

VILLAGE OF BUCHANAN
PLANNING BOARD
AUGUST 19, 2021

PRESENT: Jeffrey Faiella, Chairman
Eileen Absenger
Tracey Armisto
Jennifer Bakker
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney (via zoom)
George Pommer, Village Engineer
Cindy Kempter, Village Clerk-Treasurer
Brian Cook, Building Inspector
Peter Cook, Assistant Building Inspector

OTHERS: Raul Sarmiento (via zoom)
Jorge Hernandez, ARQ (via zoom)

CALL TO ORDER:

Chairman Jeffrey Faiella called the meeting of the Planning Board to order at 7:30pm and led in the Pledge of Allegiance.

APPROVAL OF MINUTES:

Chairman Faiella called for a motion to accept the minutes of July 15, 2021 as written. A motion was made by Tracy Armisto, seconded by Eileen Absenger, with all present in favor to approve the minutes of July 15, 2021. Motion carried.

CALENDAR NO. 1-21-PB: Preliminary submission of application for proposed site development plan approval, proposed grading and drainage plan and demolition site plan for property at 3176 Albany Post Road (Raul Sarmiento)

At the previous Planning Board meeting, it was requested that the applicant specifically address the steep slopes. Brian Cook gave a history of the property and the items they were cited for. George Pommer went over his August 19, 2021 memo and stated that the applicant addressed comments from his April 9, 2021 memo, but did not address the steep slopes issue. A violation was issued for disturbing steep slopes and needs to be remedied prior to moving forward with the other issues. He had requested topographical information to determine where the steep slopes existed prior to the site being disturbed and all requirements of Chapter 165 Steep Slopes be addressed and include a narrative which indicates written justification for the slopes over 30%. This has not been done. Mr. Hernandez spoke on behalf of Mr. Sarmiento. Mr. Hernandez explained that Mr. Sarmiento wants to keep his tools and a bobcat in a shed at the top of the hill. The reason for this is so that they don't interfere with the tenants. Chairman Faiella stated that a justification of the steep slopes must be written. George Pommer explained that they did not review any other issues and will not until the steep slopes are addressed. Mr. Hernandez indicated that Mr. Sarmiento feels strongly about this and would like utilize his property as much as he can. Chairman Faiella suggested that they review Code 165-1 for the justification and move the shed to the bottom portion of the property so the project can move

forward. Mr. Sarmiento vehemently stated that he doesn't have the room down below and wants his storage to be at the top of the hill. Chairman Faiella reiterated that the lawyer should review Code 165 and have the justification narrative sent since with over 30% slope you won't be able to develop according to the code. Chairman Faiella stated that Mr. Sarmiento also has to comply with the Village ordinance and get the vehicles off the lot and comply with the directive from the Court to fix the stabilization. Mr. Hernandez said they will consult with counsel about the justification narrative. Chairman Faiella replied that they will be on the agenda next month if they turn in their information to the Village for review.

ADJOURNMENT:

The meeting was adjourned at 8:05 PM on a motion by Jennifer Bakker seconded by Eileen Absenger, with all present in favor. Motion carried. The next meeting will be on Thursday, September 16, 2021.