner	Antonio Leo
Commissioner	Tim Miller
Commissioner	Clare Gorman

Also in Attendance:

John Cavallaro	Village Attorney
Bill Williams	Building Inspector
Melissa Kaplan-Macey	Village Consultant
James Pinto	Village Consultant
Commissioner Sandy Reyes-Guerra	(ad hoc)

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1	100 Main Street	Return
Item #2	Crestwood Station Plaza LLC 300 Columbus Avenue	Site Plan
Item #3	16 Chestnut	Adjourned
Item #4	181 Marbledale Rd.	Adjourned

Item #1 100 Main Street Return

Mr. Les Maron, attorney for the applicant, stated that the plans required a referral from the Planning Board. The applicant requires variances from the Zoning Board but needs a referral from the Planning Board first. The reason he spoke to the Zoning Board last week prior to the referral was that various officials, whom he is not a liberty to disclose, asked him to expedite this application.

Commissioner Gorman noted that during the presentation to the Zoning Board, Mr. Maron indicated that this Board gave positive feedback. She asked Mr. Maron to refrain from speaking for the Planning Board in the future.

Commissioner Fang stated that this Board needed to do their due diligence prior to referring the application to the Zoning Board.

George Jacquemart, BFJ Traffic Consultant, reviewed the proposed layout of the parking lot. He developed a few alternatives to provide more spaces. To change the parking lot width sections from 20ft. spaces, 20ft. driving isle and 20 ft. parking spaces to 18ft. spaces, 24 ft. driving isle and 18 ft. spaces. The width would still be 60 ft., but the decrease of 2ft. for the spaces allows for 2 additional parking spaces. The total of 33 proposed spaces will increase to 35 parking spaces. The second alternative was to relocate the elevator into the front lobby and have an entrance on Main St. into the lobby. With the plan of moving the lobby and elevator shaft, the applicant would need to replace the electrical meter room. This plan will increase the parking spaces from 33 spaces to 38 spaces. The applicant will still require a parking variance; however, it will not be as significant.

Mr. Jacquemart stated that the proposed plan of changing Terrace Place to two-way is the appropriate plan. The alternative to allow vehicles to cross over the Main St. sidewalk to enter the garage would be a safety issue.

As for the lobby on Main St. there may be a drop-off potential, but that is part of a lively Village center, and will not be dangerous at low speeds.

Changing Terrace Place into a two-way street will not affect the parking spaces on Terrace Place. The vehicles will enter and exit through the Terrace Place entrance only.

Commissioner Leo stated that the width of the sidewalk on Terrace Place was 2ft. 9in. He was concerned that the customers will park in the lot, walk through the Terrace Place exit and take the narrow sidewalk to Main St. to shop.

Mr. Jacquemart stated that residential tenants and employees would use the parking lot only. The retail customers will find off-street parking.

John Cavallaro, Village Attorney, noted that either scenario, the applicant would still require a variance from the Zoning Board, for parking space size, shared parking and amount of spaces.

Mr. Jacquemart submitted a graph displaying Shared Parking Calculations for 100 Main Street. The parking lot will serve both residential tenants and retail employees. There will be no reserved parking spaces. This is a Transit Oriented Development as some residents will leave the car and take the train to work while others will drive to their place of work. There will be open spaces throughout the day. It was Mr. Jacquemart's opinion that the parking ratio is too high for retail in this Village; 5 spaces per 1000 sq. ft. of retail. He suggests 2.5 or 3 spaces per 1000 sq. ft. Residents use the spaces during the evening and night hours, while the employees, estimated at 4 for this site, will park during the day. Shared parking will work here with different peaks for different uses. Two spaces per one-bedroom apartment is too high of a requirement in his opinion.

Commissioner Caliano asked if there was a study conducted as to if, the Cameron Place parking lot was being utilized. It may or may not have availability for the overflow of this lot.

Mr. Jacquemart stated that he was very comfortable that there will be sufficient parking in this lot. There will not be a shortage of spaces. It was his experience that shared parking works when done correctly, even on holidays such as Thanksgiving and the day after Thanksgiving when most people do not work. There will be a percentage that shop on that day while others stay home. He added that he would be happy to conduct a study of the Cameron Place lot or the Raffiani properties parking lots and report his findings to the Board.

Bill Williams, Building Inspector noted that Mr. Raffiani did not require any parking variances for his properties as he provided the required parking spaces. In addition, his properties are townhouses not apartments.

Commissioner Gorman suggested the Board gather the information regarding the parking lots.

Commissioner Miller asked if there would be ample spaces available for the patrons of this retail establishment.

Mr. Jacquemart suggested that there would be spaces nearby, not necessarily right in front of the retail establishment.

Commissioner Miller asked about the marketability of a 3300sq. ft. retail space that offers no parking lot for their patrons.

Mr. Jacquemart noted that he is not a market person, but suggested that there would be ample spaces in the Village for the patrons.

Mr. Maron stated that he was in contact with the owner Mr. Murray, and he fully intends to move the lobby and elevator shaft to the front of the building, as per Mr. Jacquemart's suggestion. He added that he would add the additional parking variance for reduction of the size of the parking space from 9ft. x 20ft. to 9ft. x 18ft., however; he respectfully requests a favorable referral with a recommendation for the 9ft. x 18ft. parking space.

He will have an architect review the plans to decide if the layout of the parking lot can be accomplished as Mr. Jacquemart has suggested. He added that the condition of approval could be that the applicant provide no less than 35 parking spaces.

Commissioner Fang stated that he appreciated the collaborative approach regarding the referrals with both Boards.

The applicant will appear at the work session - April 3.

Item #2 Crestwood Station Plaza LLC

300 Columbus Avenue

Site Plan

Chairwoman Ciaramella noted that this is the second time the Board has not received the plans as required for the Board to have ample time to review. The protocol is that the applicant must provide copies of the plans to the Building Inspector 10 days prior to the public hearing. The Board will then have time to review the plans. This Board has not seen the plans that will be presented tonight. The Board will listen to the presentation, but will not discuss the plans. The applicant must attend the workshop on April 3. Again, the plans must be sent to Bill Williams, Building Inspector by March 24.

The total should be 11 full copies, including one to Mr. Pinto and Melissa Kaplan-Macey, Village Consultant.

Mr. Pearson, Traffic Consultant, presented plans for a 6ft. set back on the Lincoln Ave. side of the building. To shift the building back 6ft., and not lose any spaces, he relocated the trash enclosure and made a parking space at the end of the drive isle. He submitted vehicle maneuver drawings to display how the garbage trucks would be able to maneuver in the parking lot. He also showed how the vehicles would be able to maneuver in and out of the difficult spaces.

Mr. Pearson stated that the set back of 6 ft. would be a desirable feature. He submitted potential streetscape improvement plans, which will include expanding the sidewalk on Columbus Ave. by an additional 10ft. so it would be 20 ft. wide sidewalk. Switch the diagonal parking on Columbus Ave. to parallel parking and install a stop sign control at Columbus Ave. and Lincoln Ave. intersection.

Mr. Richman, applicant, noted that he understood that the Board may use a state grant to place the utility lines underground along Columbus Ave. There are 6 utility poles in front of this site. He offered to contribute to the cost of this project while working closely with the DPW and Con Ed.

Mr. Heapes, applicant, described some possibilities of landscaping for the area. There is 4ft. between the curb and sidewalk in front of the church. By widening the sidewalk on Lincoln Ave., there could now be a green strip on both sides of the sidewalk, which will keep continuity with the church. Stone pillars on either side of Columbus Ave. at the intersection of Lincoln Ave. to create a gateway into Crestwood. Flowerbeds could be placed at the corner of Lincoln Ave. and Columbus Ave. Benches in front of the building on Columbus Ave. with planters to provide seating for pedestrians. Gates installed at either end of the alleyway between the buildings on Columbus Ave. There will be additional green space, and space for up to 6 trees, in the parking lot with the replacing of the trash enclosure. There could be a 2.5ft. hedge between the building and the church property. At the parking entry on Fisher Ave., there could be two trees with a stone pillar with a sign 'Private'. Bay windows on the corner of the building on Lincoln Ave. and Columbus Ave. The bay windows could be on the first floor only, or on all three floors.

Mr. Richman asked if the public hearing could be closed as it has been open since October.

Chairwoman Ciaramella noted that the public hearing would not be open tonight as the Board was just listening. The plans need to be reviewed by the Board. The public will have an opportunity to speak at the next meeting. She stated that the applicant must follow protocol.

Commissioner Fang commended Chairwoman Ciaramella for handling this application in a fair and balanced manner with the developers and residents interests in mind.

The applicant will appear at the work session - April 3.

Item #3 16 Chestnut	Adjourned
Item #4 181 Marbledale Rd.	Adjourned

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.