

**January 19, 2016**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

**Present:** Chairperson Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Eric Fang – Ad Hoc  
Commissioner David Barra

**Absent:** Commissioner Clare Gorman  
Commissioner Melba Caliano

**Also in Attendance:**

Gary Gjertsen Village Attorney  
Mike Seminara Village Code Enforcement Officer

**Chairwoman Ciaramella announced the evening's agenda as follows:**

**Item #1 Approval of minutes of Regular meeting held on November 17, 2015**  
**Item #2 93 – 95 Main Street Site Plan**  
**Item #3 109 Marbledale Road Adjourned**  
**Item #4 100 Main Street Adjourned**  
**Item #5 10 Fisher Avenue Adjourned**

**Item #1 Approval of minutes of Regular meeting held on November 17, 2015**

**Commissioner Nerenberg motioned to approve the minutes from the Nov. 17, 2015 meeting, was seconded by Commissioner Barra and carried with a vote of 3 – 0, with Commissioner Fang abstaining due to his absence.**

**Item #2 93 – 95 Main Street****Site Plan**

Jonathon Villain, architect for the applicant, indicated that the applicant plans to relocate from her current site to this existing commercial space. The applicant plans to continue the same usage. The plans are to keep the existing front and rear egress and party walls. There will be alterations to the interior walls and partitions. There are plans for a handicap bathroom, display area, offices, storage area and kitchenette. There will not be any changes to the storefront. The basement will only be used for storage.

Ms. Nicole Pushkal, owner of Nicole Interior Designs, noted that this is an interior design firm and no manufacturing will be done on the premises. She described the business as a design consulting firm guiding customers with design ideas. There will be two sections, one will be the showroom and the other side will be the sewers location. There are 4 parking spaces in the rear lot. Furniture and fabric will be brought in through the rear door. There will be 5 employees, including the owner.

**Commissioner Nerenberg motioned to open the public hearing, seconded by Commissioner Fang and carried unanimously.**

**No Public Comments**

**Commissioner Nerenberg motioned to close the public hearing, seconded by Commissioner Barra and carried unanimously.**

**Commissioner Nerenberg offered the following SEQR resolution:**

APPLICANT: Nicole Interior Designs Inc

ADDRESS: 93-95 Main Street, Tuckahoe, NY

**SEQRA RESOLUTION**

**Based on this application as submitted, this Planning Board finds and determines that:**

- 1. The action taken herein is an Unlisted Action subject to the requirements of SEQRA and its implementing regulations.**

2. **This Planning Board is in possession of all information reasonably necessary to make the determination as to the environmental significance of the proposed site plan application.**
3. **That the action taken herein shall not have a significant adverse impact on the environment and it is declared that a Negative Declaration is hereby adopted with regard to this action.**

**Commissioner Fang seconded the motion and was carried with a vote of 4 – 0.**

**Commissioner Fang offered the following Resolution in the form of a motion:**

**THE FOLLOWING IS THE RESOLUTION/DECISION OF THE PLANNING BOARD OF THE VILLAGE OF TUCKAHOE, N.Y.**

**WHEREAS the Applicant, Nicole Interior Designs Inc, has an existing interior design store at 91 Main Street and WHEREAS the Applicant desires to move its existing store to the property adjacent to its existing location IT IS THEREFORE RESOLVED that the application for a site plan for an interior design store to be located at 93-93 Main Street, is approved.**

**EVERY REPRESENTATION OF THE APPLICANT MADE IN ITS APPLICATION AND PRESENTATION WILL BE A CONDITION OF THE APPROVAL OF THIS BOARD. ANY DEVIATION FROM THE REPRESENTATIONS MADE SHALL BE CAUSE FOR THE REVOCATION OF SAID APPROVAL.**

**Commissioner Nerenberg seconded the motion and was carried with a vote of 4 – 0.**

<b>Item #3 109 Marbledale Road</b>	<b>Adjourned</b>
<b>Item #4 100 Main Street</b>	<b>Adjourned</b>
<b>Item #5 10 Fisher Avenue</b>	<b>Adjourned</b>

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.