

VILLAGE OF BUCHANAN
PLANNING BOARD
AUGUST 22, 2024

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

OTHERS: Jim Annicchiarico, Cronin Engineering

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. Chairman Faiella stated that Jennifer Bakker has resigned from the Planning Board.

OLD BUSINESS:

CALENDAR NO. 3-2023: Consider a Motion to Adjourn a Public Hearing for Site Plan Review for 3176 Albany Post Road Proposed Mixed-Use-Building Until September 26, 2024 Planning Board Meeting (§43.16-211) (Raulindo).

Village Engineer Pommer stated that the applicants engineer and himself have been trying to locate the sewer line. They found out the building never had a sewer line to the street, it had a sewer line to a septic system. The applicant will have to show on his plans a sewer service line connected to our main in the street. Village Engineer Pommer stated they are waiting for drainage calculations.

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

A motion to adjourn the public hearing until September 26 was made by Mr. Zachary, seconded by Mrs. Absenger, with all in favor.

CALENDAR NO. 4-2024: Consider a motion to adjourn a Site Plan Application for 3229 Albany Post Road and to Correct Violations on this property through the site plan process until September 26, 2024 Planning Board Meeting. (§43.12-1-2 & 1A) (Pacific Automotive).

Mr. Annicchiarico gave an update of how they were going to address the violations. The office trailers will be removed and the office will move into the ground floor of the existing single-family structure. The second floor of the single-family structure will become one apartment and the third floor will be used as storage. They will pull a permit for the oil tank. They will propose a small building that will be an extension of the metal building. They will have a site plan for the September meeting.

A motion to adjourn this matter until September 26, 2024 was made by Mr. Zachary, seconded by Ms. Absenger, with all in favor.

CALENDAR NO. 2-2024: Continued Public Hearing for Site Plan Application for 3106 Albany Post Road (§43.20-1-22 Gallon Measure).

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

Mr. Annicchiarico stated that since the last meeting they have made a resubmission and responded to all of the Village Engineer's comments. Village Administrator Serrano, Village Planner David Smith, Village Engineer Pommer, Mr. Annicchiarico and Mr. Calabro met at the site to talk about some of the Village Engineer's points. Mr. Annicchiarico explained that all the customers and employees will come in to the site from Rockledge Avenue. They are increasing the width of the entrance. Village Engineer Pommer stated that he will be submitting some minor comments on the latest submission. Ms. Absenger commented on the landscaping plan. Mr. Zachary stated that he still feels that the residential is not fully compatible with this use. For one - people have their separate parking, but will still have to walk through a commercial lot that will be active during the day. Number two - he is not sure he heard anything about controlling fumes and will that be an issue if people have their windows open. Number three - the noise. While residential is allowed for in this zone, Mr. Zachary still has a hard time voting for this site plan even though a lot of the other things are perfectly fine. He is still open to seeing if there are any suggestions that might ameliorate these conditions. Mr. Annicchiarico replied that as far as sound goes, they are doing a concrete deck between the residential and the commercial. It will also be insulated. In general, the workers have to work inside the building so if anyone will be affected by fumes it will be the employees. Ms. Armisto explained that her home is above a garage space since her husband is a car enthusiast. She stated that she can be upstairs in her home and never smells anything that is going on in the garage below her. She can only image that the apartments that will be above Gallon Measure, with all the safety precautions they are

putting in place, will not be that detrimental to anyone living there. Anyone choosing to live there will know that they are living above a garage.

There were no public comments.

Village Planner Smith explained that the Planning Board has before them a draft resolution. This has been circulated. The latest version included some redline revisions and minor edits based on comments from staff; an update to Village Engineer's review memo; and they added the specific drawing names for both the site plan and the architectural drawings so they are specifically referenced as part of the application. There are a number of conditions. There are similar conditions that you have seen in other applications. They reflect requirements in the Village Code for the most part. There are conditions prior to the endorsement of the site plans. There are conditions prior to the issuance of the building permit. There are conditions prior the issuance of the temporary permits for the certificate of occupancy. In addition, condition number twenty states that all work will take place inside the building. Mr. Annicchiarico mentioned that on occasion they may need to do minor work on a vehicle outside. Village Planner Smith suggested that condition number twenty may have added language such as limited activity would be allowed to get disabled vehicles from designated spaces to the maintenance bay.

A motion to close the public hearing was made by Mr. Zachary, seconded by Ms. Absenger with all in favor.

Mr. Annicchiarico stated that since there are only four board members he would like to take a straw poll. Mr. Zachary replied that he can alleviate Mr. Annicchiarico concern because being that the code does allow it and Ms. Armisto said that people renting there would know what they are getting into, he said that he will likely vote for it.

A motion to approve the resolution was made by Mr. Zachary, seconded by Ms. Absenger with Ms. Armisto in favor and Chairman Faiella not voting.

SEE ATTACHED RESOLUTION

NEW BUSINESS:

Consider a Motion for Changing November 2024 & December 2024 Planning Board Meetings from November 28, 2024 (Thanksgiving) to November 21, 2024 and December 26, 2024 (day after Christmas) to December 19, 2024.

A motion was made by Ms. Absenger, seconded by Ms. Armisto with all in favor.

ADJOURNMENT:

At 7:55 PM a Motion to adjourn this meeting was made by Mr. Zachary, seconded by Ms. Absenger, with all in favor.

