

**May 19, 2015**  
**TUCKAHOE PLANNING BOARD**  
**TUCKAHOE VILLAGE HALL**  
**Regular Meeting – 7:30pm**

**Present:** Chairperson Antonio Leo  
Commissioner Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Melba Caliano  
Commissioner Clare Gorman

**Absent:** Commissioner Eric Fang – Ad Hoc

**Also in Attendance:**  
Gary Gjertsen Village Attorney  
Mike Seminara Code Enforcement Officer

**Chairman Leo announced the evening’s agenda as follows:**

<b>Item #1</b>	<b>Approval of minutes of Regular meeting held on April 21, 2015</b>	
<b>Item #2</b>	<b>73 Main Street</b>	<b>Return</b>
<b>Item #3</b>	<b>109 Marbledale Road</b>	<b>Adjourned</b>
<b>Item #4</b>	<b>100 Main Street</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>50 Columbus Avenue</b>	<b>Adjourned</b>
<b>Item #6</b>	<b>10 Fisher Avenue</b>	<b>Adjourned</b>
<b>Item #7</b>	<b>93-95 Main Street</b>	<b>Adjourned</b>
<b>Item #8</b>	<b>32 Pleasant Place</b>	<b>Adjourned</b>

**Item #1 Approval of minutes of Regular meeting held on April 21, 2015**

**Commissioner Nerenberg motioned to approve the minutes from the April 21, 2015 meeting, was seconded by Commissioner Ciaramella and carried with a vote of 5 – 0.**

## **Item #2 73 Main Street**

## **Return**

Mr. Leonard Brandes, architect representing the applicant for a proposed Subway establishment at this location. He stated that the original plans were revised to create a separate entrance for the patrons to Subway. At the present time, there is a common entrance door shared by the Nail Salon and attorney's office. The shared entrance sits above the interior space, while the new proposed private entrance will be the same level as the interior of the store. The remaining indoor side door in the vestibule will be removed. Mr. Brandes stated that the ADA code requires only 12in., not 18 in., if there is 4ft. behind the door.

Chairman Leo requested that the applicant return next month with plans of the vestibule, a spot elevation, the facts of the handicap code and the 1 – 12 slope info.

Mr. Brandes continued his presentation stating that the deliveries will be directed along Cameron Place, once per week, during off hours.

Chairman Leo noted that the delivery schedule would be a condition to an approval.

Mr. Brandes stated that the garbage will be stored in the rear and will be picked up by the DPW. He has spoken directly with Frank DiMarco, DPW, and provided written notice that the DPW was notified and can handle the pickup.

Chairman Leo asked the applicant to provide additional information regarding the day of pickup, size and number of containers as well as plans for a screened enclosure for the containers. He stressed the importance of each container having a lock on the lids to prevent a possible issue with rodents.

Gus Dimopoulos, owner of the building, noted that he plans to construct a 5ft. or 6ft. picket fence enclosure for the garbage receptacles. He understood that a permit was required for the picket fence. He added that he has a contract with an exterminator.

Chairman Leo stressed the importance that the containers must be locked as all the food waste is an invitation to the rodents.

Mike Seminara, Code Enforcement Officer, asked the applicant to gather information as to the number of garbage containers that would be necessary for the DPW.

Chairman Leo asked if the applicant had obtained the four required parking spaces. Mr. Brandes stated yes, the spaces are in Cameron Place parking lot.

Mr. Brandes continued that the hours of operation would be from 10:00am to 10:00pm.

Mr. Brandes noted that the entrance meets ADA code; it will be stone to match the façade. The Subway sign may possibly be a wood sign with little gold letters engraved in the wood. The applicant understood that he must present before the Signing and Awning Board.

The lighting will be gooseneck if needed. There is no venting system required, as there will be no cooking on the premises, just a little baking oven. The deliveries will be once per week. The store has a large freezer to store the goods between deliveries.

Gus Dimopoulos stated that the tenant does not have the approval to use the basement level, as it is not in their lease. He uses the basement level for storage of his files.

Louis Vitale, representative from Subway, stated that the expected number of patrons would be approximately 800 people per week. He noted that the majority of the patrons would be foot traffic.

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

**No Public Comments**

**Chairman Leo noted that the public hearing would remain open for this application.**

Chairman Leo asked the applicant to return next month with plans of the vestibule, a spot elevation, the facts of the handicap code and the 1 – 12 slope information and to provide additional information regarding the day of pickup, size and number of containers as well as plans for a screened enclosure for the containers.

<b>Item #3</b>	<b>109 Marbledale Road</b>	<b>Adjourned</b>
<b>Item #4</b>	<b>100 Main Street</b>	<b>Adjourned</b>
<b>Item #5</b>	<b>50 Columbus Avenue</b>	<b>Adjourned</b>
<b>Item #6</b>	<b>10 Fisher Avenue</b>	<b>Adjourned</b>
<b>Item #7</b>	<b>93-95 Main Street</b>	<b>Adjourned</b>
<b>Item #8</b>	<b>32 Pleasant Place</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.