

VILLAGE OF BUCHANAN
PLANNING BOARD
OCTOBER 24, 2024

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

ABSENT: Stephanie Porteus, Village Attorney

OTHERS: John Lentini – Architect for Capstone Contracting Corp.
Adam Garber, Capstone Contracting Corp.
Glan Larkin, CFO of 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

APPROVE MINUTES:

August 22, 2024 Planning Board Minutes
September 26, 2024 Planning Board Minutes

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

OLD BUSINESS:

CALENDAR NO. 3-2023: Acceptance of a letter from the applicant removing his application for Site Plan Review for 3176 Albany Post Road Proposed Mixed-Use-Building (§43.16-211) (Raulindo).

Village Administrator Serrano stated that the applicant will be rescinding his application and will come back with a new application to demo the building. Building Inspector Cook explained that the applicant is deciding to put up a totally new building. The violations were written and the order to remedy was distributed to the architect representing Mr. Raulindo. They have until the end of the month to submit a new design for the building and come in to take a permit out to demolish the building.

A motion was to accept the applicants request for removing his application was made by Mr. Zachary, seconded by Ms. Armisto, with all in favor.

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

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

Mr. John Lentini replied to some of the questions from Village Engineer Pommer. He stated that the client wants to use the property to move machinery in there and park it and/or repair the machinery. As needed at other sites, the machinery will go out. It will not be a daily thing that machines go in and out. The paving that is there now is not in the best condition, but it is useable. According to the US Department of Agriculture, the soil there is relatively stable. They expected to find a ground water problem, but on the peripheral you might hit ledge rock two feet deep, but the ground water will be more than five feet. Mr. Lentini believes that the soil there is stable and that is why it has held up all these years with the activity and abuse the road has taken. The property is served by an easement coming off White Street. This easement transverses one lot that is owned by Con Edison and it seems to be a permanent easement. The street is 15 feet wide but they don't expect more than a couple of personal vehicles coming in every day. There might not even be a truck coming in every day. There are four buildings on the site. They showed diagrams of each building. They are providing a parking layout to adhere to the zoning code. They don't expect they will ever have twenty-two vehicles there. In regards to drainage, there is no visible site drainage. There are liter drains from the roof that all go into pipes which go underground. They connect underground through the easement which is running through the property. Next to Building 16A there is a distribution which receives roof water from two of the buildings and pipes it out. There is a trench drain on the loading dock that is able to be turned off.

Glen Larkin stated that Capstone Contracting has been in business since 2015. The majority of the work they do are SOE (support of excavation) foundations, concrete work and on occasion they will do super structures. This will be their second yard. The first is in Maspeth, Queens and that will function as their main yard where there is daily in and out. The White Street yard will be more of a long-term yard. There will not be a lot of traffic. They are just maintaining their own equipment. Adam Garber explained that the equipment with a combined gross vehicle weight would not exceed 80,000 lbs. on anything coming in.

The storage of the equipment is depicted on the site plan which is the northern section of the property. The material will be stored inside the building. Building 16A will be kept as warehouse distribution. Capstone's intention is to rent this building as warehouse distribution and also store some of their own construction material which would most likely be concrete forms. Village Engineer Pommer questioned if they will be using forklifts to move material and how does material go in and out. Mr. Garber stated that the building is sprinkled, there is no office, just a bathroom. There is gas heat. Building 16 is the first building when you drive in. This is the primary building where the service is done on equipment and vehicles. There is a 12' x 12' door depicted on the plan that faces out. This is the primary entrance for vehicles and equipment to enter. There is also a secondary entrance via a 10' x 10' overhead door. The detached office trailer will remain for the 4 or 5 employees. It will be a breakroom. Village Engineer Pommer asked what will be kept in the chain link fence and equipment storage area. Mr. Garber responded some smaller pieces of equipment that have to be serviced. Building 16B will be the primary building used for storage of scaffolding equipment, other related equipment and construction material. This building is not sprinklered. Mr. Zachary asked if there will be any kind of toxic materials. Mr. Garber replied in terms of volatiles in large quantities, absolutely not. Anything flammable will be stored in fire proof cabinets. In regards to acetylene and oxygen used for welding will be chained or strapped to the structure in accordance with state and local fire code. There will be no commercial fueling going on. Ms. Armisto asked if the location will be staffed daily and what will the hours be. Mr. Garber responded there will be on average four to five people a day. The hours will be 7:00 A.M. to 3:30 P.M. Monday through Friday. Building Inspector Cook stated that the buildings were brought up to current fire and safety code by the current owner. The buildings are in excellent condition.

Village Engineer Pommer asked about Building 13. The response was there is a tenant in that building that does cabinetry work and there are five employees. This building is not sprinklered. Village Engineer Pommer asked about the Con Ed easement and does their easement allow them to intensify the use. Mr. Lentini stated that the easement states repairs must be done by the owner. Mr. Garber stated that Capstone Contracting is not looking to intensive anything, it will be consistent with what has been there historically. Village Engineer Pommer went through the points on his memo. Most of these points have been addressed. Village Engineer Pommer talked about a water/oil separator. Mr. Garber stated that this is not a full-blown repair shop where you are talking about a ton of potential risk for spills. Village Engineer Pommer asked about garbage containers. Mr. Lentini stated that they are on the plans. There are two yard and four-yard containers. Mr. Lentini spoke about pedestrian passing. He is proposing that between building 16 and building 13 they stripe an area or put up a pedestrian walking sign. There is no use for sidewalks. There was discussion about the height limitation on the railroad bridge. Ms. Absenger asked if they would check that and report back to the Board. Mr. Garber mentioned that on the rare case there would be something taller than 12 feet coming up to the site, that there is an alternate route around that bridge. Mr. Outhouse suggested that they reach out to the Fire Chief. Mr. Outhouse questioned if the buildings that are sprinklered are tested. The response was they are tested every year. They are wet systems. The backflow protectors are also tested every

year. Mr. Zachary asked if there is an estimate of how many vehicles Capstone owns. Mr. Larkin replied approximately 12 – 15 large vehicles. Mr. Zachary asked if in a slow down period would the Maspeth location be able to hold all the vehicles. Mr. Larkin replied no, they would need to use the second location for the overflow. Chairman Faiella where is the area for the bulk storage of anti-freeze. Mr. Garber replied that would be building 16. Chairman Faiella asked where would the recycled oil filters and parts be. Mr. Garber replied that would be near the fire proof storage area would be. Chairman Faiella asked about floor drains and oil/water separator. Village Engineer Pommer replied that if you don't have either you have to have a safety plan. Chairman Faiella asked what they use when they bring up a tractor-trailer. Do you have oil pans or booms that you put around each vehicle that you park? Village Engineer Pommer stated that would have to be addressed in your spill prevention plan for the site.

There were no public comments. Village Administrator Serrano wanted to put on the record that the Village Board is considering rezoning this area. If they do rezone it, this will become a non-conforming use. The process has just begun, but Village Administrator Serrano wanted the applicant to be aware of this.

Village Engineer Pommer is waiting for additional information. Village Planner Smith is waiting for a short form EAF form.

A motion to adjourn the public hearing until November 21, 2027 was made by Ms. Absenger, seconded by Mr. Zachary will all in favor.

NEW BUSINESS:

CALENDAR NO. 5-2024: Request for an extension to extend preliminary subdivision approval past the original 90 days for 187 Westchester Avenue & 208 Fourth Street (§43.15-1-4) (Richards).

A motion to approve a 90-day extension was made by Ms. Armisto, seconded by Mr. Outhouse, with all in favor.

ADJOURNMENT:

At 8:20 PM a Motion to adjourn this meeting was made by Ms. Armisto, seconded by Ms. Absenger, with all in favor.