

VILLAGE OF BUCHANAN
PLANNING BOARD
APRIL 25, 2024

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

OTHERS: Jorge Hernandez, RA, President of ARQ Architecture P.C. for
3176 Albany Post Road

CALL TO ORDER:

Chairman Jeffrey Faiella called the meeting of the Planning Board to order at 7:05 P.M. and led the Pledge of Allegiance.

APPROVE MINUTES:

March 28, 2024 Planning Board Minutes

A motion to approve these minutes was made by Ms. Absenger, seconded by Mr. Zachary with all in favor.

OLD BUSINESS:

CALENDAR NO. 3-2023: Public Hearing for Site Plan Review for 3176 Albany Post Road Proposed Mixed-Use-Building (§43.16-211).

A motion to open the public hearing was made by Mrs. Bakker, seconded by Ms. Absenger with all in favor.

Mr. Hernandez stated that this project is on the corner of Albany Post Road and White Street. It is approximately 22,000 square feet. They are proposing commercial space on the lower level and two 800 square foot apartments on the top. There are eight parking spaces. Hardiplank will be used on the exterior of the building. A side yard variance on the White Street side has been

granted by the Zoning Board. The sidewalk will be extended on the White Street side making it five feet wide as the Board requested. There will be a small sidewalk to the property that will be open to White Street. There will be a two-hour fire rated wall between the commercial portion and the two apartments and also between the apartments. Village Administrator questioned if the building will be sprinklered. Mr. Zachary questioned if the stone will go right to grade. Mr. Hernandez stated they are proposing a privacy fence along the neighbors' yard. The surveyor will stake out the property prior to work being commenced. They are speaking with DOT about securing the permit and do not expect any issues with them since the sight distance is adequate and they are reducing the amount of curb cut. The garbage collection will be private. Mr. Hernandez stated that they will not plant the eastern pine and will go with something native such as a red maple. Village Administrator Serrano spoke with Mr. Hernandez about the antique lighting required so it matches the other developments being built.

Village Engineer Pommer stated that they didn't see an updated site plan. Mr. Hernandez replied they are working on it. Village Engineer Pommer asked if the lighting is in the right of way who owns it, maintains it and supplies the power to it. Village Administrator Serrano replied that the applicant will be required to put it in, but if it's in the right of way then the Village will be responsible after that. Village Engineer Pommer questioned if the sewer line was TV'd and asked Mr. Hernandez to finalize the stormwater design and submit calculations. Ms. Absenger questioned if anyone had an objection to the coloring of the stone vs. the coloring of the hardi board. There were no objections. Ms. Absenger asked where the fire hydrant is located. Chairman Faiella replied that there is one on White Street and one at the body shop. Mrs. Bakker asked what level of interior finishes are they looking at. Mr. Hernandez replied it will be moderate finishes. Mrs. Bakker asked if the fire department looked at the parking lot because it is small and looks like there is not enough room for emergency vehicles to turn. Mr. Hernandez replied that the emergency vehicle will drive in and then back out.

Tina Zerello, 229 Westchester Avenue, made public comment that this property looks like it will be pleasant, but Raulindo's Auto Body has overflowed his cars into the road and is concerned about the parking at this new site.

John Keenan, 235 Catherine Street, made public comment about too many apartments being built in Buchanan.

There was discussion about putting in the resolution that no vehicles from the body shop may be stored at 3176 Albany Post Road.

A motion for Village Planner David Smith to prepare a resolution was made by Ms. Absenger, seconded by Ms. Armisto, with all in favor.

A motion to hold over the public hearing until May 23, 2024 was made by Ms. Absenger, seconded by Ms. Armisto, with all in favor.

ADJOURNMENT:

At 7:51 PM a Motion to adjourn this meeting was made by Ms. Absenger, seconded by Mr. Zachary, with all in favor.