

VILLAGE OF BUCHANAN
PLANNING BOARD
MAY 25, 2023

PRESENT: Jeffrey Faiella, Chairman
Eileen Absenger
Jennifer Bakker
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
David Smith, Village Planner
Cindy Kempter, Village Clerk, Treasurer
Sharon Murphy, Deputy Village Clerk
Peter Cook, Building Inspector

ABSENT: Tracey Armisto
Nicolas Zachary

OTHERS: Diana Kolev, DelBello Donnellan Weingarten Wise & Wiederkehr LLP
Stuart Lachs, Perkins Eastman
Peter Feroe, AKRF

CALL TO ORDER:

Chairman Jeffrey Faiella called the meeting of the Planning Board to order at 7:00 P.M. and led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Chairman Faiella called for a motion to accept the minutes of March 23, 2023 as written. A motion was made by Jennifer Bakker, seconded by Eileen Absenger, with all in favor.

NEW BUSINESS:

Referral from the Village Board of Trustees to the Planning Board regarding amending Section 211.24.1- C-1/C-2 "Overlay District", Section 211-10 "Schedule of Use Regulations"; Section 211-7 "Zoning Map" of Chapter 211, Zoning and Section 203-10 "Applicability; more restrictive standards to apply" of Chapter 203, Wetlands of the Code of the Village of Buchanan.

Village Planner David Smith stated that the Village Board has initiated the process for amending the Zoning Code and circulated the proposed changes. Consistent with the Village Code Chapter 211-54 there is a requirement that zoning text amendments be provided to the Planning Board for review and recommendation. The environmental assessment form is part of the documentation that is available on the Village website.

The expanded environmental assessment form evaluates if the zoning were implemented what the impacts would be on the environment. It is intended to provide the Village with information so they can make an informed decision with respect to the zoning. At this point, the Village Board is just considering the proposed zoning text amendments. If the Village chooses to adopt the zoning amendments, the applicant will have to come back for a special permit and site plan. The applicant has provided some information with respect to if the project were implemented what it could look like. The focus tonight is to review and report back to the Village Board on the zoning. The discussion with the applicant tonight gives the Planning Board an opportunity to think about the site plan and layout issues before a formal submission. The applicant will be back at a later date with a more detailed site plan. There is a public hearing scheduled on June 6, 2023 at the Village Board Meeting.

The applicant gave a slide presentation on the property located at the intersection of Albany Post Road and Craft Lane. They are proposing 148 luxury apartments in the five-story building with onsite parking. The proposed zoning changes were explained.

The Planning Board asked the applicant many questions including:

- What is the height of the building?
- What type of drainage will be on the property?
- Will there be fire hydrants?
- Is there access for a fire truck?
- Is the 20% of the units that can be 3 bedrooms on top of the 2 plus den units?
- Will there be charging stations and will they be underground?
- Will there be a fire break between the building and the power lines?
- Could the existing pond be used to draught water for firefighting?
- What are the retaining walls going to look like?
- Will the building have solar panels?
- What kind of security will be provided?
- Will there be an on-site super?
- Will the development provide its own snow removal?
- What kind of costs will the Village incur compared to the revenue?
- Are there comparable developments that use 1.5 parking spaces?
- Will there be a swimming pool?

A motion to accept the zoning text amendments was made by Jeffrey Faiella, seconded by Jennifer Bakker with Eileen Absenger in favor and Tracey Armisto and Nicolas Zachary absent.

ADJOURNMENT:

The meeting was adjourned at 8:03P.M. on a motion by Eileen Absenger, seconded by Jennifer Bakker, with Jeffrey Faiella in favor and Tracey Armisto and Nicolas Zachary absent.