

VILLAGE OF BUCHANAN
PLANNING BOARD
SEPTEMBER 26, 2024

PRESENT: Jeffrey Faiella, Chairman
Eileen Absenger
Tracey Armisto
Kieran Outhouse
Nicolas Zachary
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
George Pommer, Village Engineer
Cindy Kempter, Village Clerk, Treasurer
Sharon Murphy, Deputy Village Clerk
Peter Cook, Building Inspector
Brian Cook, Building Inspector

OTHERS: Jim Annicchiarico, Cronin Engineering
Adam Garber, Capstone Contracting Corp.

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 welcomed new Planning Board Member Kieran Outhouse.

APPROVE MINUTES:

June 27, 2024 Planning Board Minutes
July 25, 2024 Planning Board Minutes

A motion to approve these minutes was made by Ms. Armisto, seconded by Mr. Zachary with all in favor and Mr. Outhouse will abstain.

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 October 24, 2024 Planning Board Meeting (§43.16-211) (Raulindo).

Village Engineer Pommer stated that there has been no communication with the applicant. Chairman Faiella stated that this will be the last extension for them. Village Administrator Serrano stated that he will notify them that if they don't attend the October meeting they will have to start the process over. Building Inspector Peter Cook stated that he spoke with the owner this morning and his intention is to take the building down.

A motion to allow the extension until the October 2024 meeting was made by Ms. Absenger, seconded by Mr. Zachary, with all in favor.

CALENDAR NO. 4-2024: Reviewing a Site Plan Application for 3229 Albany Post Road and Remedy Violations on this Property Through the Site Plan Process. (§43.12-1-2 & 1A) (Pacific Automotive).

Mr. Annicchiarico stated that they submitted a cover letter and site plan that address some of the comments and issues that were brought up in the building department violations letter. They are proposing the removal of the trailer and placement of the office into the existing structure. They are proposing an addition to the metal building. There is an existing structure that was put up between the building and the train tracks that was put up without a permit. They would like to legalize that. There is an existing oil/water separator. They are proposing to move the fence that is to the left of the driveway up towards the property line. It is a 10-foot-high fence so they need a variance. They are proposing to reclaim the gravel area in front and to the right of the house where they were previously parking cars. They will need a variance for lot coverage, fence height, the building to the east side of the metal building and office space. Village Engineer Pommer questioned what the addition to the building is for. Mr. Annicchiarico replied it is an additional maintenance bay. Village Engineer Pommer said that normally the fire department wants a four-foot setback from the building. The fire department should look at the site plan. Mr. Zachary questioned why they are going to the Zoning Board for a variance for the building that was put up illegally. The Village just tell them to take it down. Village Administrator Serrano stated they have a right to go for a variance. Mr. Zachary felt this sets a bad precedence.

A motion to send Pacific Auto to the Zoning Board for proper variances was made by Ms. Absenger, seconded by Mr. Zachary with all in favor.

NEW BUSINESS:

CALENDAR NO. 6-2024: Consider an Application for a Change of Use for 300 White Street (§43.16-3-6) (Capstone Contracting Corp.).

Mr. Garber stated that they are looking for a change of use. The applicant proposes to use two of the existing four buildings. They are a contracting company in the city. They will be using this property to service their fleet vehicles and storing of construction material inside one of the buildings. There was discussion on types of trucks, how many trucks would be using White

Street and where the parking is. They will be using Building 16 and 16B. They will potentially be looking for a renter for Building 16A. Building 13AB has an existing tenant.

A motion to have a public hearing on October 24, 2024 was made by Mr. Outhouse, seconded by Ms. Armisto with all in favor.

ADJOURNMENT:

At 8:10 PM a Motion to adjourn this meeting was made by Mr. Zachary, seconded by Ms. Absenger, with all in favor.