

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE PLANNING BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

December 18, 2025

7:00 p.m. - 7:53 p.m.

December 18, 2025

MEMBERS PRESENT:

Nicolas Zachary, Chairman

Eileen Absenger, Member

Tracey Armisto, Member

Jeffrey Faiella, Member

Kieran Outhouse, Member

ALSO PRESENT:

Marcus Serrano, Village Administrator (via Zoom)

Stephanie Porteus, Village Attorney

George Pommer, Village Engineer

Cynthia Kempter, Village Clerk, Treasurer

Sharon Murphy, Deputy Village Clerk

Dominic Evangelista, Deputy Village Treasurer

Peter Cook, Building Inspector

OTHER SPEAKERS:

Jim Annicchiarico, Cronin Engineering

Marco Mandra, Architect

Bernard Calabro, Gallon Measure

Patty Lang, 230 Gallagher Street

Anthony Carbone

Pasqualino Carbone

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2 (The board meeting commenced at 7:00 P.M.)

3 MR. NICOLAS ZACHARY: Welcome to the --  
4 what is today's date -- December 18th Planning  
5 Board Meeting. And if we could start with the  
6 pledge of allegiance, please.

7 MULTIPLE: I pledge allegiance to the  
8 flag of the United States of America and to the  
9 Republic for which it stands, one nation under  
10 God, indivisible, with liberty and justice for  
11 all.

12 MR. ZACHARY: Quick piece of business.  
13 We have the minutes from the November 24th  
14 meeting, and does anybody have any changes or  
15 corrections to the November 24, 2025, minutes?

16 MR. KIERAN OUTHOUSE: I do. On page 90,  
17 it says -- it has me saying, go back and look at  
18 the minutes. I never said anything like that.  
19 Well, that's true because I didn't say it. I  
20 never said go back and look at the minutes. I  
21 never said anything like that. So, I don't know  
22 who said it, but that was not me.

23 MR. ZACHARY: Okay. Well, it's --

24 MR. OUTHOUSE: It was you, okay.

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2 MR. GEORGE POMMER: No, no, no.

3 MR. OUTHOUSE: Alright.

4 MR. POMMER: That was, that was Peter.

5 MR. OUTHOUSE: Yeah, that was, that was  
6 not me.

7 MR. ZACHARY: Okay. Yeah, it's a, it's  
8 a -- it's the computer reads our voices and  
9 records, and it doesn't always know who is  
10 speaking. You see, we are still a little bit  
11 smarter than the computer.

12 Anyone else? Any other comments,  
13 changes? Okay, motion to approve the minutes  
14 with the one correction.

15 MS. TRACEY ARMISTO: Motion to approve.

16 MR. ZACHARY: Second.

17 MS. EILEEN ABSENGER: Second.

18 MR. ZACHARY: All in favor?

19 MULTIPLE: Aye.

20 MR. ZACHARY: Okay. So, the next item  
21 on the -- on our agenda is Calendar Number PB-4-  
22 2025. Continuation of a Public Hearing for a  
23 Site Plan application for 3106 Albany Post Road,  
24 which is the Gallon Measure property. And we

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2 adjourned at the end of the -- we did not close,  
3 but we adjourned at the end of the last min-  
4 meeting. So, a motion to, to reopen the public  
5 hearing, please. A motion.

6 MS. ABSENGER: Motion to open.

7 MR. ZACHARY: And a second.

8 MR. OUTHOUSE: Second.

9 MR. ZACHARY: All in favor?

10 MULTIPLE: Aye.

11 MR. ZACHARY: The meeting -- the public  
12 hearing is reopened. And Jim jumped right up  
13 there, because he probably read my mind.

14 MR. JAMES ANNICCHIARICO: Yes, that's  
15 my, one of my best qualities.

16 MR. ZACHARY: And Jim, can you give us -  
17 - there were a couple of changes made on the  
18 drawings in the last couple of weeks. If you  
19 could just kind of sum- summarize.

20 MR. ANNICCHIARICO: Sure. Good evening,  
21 everyone. Jim Annicchiarico with Cronin  
22 Engineering. Yep, we made a resubmission, which  
23 included signed and sealed storm water  
24 calculations, which George had requested.

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2 Revised -- the revised site plan set, which first  
3 thing -- one of the first comments was from the  
4 DOT, and we made, we made some of those changes  
5 to the details. They were just minor changes  
6 more than anything. We also did confirm that our  
7 driveway entrance is 60 feet from the white line  
8 on Albany Post Road. So, that's within the,  
9 their requirements. You know, it was better than  
10 the last time it was approved anyway, which, at  
11 that time, they only approved an out at that  
12 location, but the in and out is acceptable at  
13 that distance from Albany Post Road.

14 We fine-tuned the grading throughout the  
15 parking lot, gave some top and bottom curb  
16 elevations for George to look at, just so we can  
17 make sure that we got drainage going in the right  
18 directions. We also adjusted where the sidewalk  
19 ended. So, in the future, it could be extended  
20 beyond -- around the utility pole and the fire  
21 hydrant.

22 MR. ZACHARY: On Rockledge?

23 MR. ANNICCHIARICO: On Rockledge, right.  
24 So, we adjusted that at George's request. And we

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2 also moved the curb in -- the curb inside the  
3 parking lot. Moved that another two feet towards  
4 the building to get a little bit more separation  
5 from the trees.

6 MR. ZACHARY: With the green, with a  
7 green belt -- yeah.

8 MR. ANNICCHIARICO: Correct. So, you  
9 know, the trees that would be planted right along  
10 the curb line to kind of block the parking lot  
11 from Albany Post Road, there is a little bit more  
12 room now between the drainage pipe that was  
13 there, that's there on that easement and the  
14 curb. And we -- I mean, the light pole was  
15 called out on, on the previous set of plans, but  
16 we made sure it's called out now, so.

17 And that was it. That's, that's what we  
18 submitted. We did get, you know, a memo from  
19 George shortly after that. He just wanted  
20 confirmation from the DOT. I did try -- I  
21 emailed Anne Darelus [phonetic] at the DOT and  
22 tried to get -- see if she could at least send me  
23 an e-mail. I haven't received that yet, but as I  
24 had mentioned, I don't think it's an issue,

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2 because I did confirm that we have 60 feet from  
3 the white line to the beginning of the driveway.  
4 And George just recommended that we remove the  
5 plantings that we have right where the sidewalk  
6 could be extended on Rockledge further, just so,  
7 I guess, they wouldn't have to be taken out at  
8 that time.

9 MR. ZACHARY: Was that, was that comment  
10 about inkberries?

11 MR. POMMER: Inkberries, yeah.

12 MR. ZACHARY: And what, what was that?  
13 Can you explain that? What was changed there?

14 MR. POMMER: Oh, I'm sorry. George  
15 Pommer, Hahn Engineering. There were five  
16 inkberries right along Rockledge after the  
17 driveway, and if you put a, a walkway there so  
18 people can walk --

19 MR. ZACHARY: Oh, we would -- so, for a  
20 possible future sidewalk?

21 MR. POMMER: So, instead of --

22 MR. ZACHARY: Not, not where the  
23 sidewalk is --

24 MR. POMMER: Correct.

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2 MR. ZACHARY: -- on the plan. Correct?

3 MR. POMMER: Correct. So, in the  
4 future, if you did want to put this -- or if  
5 someone wanted to walk in the grass, they could  
6 walk in the grass. That was the point. If you  
7 got to the end of a sidewalk, --

8 MR. ZACHARY: And what the hell is an  
9 inkberry?

10 MR. POMMER: It's a plant. It's a  
11 shrub, but it's, it's easier to just leave it  
12 grass, --

13 MR. ZACHARY: Okay.

14 MR. POMMER: -- because the renderings  
15 kind of lend itself to that, that area being  
16 open.

17 MR. ZACHARY: Alright.

18 MR. POMMER: So, having it grassed from  
19 there to the curb is easier to maintain, too.  
20 So, that was the rationale behind that.

21 MR. ZACHARY: Okay.

22 MR. ANNICCHIARICO: And then, the final  
23 thing George requested was just the photometric  
24 plan for the lighting. I haven't been able to

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2 get that yet, but I am working on that.

3 MR. ZACHARY: Okay, so we'll still --

4 MR. ANNICCHIARICO: I don't see that to  
5 be an issue. You know, we've got the one light  
6 post that's being used by AMS over on their  
7 project.

8 MR. ZACHARY: It doesn't seem to be an  
9 issue, but we'll get it submitted to the --

10 MR. ANNICCHIARICO: Yes, I would, I  
11 would certainly submit that as soon as I can get  
12 it to you.

13 MR. ZACHARY: Okay, alright. And, and  
14 then the, the curb at the corner was changed for  
15 the ramping of the curb?

16 MR. ANNICCHIARICO: We just wanted --

17 MR. ZACHARY: It was changed, and so you  
18 added the details that, was it DOT?

19 MR. ANNICCHIARICO: Yeah. The DOT  
20 wanted the updated detail for that, yeah. So, we  
21 did that.

22 MR. ZACHARY: Okay, okay. And there was  
23 something mentioned in here about taller trees in  
24 that, not -- in that green belt on 9A.

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2 MR. ANNICCHIARICO: Right. We'd do that  
3 --

4 MR. ZACHARY: What kind of trees are we  
5 talking about?

6 MR. ANNICCHIARICO: Evergreens. They're  
7 in, within that, you know, that --

8 MR. ZACHARY: Evergreens that stay  
9 within a certain height?

10 MR. ANNICCHIARICO: Right. Fixed 8-  
11 foot.

12 MR. ZACHARY: Like, not like, not like  
13 Douglas firs or anything?

14 MR. ANNICCHIARICO: No. Correct.

15 MR. ZACHARY: Okay, okay.

16 MR. ANNICCHIARICO: So, right. And they  
17 would be at the back, you know, the back end --

18 MR. ZACHARY: The car side.

19 MR. ANNICCHIARICO: The car side, so.

20 MR. ZACHARY: Yeah, okay. I'm just  
21 trying to remember if the other, are there above-  
22 ground wires on that side of 9A there?

23 MR. ANNICCHIARICO: Yes, there are.

24 Yes.

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2 MR. ZACHARY: Okay. So, whatever we are  
3 planting --

4 MR. ANNICCHIARICO: Yeah.

5 MR. ZACHARY: -- isn't going to start  
6 encroaching there, and then Con Ed will come with  
7 their snippers?

8 MR. ANNICCHIARICO: Right. No, right.

9 MR. ZACHARY: Okay, great. Let me see.  
10 And, and the DOT, you did say, found this to be a  
11 more -- a better plan than the previous one?

12 MR. ANNICCHIARICO: She, in her  
13 response, she certainly did mention that. She  
14 just wanted me to confirm that we had the 60  
15 feet.

16 MR. ZACHARY: Yeah, okay.

17 MR. ANNICCHIARICO: And we do.

18 MR. ZACHARY: Alright, so that's good.  
19 And was anything else changed on the drawing that  
20 we should be aware of?

21 MR. ANNICCHIARICO: Marco Mandra, he re-  
22 , he made the resubmission. I will let him talk  
23 about that. It was mainly about the materials,  
24 the colors, and the sign.

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2 MR. ZACHARY: Okay.

3 MR. MARCO MANDRA: Hi. Hello, everyone.  
4 Marco Mandra, architect. So, per our last  
5 discussion, I, I know we're all pretty familiar  
6 with the project at this point. Two major topics  
7 were the materials and the colors, and then the  
8 signage was brought up.

9 So, we modified the signage slightly to  
10 look at the guidelines. And, from my  
11 understanding, it is a max of 12-inch letters,  
12 but to make, you know, to give them upper,  
13 capital and lower case letters, if I make the  
14 capital letters 12 inches, the rest of the sign  
15 looks very small compared to the rest of the  
16 facade. So, what I drew is the lower case  
17 letters at 12 inches and the upper case letters  
18 are about 17 inches. The overall square footage  
19 of the sign --

20 MR. POMMER: For the, for the public,  
21 why don't you use the marker and just mark things  
22 up. So, what, what you're talking about, the  
23 public can see what you are referring to. Just  
24 like one of those white pens and pick whatever

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2 color you want.

3 MR. ZACHARY: One of the drawings has  
4 the dimensions on it for that. Can we just pull  
5 that drawing up?

6 MR. MANDRA: Yep.

7 MR. ZACHARY: I don't remember which  
8 drawing it was, but there is, one of your  
9 drawings shows the dimensions for the lettering  
10 and the signage.

11 MR. MANDRA: Yep.

12 MR. ZACHARY: Huh?

13 [CROSSTALK]

14 MR. ZACHARY: No, it is actually on one  
15 of the drawings.

16 MR. MANDRA: Got it.

17 MR. ZACHARY: He's got it.

18 MR. ANNICCHIARICO: You can zoom out,  
19 they'll zoom it in, if you want. Whatever you  
20 want.

21 MR. ZACHARY: What drawing is that?

22 MR. MANDRA: This is the --

23 MR. ZACHARY: What drawing number is  
24 that?

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2 MR. MANDRA: Can you hear me? So, this  
3 is 301.

4 MR. ZACHARY: 301.

5 MR. MANDRA: The east elevation. So,  
6 the overall sign is about 16 feet wide, plus  
7 another four and a half feet for the oil can.  
8 The plaque behind the sign is about three feet  
9 tall. The smaller, lower case letters are 12  
10 inches. The upper case letters are 17 inches.  
11 So, the overall sign square footage is about 70  
12 square feet and, per the guidelines -- I had it  
13 written down -- it was, I'll look at the  
14 percentage.

15 MR. ZACHARY: That sign is 70 square  
16 feet?

17 MR. MANDRA: Roughly, yeah.

18 MR. ZACHARY: Oh, okay. It seems like,  
19 visually, it just seems less.

20 MR. MANDRA: Yeah, hold on. I had it  
21 written down on my phone. So, approximately 25  
22 percent -- the, the, the Code --

23 UNIDENTIFIED SPEAKER: [Unintelligible]

24 [00:11:31]

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2 MR. MANDRA: -- the Code reads about 25  
3 square feet of the façade, and the size of the  
4 façade would make that 400 and change square  
5 feet, which would be a much bigger sign. So,  
6 with these modifications, all that really changed  
7 was the size of the letterings. Everything else  
8 remains the same.

9 MR. ZACHARY: So, well within the sign  
10 guidelines?

11 MR. MANDRA: Yeah. And then, in terms  
12 of the façade material, pretty much kept it the  
13 same. We feel strongly about the stone base, the  
14 vertical corrugated metal siding, and the cedar  
15 shake on top. In terms of the colors, we haven't  
16 changed anything. We have explored some other  
17 brownish colors, but my client and I and all of  
18 us on the team feel strongly about the gray.  
19 This is something that we really would like to  
20 have as part of the project.

21 We've also done a little bit of  
22 exploring around the neighborhood. There is  
23 obviously a very large development nearby that  
24 has a very, very, very similar color palette to

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2 us. In fact, the stone on the base is almost  
3 identical. The gray is very similar. So, we're  
4 not completely out of context.

5 With that, nothing else has really  
6 changed.

7 MR. ZACHARY: And it lightens up the  
8 upper area.

9 MR. MANDRA: Yeah. Sorry?

10 MR. ZACHARY: And it looks like, on the  
11 drawing, it looks like you lightened up the upper  
12 area? If you go to the drawing before that.

13 MR. MANDRA: I mean, the exact colors  
14 are going to be per the mock-up that Bernie  
15 brought in, which I don't think -- do we have  
16 that today? No? No. So, those, those are the  
17 exact colors.

18 MR. ZACHARY: Okay.

19 MR. MANDRA: So, the, the rendering is,  
20 you know, a depiction. It is not 100 percent  
21 accurate --

22 MR. ZACHARY: I understand.

23 MR. MANDRA: -- in terms of the color.

24 MR. ZACHARY: But, but compared to the -

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2 - this drawing compared to the previous one, it  
3 is showing the upper area lighter, a good bit  
4 lighter than the previous drawing.

5 MR. MANDRA: Hmm

6 MR. OUTHOUSE: You did lighten it up.

7 MR. MANDRA: Yeah.

8 MR. ZACHARY: Does that, so, was that a  
9 change in this --

10 MR. MANDRA: Not from the last meeting,  
11 no.

12 MR. ZACHARY: Huh?

13 MR. MANDRA: Not from the last meeting,  
14 I didn't change it. Whatever the mockup -- the  
15 color that was here on that mockup is the color  
16 that it is going to be.

17 MR. ZACHARY: Well, if you look at these  
18 --

19 MS. ABSENGER: That's the first. Not  
20 the second.

21 MR. MANDRA: The one from the last  
22 meeting, right?

23 MR. ZACHARY: If you look at those two  
24 side by side --

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2 MR. MANDRA: Last month. Yes, that was  
3 a change, but the lighter one is more towards the  
4 color we are going with.

5 MR. ZACHARY: Okay. So, that's what I'm  
6 saying. It changed.

7 MR. MANDRA: Okay.

8 UNIDENTIFIED SPEAKER: And that occurred  
9 at the last meeting, correct?

10 MR. ZACHARY: So, was it just changed in  
11 color, or was it changed in spec?

12 MR. MANDRA: Color.

13 MR. ZACHARY: Oh, okay. That is what --  
14 all I was saying.

15 MR. MANDRA: Yeah. Sorry.

16 MR. ZACHARY: Okay.

17 MS. ABSENGER: And which color is this?

18 MR. ZACHARY: So, but the, the vertical  
19 -- the board, the metal board --

20 MR. MANDRA: Those are staying, still  
21 staying the dark gray.

22 MR. ZACHARY: -- is, is still dark gray.

23 MR. MANDRA: That is what we, that is  
24 what we would like.

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2 MR. ZACHARY: Okay. So, as I looked  
3 around at some of the other buildings, because I  
4 know you did reference the AMS Building as  
5 something similar, and I went and looked, you  
6 know, looked at that a little more close. I went  
7 up the only other -- the gray building that is  
8 beyond -- some of the houses have a very soft  
9 gray, but the only other gray building I could  
10 find was Montrose Beer and Soda. And I don't  
11 particularly like the way Montrose -- that,  
12 that's like a painted kind of boring gray. But  
13 so, what I, what I'd like to do is actually have  
14 control samples given to our building inspector  
15 for this project because drawings, how they look  
16 and vary, so we need actually to have a sample of  
17 that -- of these materials that can be used as a  
18 guideline during construction if you are going to  
19 go with the paint.

20 MR. MANDRA: Sure.

21 MR. ZACHARY: And you, you did say that  
22 it was similar to the AMS siding, which I went  
23 and looked at today. I tried to photograph it.  
24 You can put the picture up.

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2 MR. MANDRA: There are pictures on here?

3 MR. ANNICCHIARICO: Yeah.

4 MR. ZACHARY: I, I will say it looked  
5 kind of gray, but, when I took the picture, it  
6 looks a little more brown. So, I don't know if  
7 the picture is very -- it's probably, it's  
8 probably a gray that has a little brown in it.  
9 See, and that's not accurate. It's darker than  
10 that, but in the photo, --

11 MR. MANDRA: Yeah, pic- pictures and  
12 photos on a screen are illuminated. So, they  
13 never really --

14 MR. ZACHARY: So, this is why -- another  
15 reason I'd like a control sample. Do you think  
16 that your color would be similar to what is at  
17 this building?

18 MR. MANDRA: I mean, to be honest, I  
19 think we are a little darker. But what I meant  
20 by similar is that we're gray, and in the last  
21 meeting everyone seemed to be --

22 MR. ZACHARY: Okay. Not that it was a  
23 dead-on color match.

24 MR. MANDRA: No, no, not, not at all,

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2 but it is still a gray building, and it seemed  
3 that a lot of people felt like gray was just  
4 completely out of this world, and it didn't go  
5 with anything in the, in the town. So --

6 MR. ZACHARY: Well, yeah, I mean --

7 MR. MANDRA: I'm just trying to make a  
8 comparison.

9 MR. ZACHARY: The, the Board was kind of  
10 -- was, was kind of split, and I, for one, was  
11 just trying to avoid that, that industrial, an  
12 industrial look because, you know, we want to --  
13 I mean, I'm, I am not just going because I happen  
14 to -- I mean, I don't think the building looks  
15 bad. I am just going with the design guidelines  
16 that we have, which call for more colors that  
17 match more of the buildings in the surrounding  
18 area, and that's why I was trying to get you to  
19 lighten it up a bit. So, clearly, you are in  
20 love with this gray. I don't know. I am going  
21 to just poll the Board right now, because I, I  
22 know the Board is fairly split and, so, I am  
23 going to ask the Board to weigh in again.

24 UNIDENTIFIED SPEAKER: [Unintelligible]

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2 [00:16:55]

3 MR. ZACHARY: Yeah, that again, that's  
4 also not a good, a great -- that's, that is the  
5 Montrose Beer and Soda, yeah. That actually  
6 looks more gray in the picture, but, but I found  
7 that, looking at AMS, it looked grayer than the  
8 picture. Maybe because it was late day and the  
9 light -- the sun was getting low. So, it looks a  
10 little more brown than gray, but I would be fine  
11 if you were in the color range of, of their -- of  
12 that building.

13 MR. BERNARD CALABRO: It's spot-on.  
14 It's, it's just light and dark.

15 MR. MANDRA: And so, and you are able to  
16 provide the sample? Like a mockup or that  
17 sample? Like, you painted that, right?

18 MR. CALABRO: Yeah, a charcoal gray.

19 MR. MANDRA: Yeah, charcoal gray, yeah.  
20 So, if we provide the sample of the charcoal  
21 gray, as long as that -- as long as we don't  
22 deviate from that during construction?

23 MR. ZACHARY: Well, I mean, is it -- it,  
24 it's a lot -- it's a good bit darker than AMS.

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2 MR. CALABRO: We think it's spot on.

3 MR. ZACHARY: It is? Okay. Well, then,  
4 you know, Peter, you, when you're -- in the past,  
5 have you had control, do you generally work with  
6 control samples that are provided?

7 MR. PETER COOK: That's a Board  
8 decision. I --

9 MR. ZACHARY: That's a Board decision,  
10 okay. So, I am going to ask that --

11 MR. COOK: It's a board decision.

12 MR. ZACHARY: -- that there be control  
13 samples because, you know, looking at the  
14 drawings, it is, you know, it's not accurate.  
15 So, I'd like there to be a physical sample of  
16 what you're going to use that the building  
17 inspector will have, so that, as the project get,  
18 gets monitored --

19 MR. MANDRA: Okay. So, I just keep --

20 MS. ARMISTO: Did, can you get samples  
21 from AMS?

22 MR. ZACHARY: I don't know. The, the  
23 Village Board took over the planning on that one.  
24 So, I don't know --

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2 MR. COOK: Yes. I have samples, and  
3 they are still in my office. They are the exact  
4 samples.

5 MR. MANDRA: So, would the samples be  
6 like a conditional approval, so we can have an  
7 approval and proceed with the next phase of the  
8 project?

9 MR. ZACHARY: Well, I am going to ask,  
10 I'm going to ask everybody to weigh in before I  
11 answer that. Is that something right here that  
12 you could possibly grab?

13 MR. COOK: Yeah. Do you need that  
14 related to this project? I'm confused.

15 UNIDENTIFIED SPEAKER: He's saying, he's  
16 saying --

17 MR. ZACHARY: I'd like to see the color.  
18 I'd like to see the color.

19 MR. COOK: [Unintelligible] [00:19:05].

20 MR. ZACHARY: Yeah, I'd like just to see  
21 it. So, I'm going to have the Board weigh in. I  
22 don't think that was a terribly big request.  
23 Anybody want to start?

24 MS. ARMISTO: I personally like the dark

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2 gray. I like the rendering that you showed us.  
3 I liked the samples that you brought the last  
4 time.

5 MR. ZACHARY: Okay, sir?

6 MR. OUTHOUSE: If we want to get a  
7 control sample, I am fine with it. It's not a  
8 hang up for me.

9 MR. ZACHARY: Okay.

10 MR. OUTHOUSE: Really, again, it's  
11 similar to AMS. Whether we agree with AMS or not  
12 is a whole different story, but we can't really  
13 hold AMS to --

14 MR. ZACHARY: Well, we are not talking  
15 about agreeing with AMS.

16 MR. OUTHOUSE: I understand.

17 MR. ZACHARY: We're just looking at --

18 MR. OUTHOUSE: It's, it's a little  
19 darker.

20 MR. ZACHARY: -- design guidelines --

21 MR. OUTHOUSE: I don't think it's going  
22 to break it for me.

23 MS. ARMISTO: The other thing I feel is  
24 we don't want it to match AMS because it's not

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2 AMS. It is a totally different property, it's a  
3 different business. It's -- they're not a,  
4 they're not related.

5 MR. ZACHARY: Okay. Would you like to  
6 weigh in?

7 MR. JEFFREY FAIELLA: I personally liked  
8 the first sample that they brought with the  
9 brown. What, what are the letterings on the  
10 sign? What color is the letterings on the sign?  
11 Is it black or --

12 MR. MANDRA: Yeah, black.

13 MR. ZACHARY: By the way, that, the  
14 upper portion are -- is Hardie board?

15 MR. MANDRA: Yeah, we're going to --

16 UNIDENTIFIED SPEAKER: It's cedar shake  
17 vinyl.

18 MR. MANDRA: It's cedar shake vinyl.

19 MR. ZACHARY: Cedar, okay.

20 MS. ARMISTO: It's, it's brown. It's  
21 dark.

22 MR. OUTHOUSE: It's pretty dark.

23 MR. ZACHARY: So, which is the  
24 predominant [unintelligible] [00:20:53]? This,

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2 the one that's the predominant surface here?

3 MR. COOK: It says it right on the, on  
4 the chart.

5 MR. ZACHARY: This one?

6 MR. COOK: No, it's over -- it's in one  
7 of the other ones right there on the bottom,  
8 maybe.

9 MR. outhouse: What does it say?

10 MR. ZACHARY: Oh, no. Fiber cemet-,  
11 fiber cement lap siding?

12 MR. COOK: Yeah.

13 MR. ZACHARY: Okay.

14 MS. ABSENGER: The top one?

15 MR. ZACHARY: Marco, do you want to take  
16 a look at this? I don't -- you know, we don't  
17 have yours. So, this is what they used at AMS.  
18 Now, at sunset, it, it seems to be, like in my  
19 picture --

20 UNIDENTIFIED SPEAKER: It's darker.  
21 [unintelligible] [00:21:17].

22 [CROSSTALK]

23 MR. outhouse: Where is this one?

24 MR. ZACHARY: Oh, this is the, --

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2 [CROSSTALK]

3 MR. ZACHARY: -- this is the trim.

4 UNIDENTIFIED SPEAKER: Is it caulk or is  
5 it trim?

6 MR. ZACHARY: The trim up there.

7 [Unintelligible] [00:21:26] That says, I don't  
8 know what that is. Linking panel? I don't know  
9 what that means.

10 MR. COOK: That has to do with the  
11 entryway. That's all part of the entryway. We  
12 got the aluminum, bronze top --

13 MR. ZACHARY: So, what you're seeing on  
14 the side of the building, which you can actually  
15 go -- okay. Is, is that one? And this is  
16 [unintelligible] [00:21:48].

17 MR. COOK: And everything else that's --  
18 everything else on the building is bronze, dark  
19 bronze. It looks black, but it, it's a bronze,  
20 so.

21 MS. ARMISTO: So, it would be a  
22 coordinating color. It's not going to be a color  
23 match, but it is going to coordinate --

24 MR. MANDRA: Yeah.

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2 MS. ARMISTO: -- and match within --

3 MR. MANDRA: [Unintelligible]

4 [00:22:04].

5 MS. ARMISTO: And I think that's what --

6 MR. COOK: That is very accurate, yes.

7 MR. CALABRO: [Unintelligible]

8 [00:22:08].

9 MR. MANDRA: Yeah, it is almost the  
10 same, right?

11 MS. ARMISTO: And I think if we went  
12 brown, it would be totally opposite of it. I  
13 think if we stayed within the grays, exactly what  
14 you're looking for, I think it would match and be  
15 part of a community.

16 MS. ABSENGER: It would be part of what?

17 MS. ARMISTO: Of the community look that  
18 we have down there. I mean, this, this is a big  
19 piece now of our community.

20 MR. MANDRA: I don't think the gray is  
21 an outrageous ask. I don't think we are asking  
22 for like a bright orange building here. It's  
23 just a pretty [unintelligible] [00:22:39].

24 MS. ABSENGER: No, but you're asking for

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2 a very dark building with dark black, black top.  
3 Everything, everything is black.

4 MR. MANDRA: It's just dark grays.

5 MS. ABSENGER: Dark gray -- that board  
6 that I saw that I liked at your place was very  
7 dark. Do you want me to show you the picture  
8 again? Because you can see the contrast between  
9 the browns and that dark charcoal.

10 MR. CALABRO: You also have to remember  
11 that, after that, there was a little change where  
12 they wanted me to put the lighter stuff on the  
13 top.

14 MR. MANDRA: Yeah. So, it's really only  
15 the stone in the middle.

16 MS. ABSENGER: Alright, there were the  
17 colors.

18 MR. MANDRA: So, right up, right up in  
19 the right.

20 MR. CALABRO: That, that was, you know,  
21 there was a whole revision after that. We  
22 changed it.

23 MR. ZACHARY: Can I see it?

24 MR. CALABRO: And we checked that --

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2 MS. ABSENGER: You revised that whole  
3 thing?

4 MR. CALABRO: Yeah.

5 MS. ABSENGER: But you didn't tell us,  
6 so we couldn't look?

7 MS. ARMISTO: It was here last, last  
8 month.

9 [CROSSTALK]

10 MR. MANDRA: The mockup.

11 MR. CALABRO: It's right here.

12 MR. MANDRA: That big mockup that was --

13 MS. ABSENGER: How did I miss that?

14 MR. MANDRA: Do I have, do you want --

15 MR. ZACHARY: Which is the one -- and  
16 this is what --

17 MS. ABSENGER: No.

18 MR. MANDRA: Do I have to go get it?

19 MULTIPLE: No.

20 [CROSSTALK]

21 MS. ABSENGER: Did you put wheels on it?

22 MR. ZACHARY: This is the one?

23 MR. OUTHOUSE: It's right there.

24 MR. ZACHARY: That's the one?

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2 MS. ABSENGER: No, I'll come to your  
3 shop tomorrow.

4 MR. ZACHARY: This is the one that --

5 MR. CALABRO: Yeah. After some  
6 [unintelligible] [00:23:54] responses with the  
7 direction, the change of direction  
8 [unintelligible] [00:24:00] the top siding and  
9 lighten it up.

10 [CROSSTALK]

11 MS. ABSENGER: That light?

12 MR. CALABRO: Yeah.

13 [CROSSTALK]

14 MS. ABSENGER: I'm talking about this  
15 part.

16 MR. ZACHARY: Right, okay. Sorry about  
17 that. Alright. So --

18 MS. ABSENGER: I'm talking about this  
19 part, the big part.

20 MR. MANDRA: Yeah.

21 MS. ABSENGER: That is the dark  
22 charcoal?

23 MR. MANDRA: That is the dark charcoal.  
24 [Unintelligible] [00:24:20].

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2 MR. ZACHARY: Yeah. I, I will recap. I  
3 apologize, but we are just looking at these  
4 samples. I'll recap as soon as they are, sit  
5 back down. Okay.

6 MR. ANNICCHIARICO: Go back to the mic.  
7 You have to be on the record.

8 MR. ZACHARY: Alright. So, we were just  
9 looking at color samples that came from the AMS  
10 project, the apartment building behind the  
11 hardware store. Thank you for getting those,  
12 Peter. And the color that is used on the main  
13 siding area is a little bit lighter than what you  
14 are going with. So, okay, let's, let me finish  
15 with the -- you know, Jeff, were you finished?

16 MR. FAIELLA: Yes, I was, I was  
17 finished.

18 MS. ABSENGER: I am not in favor of a  
19 dark color. It looks nice on the sample, but if  
20 you've got a different sample again, Bernie, that  
21 I didn't see last time, I'll come over tomorrow  
22 and look at it between 3:00 and 5:00, if that's  
23 possible. Will you have it at your shop?

24 UNIDENTIFIED SPEAKER: Can I say

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2 something?

3 MR. CALABRO: Yeah, I have it back at  
4 the shop. I mean, if --

5 MS. ABSENGER: Okay.

6 MR. CALABRO: -- if it's going to hold  
7 up the process, I could just go get the sample.

8 MR. ZACHARY: No, no, no. I don't think  
9 we want to do that right now.

10 [CROSSTALK]

11 MR. ZACHARY: So, so, there is kind of a  
12 split. Maybe there is some slight, slightly  
13 lighter color that you guys will still be happy  
14 with that would enable us to get the, the Board -  
15 - everybody on board and move on. If you --

16 MR. CALABRO: I think all the color, the  
17 colors is right there.

18 MR. MANDRA: So, do all -- may I just  
19 clarify. Do we need all members to be on board?

20 MR. ZACHARY: Would you be okay with  
21 that lighter gray to start with? The one that's,  
22 that they did -- that AMS used? Or is that just  
23 not --

24 MR. MANDRA: Well, then we are going to

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2 look like the AMS building, right? Which is --  
3 we're a different -- we don't want to look like  
4 the AMS. We're just saying we're similar, as in  
5 gray.

6 MR. ZACHARY: Or something close to it.  
7 I mean, I -- I don't know that, that it matters  
8 if you are a little alike or a little different  
9 than them. I'm not, I'm just using the color  
10 sample, you know. You would have to go up the  
11 road a bit. So, it's not like --

12 MS. ARMISTO: But aren't they saying  
13 that they have that dark gray color there?

14 MR. MANDRA: It's presented there?

15 MS. ARMISTO: It's presented right  
16 there. It's the, in the same color family as the  
17 AMS building.

18 MR. MANDRA: Yeah.

19 MS. ARMISTO: Lighter at the bottom,  
20 dark in the middle, lighter at the top.

21 MR. CALABRO: Yes, from the --

22 MS. ARMISTO: Is that --

23 MS. ABSENGER: It looks brown to me when  
24 I looked at it, AMS. AMS. Everything else

1 December 18, 2025

2 around there --

3 MS. ARMISTO: The samples are exactly  
4 right in front of you. That's exactly what is on  
5 those --

6 MS. ABSENGER: If you look at it from  
7 the road, you can see the dark brown, you can see  
8 the lighter brown --

9 MR. ARMISTO: But, but there is no  
10 brown. It's gray. It's right -- that's exactly  
11 what's on that building.

12 MS. ABSENGER: The top gray one? Okay,  
13 maybe I'll abstain.

14 MR. ZACHARY: Yeah, that is, and, and it  
15 does, in certain lights, it does look more, more  
16 brown. So, yeah, I mean, it's, we kind of have a  
17 split here. I, I could -- obviously, then, as,  
18 as it has currently been shown to us, you are  
19 ready to vote in favor and you would vote in  
20 favor. Do we have a -- is, is that color going  
21 to be a barrier for your vote?

22 MR. FAIELLA: No.

23 MR. ZACHARY: Or for yours? Okay.

24 MS. ABSENGER: [Unintelligible]

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2 [00:28:02].

3 MR. ZACHARY: Yeah. So, I mean, right  
4 now there is a -- it looks like a majority of the  
5 people are, are willing to approve the colors you  
6 presented. So, you know, we can't spend the rest  
7 of our lives sitting here going over these  
8 colors.

9 MR. MANDRA: I mean, we can provide a  
10 control sample.

11 MR. ZACHARY: I'd like to have a control  
12 sample, regardless.

13 MR. MANDRA: Yeah, for the  
14 [unintelligible] [00:28:22].

15 MR. ZACHARY: Both the upper, the stone  
16 -- I don't think we need it for the stone, but  
17 for the, the upper area and that middle area.  
18 And, you know, I mean, I would personally like to  
19 not see it be too charcoal dark. So, it looks --  
20 just to soften it a little bit. But, I mean,  
21 these, these here are fine to me. What I saw  
22 from yours was almost -- it was like charcoal.

23 So, alright. Let's, let's -- is there  
24 any other -- anything else that we need to re-

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2 review here? Is there any -- just taking a brief  
3 break from color, is there any -- did anybody  
4 have any other questions or comments?

5 MS. ABSENGER: I have a question. On  
6 the spruce trees, where that line on the spruce  
7 trees where the line for the sewer and the ease-,  
8 that easement line, might it be better to put  
9 those spruces in front of that line? Because  
10 some of it is on the line and some of it is in  
11 back of the line. I am looking at the root  
12 system of the spruce going to the macadam.

13 MR. CALABRO: Are you worried about the,  
14 the roots of the trees, mostly?

15 MS. ABSENGER: Well, if you had to  
16 access that easement for the sewer or for any,  
17 any, any lines, drainage, I don't want to see,  
18 you know, a mature tree have to be chopped up if  
19 the roots --

20 MR. CALABRO: Either way, no matter --  
21 if you're going to have to do anything there,  
22 it's going to tear the whole place apart anyway,  
23 because the drain lines are like six feet down.

24 MS. ABSENGER: That was my next

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2 question. How far down are they?

3 MR. CALABRO: So, the roots aren't even  
4 going to go that deep from a small tree.

5 MR. ANNICCHIARICO: Yeah. So, there is  
6 a sewer in there and there's a drain, --

7 MS. ABSENGER: Right.

8 MR. ANNICCHIARICO: -- a storm drain.  
9 They crisscross each other, too. So, this, this  
10 whole, like two-thirds of the front of it is  
11 where those pipes are. Where George asked me to  
12 move the curb line out a little bit more was  
13 enough to keep these trees away from both pipes,  
14 so.

15 MS. ABSENGER: Okay.

16 MR. ANNICCHIARICO: I mean, if something  
17 needed to be done, there is a good chance those  
18 wouldn't be disturbed at all.

19 MR. ZACHARY: How, how wide is -- how  
20 wide is that upper now?

21 MR. ANNICCHIARICO: I think it's 10  
22 feet, 11 feet, yeah. Almost 12, maybe.

23 MR. ZACHARY: Okay.

24 MR. ANNICCHIARICO: I mean, it's fairly

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2 substantial.

3 MS. ABSENGER: And are those two curb --  
4 the two drop curbs, are they both in and out or  
5 are they -- is just one closest to Albany Post  
6 Road in and out?

7 MR. ANNICCHIARICO: The one closest to  
8 Albany Post Road is in and out. The second curb  
9 cut is where the curb cut exists now.

10 MS. ABSENGER: Okay.

11 MR. ANNICCHIARICO: And it's where the -  
12 - when the Village put the curb in, that's where  
13 -- for the old project, that is where the drop  
14 curb is.

15 MS. ABSENGER: Right.

16 MR. ANNICCHIARICO: So, that, that, that  
17 entrance is really not going to be utilized by  
18 vehicles. It's just going to be to walk in and  
19 out.

20 MS. ABSENGER: But that sidewalk will  
21 come down to that curb drop?

22 MR. ANNICCHIARICO: Correct. Yes.

23 MS. ABSENGER: Correct? Okay. So, if  
24 they park, they can walk on the sidewalk instead

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2 of walking on the blacktop?

3 MR. ANNICCHIARICO: Correct, yes.

4 MS. ABSENGER: Okay. And one last  
5 question is, what is the distance from the  
6 building to the residence in the back? I know  
7 it's --

8 MR. ANNICCHIARICO: We had a 30-foot  
9 setback requirement. So, we are, we're at about  
10 30 feet.

11 MS. ABSENGER: At least 30 feet, okay.

12 MR. ANNICCHIARICO: Thirty feet.

13 MS. ABSENGER: Thank you.

14 MR. ZACHARY: And we did, we did discuss  
15 last time about noise. About with the bays  
16 facing 9A. I, I think that being closer to the  
17 buildings there is going to really -- I don't  
18 think it's going to increase their noise. It  
19 probably will lessen their noise.

20 MR. COOK: No doors.

21 MR. ZACHARY: The doors are not there,  
22 right, right. The garage bays. There is a  
23 service door, isn't there -- there is a service  
24 door in the back, right?

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2 MR. ANNICCHIARICO: No, we don't even  
3 have a service door.

4 MR. ZACHARY: Oh, you don't?

5 MR. ANNICCHIARICO: We don't show one,  
6 no.

7 MR. COOK: The offices.

8 MR. ZACHARY: The office is on the side,  
9 oh, okay. I thought it was --

10 MR. ANNICCHIARICO: The office is on the  
11 side. The, the parts room that we had in the  
12 back, in the back corner, --

13 MR. ZACHARY: Yeah.

14 MR. ANNICCHIARICO: -- that is  
15 accessible from the inside.

16 MR. ZACHARY: Oh, okay, that's probably  
17 the door I saw. Alright. So, I am going to --  
18 is there anything from anybody here?

19 MR. COOK: No.

20 MR. ZACHARY: George or --

21 MR. COOK: I have nothing to say.

22 MR. ZACHARY: Okay. And is there  
23 anything else with the engineer, George?

24 MR. POMMER: We have no -- no, no

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2 comments, other than what's in our memo.

3 MR. ZACHARY: Okay. So then, if we move  
4 ahead with this resolution, the only -- we, we'd  
5 be waiting -- the condition would be that a  
6 photometric plan is provided. For the record, I  
7 don't think -- I don't think there is any issue  
8 with the lighting, but we just want to have that  
9 for the record. The photometric plan, is that  
10 the idea? Or is there any, is there any issue  
11 with the lighting?

12 MR. POMMER: No, it's, it's mostly for  
13 record.

14 MR. ZACHARY: Okay.

15 MR. POMMER: That, that would be for  
16 record.

17 MR. ZACHARY: Okay.

18 MR. POMMER: Just to show that the foot  
19 candles, --

20 MR. ZACHARY: Was that --

21 MR. POMMER: -- where the distribution  
22 is, and where, how far it's --

23 MR. ZACHARY: Was there also a county  
24 response that we were, we were waiting on, or did

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2 we get that?

3 MR. ANNICCHIARICO: It's my  
4 understanding that the time expired for them to  
5 respond, and that it was just a referral to them  
6 anyway.

7 MR. ZACHARY: Okay, County. Speak now  
8 or forever hold your peace. Okay. So, so, then  
9 the --

10 MS. STEPHANIE PORTEUS: It was only a  
11 referral. And they didn't --

12 MR. ZACHARY: Huh?

13 MS. PORTEUS: It was only a referral.

14 MR. ZACHARY: Right.

15 MS. PORTEUS: And they had 30 days, and  
16 that time is up.

17 MR. ZACHARY: Okay. Okay. So, that's -  
18 - so, so then, so there is really no hold ups,  
19 alright. I am going to open it up to the public.  
20 Is there any -- okay. I'm going to open it up to  
21 the public. If anybody wants to comment, please  
22 state your name and address if you come up, and  
23 share your thoughts.

24 MS. PATTY LANG: Hi, my name is Patty

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2 Lang [phonetic], 230 Rockledge Avenue. Last  
3 month, I turned this over to Marcus. It was a  
4 letter. Do we have any answers on any of this?  
5 That was unanimously [sic] sent to my house. It  
6 was given to you.

7 MR. MARCUS SERRANO: It, it was. It was  
8 an anonymous letter. I shared it with the Board  
9 members. It's anonymous. I don't know if there  
10 is any response required at this point.

11 MS. LANG: Well, it was questions that  
12 were concerning the Gallon Measure. Why it was  
13 sent to me, but I did get a phone call from one  
14 of my neighbors that they received this same  
15 letter today in their mailbox. So, did anybody  
16 look at it?

17 MR. ZACHARY: Well, I think that we had,  
18 we had an anonymous letter that was submitted  
19 into the record at the last meeting, but, you  
20 know, didn't spend a lot of time with it, being  
21 that it was an anonymous letter. I'm sorry, you  
22 received that letter or you wrote that letter?

23 MS. LANG: No, it was received to my  
24 house.

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2 MR. ZACHARY: Okay. Well, why don't we  
3 just -- if you want to just ask those questions  
4 now, maybe we could do it that way. Is there any  
5 particular questions there that you want to ask?

6 MS. LANG: It was apparently somebody in  
7 the Village that was pretty knowledgeable. That  
8 I can tell you. That I don't even understand  
9 about the zoning map located at C1, C2 overlay  
10 zone as per attachment 2 of Section 211-10.  
11 Schedule of uses. All requirements of the  
12 underlying C1, C2 load zone shall be followed. I  
13 mean, there's, I'm not going to sit here and read  
14 it.

15 MR. ZACHARY: Yes, okay. Okay. So let  
16 me take that one to start with.

17 MS. LANG: Actually, it was here at last  
18 month's meeting.

19 MR. ZACHARY: Right, right.

20 MS. LANG: That's why --

21 MR. ZACHARY: Well, I, I have a, I have  
22 a copy of that in my, in my papers, but --

23 MS. LANG: One of the neighbors got one  
24 in the mail today.

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2 MR. ZACHARY: Yeah, well, if it, if this  
3 was a Village resident, they could have come here  
4 and, and asked and been part of this process, but  
5 I can't take anonymous letters seriously, quite  
6 honestly. But I will answer that question.

7 This -- I think the question there was  
8 whether or not this is actually even an allowed  
9 use in that zone, which we discussed last time,  
10 and it is. It, it is considered light automotive  
11 repair as opposed to -- rather minor automotive  
12 repair, as opposed to major automotive repair.  
13 Major automotive repair is body work and all  
14 other standard type things like, you know, oil  
15 changes, brakes, and suspension, and all the, all  
16 the general kind of repairs that we normally have  
17 done to our car, those are minor auto repair, and  
18 they are allowed in that zone.

19 MS. LANG: Okay. Now, my next question  
20 is, on the side of my house, --

21 MR. ZACHARY: Yes.

22 MS. LANG: -- my oil tank and my propane  
23 tank.

24 MR. ZACHARY: Yes.

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2 MS. LANG: With this building, is it  
3 going to be too close to my stuff, in my yard?

4 MR. ZACHARY: I, I, well, I don't know.  
5 I could ask -- I will put -- the only thing I  
6 know is that I had to have my gas tank for my,  
7 for my stove at least 10 feet away from my --  
8 any, any electrical components like my central  
9 air conditioning unit. My gas tank had to be  
10 moved. Ten foot was what I was told it had to  
11 be. So, I -- Peter, is there any --

12 MR. COOK: That is absolutely correct,  
13 and five foot from any openings in the building  
14 like windows and basement windows, and 10 foot is  
15 the standard, depending on the size of the  
16 bottle, you know, the tank.

17 MR. ZACHARY: Depending on the size of  
18 the tank, okay. So, at 30 feet, I don't think  
19 there is any, anything that we should be  
20 concerned about.

21 MR. COOK: No.

22 MS. LANG: Okay, because, I mean, I'm  
23 not moving mine. That's for sure.

24 MR. ZACHARY: No, good question, and I

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2 think with the code being 10 feet, I think, you  
3 know, 30 feet --

4 MS. LANG: Okay.

5 MR. ZACHARY: -- and that's not even --  
6 [CROSSTALK]

7 MS. LANG: I don't know. That is why  
8 I'm only asking.

9 MR. ZACHARY: And they won't be working  
10 on that side, so.

11 MS. LANG: And the other -- the last  
12 thing is, when they do start their work, I'm  
13 asking that they do put something along that  
14 fence so I don't have to get, inhale all that  
15 dirt and stuff as it is coming on my porch.  
16 That's all.

17 MR. ZACHARY: What is the proto-, the  
18 protocol for the, for dust control?

19 MR. POMMER: We, we talked -- yeah.  
20 That was discussed at the last meeting.

21 MR. ZACHARY: We talked about it a  
22 couple of months ago. I don't remember exactly  
23 what the --

24 MR. POMMER: It is either a dust screen

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2 and/or misting of materials, because if it's dry  
3 enough, then they do become [unintelligible]  
4 [00:38:39].

5 MR. ZACHARY: So, there will be steps  
6 taken to --

7 MR. POMMER: Correct.

8 MR. ZACHARY: -- keep the dust from  
9 flying around?

10 MR. POMMER: And that is part of the  
11 erosion -- that's discussed or noted, --

12 MR. ZACHARY: Part of the erosion.  
13 Okay.

14 MR. POMMER: -- is in the erosion  
15 control plan, correct.

16 MR. ZACHARY: Okay.

17 MS. LANG: Okay, thank you.

18 MR. ZACHARY: And if you, if something  
19 happens that, that seems to deviate from those  
20 safe practices, you can call our building  
21 inspector.

22 MS. LANG: Thank you.

23 MR. ZACHARY: Thank you. Do you want  
24 this, Ms. Lang?

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2 MS. LANG: No, you can keep that.

3 MR. ZACHARY: Okay, thank you. Is there  
4 anybody else that would like to comment from the  
5 public?

6 Okay. So, if there is nobody else that  
7 wants to speak, I am going to ask that we close  
8 the public hearing, and we are going to bring  
9 this to a vote. And -- are you just positioning  
10 yourself, or were you going to comment?

11 MR. ANNICCHIARICO: No, I'm just getting  
12 up here. Just in case.

13 MR. ZACHARY: Just getting up there,  
14 okay. Alright. A motion to close the public  
15 hearing.

16 MR. OUTHOUSE: I make a motion.

17 MS. ARMISTO: I'll second.

18 MR. ZACHARY: All in favor.

19 MULTIPLE: Aye.

20 MR. ZACHARY: Okay. So, we have a  
21 resolution and -- that's not it. We have a  
22 resolution. We have a lot of paperwork. Got it,  
23 thanks. Okay. So, do I need to read this?

24 MR. SERRANO: No. The res- resolution

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2 is approved as drafted, as long as the Board  
3 members feel comfortable with it.

4 MR. ZACHARY: Okay. And the -- there  
5 was some, a couple of dates that were redlined in  
6 -- to reflect the latest drawing updates, and --

7 MR. SERRANO: On page 4, I think it was,  
8 [unintelligible] [00:40:35].

9 MR. ZACHARY: Yeah, there were a couple.

10 MS. ABSENGER: Page 3.

11 MR. ZACHARY: One on page 5 and one on  
12 page 3 or -- yeah, okay.

13 MR. ANNICCHIARICO: I would also say  
14 that on page 5, where it says documentation  
15 sufficient in form and substance for the Village  
16 engineer, that the list of items outlined in the  
17 Village engineer's 11/19/25 correspondence, he  
18 should also include George's 12/12/25 --

19 MR. SERRANO: He did.

20 MR. ANNICCHIARICO: Oh, okay, alright.  
21 Gotcha. I don't have -- alright.

22 MR. ZACHARY: Okay, yes, that is  
23 redlined in here.

24 MR. ANNICCHIARICO: Gotcha.

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2 MR. ZACHARY: Okay, let's see. So, you  
3 clearly have it, and you are aware of the time  
4 deadlines and the obligations of the Building --

5 MR. ANNICCHIARICO: Yes.

6 MR. ZACHARY: -- Department and so  
7 forth.

8 MR. ANNICCHIARICO: The time deadlines.  
9 We're, we're anxious to get started.

10 MR. ZACHARY: Alright. Okay. So, we  
11 have here a resolution for an amended site plan  
12 and special permit approval for Gallon Measure.  
13 It says residential and commercial development.  
14 I think there is a redline needed there to cross  
15 out the word residential. My red ran out. How  
16 about black?

17 MR. SERRANO: You have different colors  
18 there.

19 MR. ZACHARY: Yes, I do. Okay. So,  
20 it's only -- so, for Gallon Measure commercial  
21 development at 3106 Albany Post Road, New York  
22 State, Route 9A. And a motion, a motion to  
23 approve this site plan resolution as drafted  
24 here, with the redline corrections.

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2 MR. OUTHOUSE: I make a motion.

3 MS. ARMISTO: I'll second.

4 MR. ZACHARY: A second. All in favor?

5 MULTIPLE: Aye.

6 MR. ZACHARY: Aye, I'm going to go with  
7 it. And anyone opposed? Are you opposed? How  
8 are you going to --

9 MS. ABSENGER: With the, is it with the  
10 color? If it's with that, --

11 MR. ZACHARY: Well, yeah, I think --

12 MS. ABSENGER: -- I'm opposing.

13 MR. ZACHARY: Yeah, okay. So, four in  
14 favor, one opposed. On the edge, but it's a good  
15 project. I am just, you know, maybe would have  
16 liked it a little lighter colored, but I can't  
17 hold it up for that. Okay. So --

18 MR. ANNICCHIARICO: Thank you very much.  
19 I appreciate all your time, and --

20 MR. SERRANO: Happy Holidays to you.

21 MR. ANNICCHIARICO: Happy holidays.  
22 Yes, absolutely, to everybody. Thank you very  
23 much.

24 MR. SERRANO: Bye-bye.

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2 MR. ZACHARY: Okay, thank you. Okay.  
3 Onto a couple of, a couple of quick items of  
4 business. We have a calendar number PB-2-2025,  
5 which is a request for a second six-month  
6 extension from a previous extension granted last,  
7 in, in June to extend special permit site plan,  
8 wetlands steep slopes, and preliminary  
9 subdivision plat approval for Village Square  
10 Carbone Brothers at 3095 Albany Post Road. And  
11 good evening, guys.

12 MR. ANTHONY CARBONE: How you doing?

13 MR. ZACHARY: Question, I just -- we are  
14 looking at your letter. According to your  
15 letter, the thing that is delaying this now, and  
16 correct me if I'm wrong, is that, according to  
17 the DOT, the village has submitted a petition  
18 requesting the DOT condition your permit upon the  
19 installation of a sidewalk in front of an  
20 adjacent property. So, I just want to get  
21 clarification.

22 MR. SERRANO: If I may. To clarify  
23 that, there was a correspondence. The Board  
24 members were concerned about the pedestrian

1 December 18, 2025

2 safety of people, pedestrians walking --

3 MR. ZACHARY: The Village Board?

4 MR. SERRANO: The Village Board.

5 MR. ZACHARY: Okay.

6 MR. SERRANO: Were concerned with  
7 pedestrians walking from, let's say the high  
8 school towards the Dunkin' Donuts, and then  
9 people walking past the Carbone new sidewalk,  
10 which would end at the end of the property, and  
11 they have to walk on the shoulder of the road to  
12 get back on.

13 MR. ZACHARY: Is that the only piece of  
14 sidewalk missing between --

15 MR. SERRANO: Correct.

16 MR. ZACHARY: -- the Dunkin' Donuts and  
17 --

18 MR. SERRANO: And Lake Street.

19 MR. ZACHARY: And --

20 MR. SERRANO: And Lake Street, yes.

21 MR. ZACHARY: And Lake Street?

22 MR. SERRANO: Correct. So, there's  
23 supposed to be on their corner a pedestrian  
24 sidewalk to allow -- a pedestrian crosswalk to

1 December 18, 2025  
2 allow children to walk across the street safely,  
3 across from the tennis courts, as well as to walk  
4 across the street to the Dunkin' Donuts. So, the  
5 Village Board expressed their concern to the DOT.  
6 If the DOT was okay with it, they could still,  
7 it's your right-of-way. You could do whatever  
8 you want.

9 MR. ZACHARY: So, I'm just reading the  
10 way this -- the way you worded this. Is there --  
11 do we have --

12 MR. SERRANO: Oh, let me finish.

13 MR. ZACHARY: Oh, okay.

14 MR. SERRANO: So, so a correspondence  
15 went to the DOT saying that the Village Board was  
16 concerned about the pedestrian safety. Whatever  
17 the, whatever the DOT decides to do, the DOT,  
18 right-of-way, whatever they decide, the DOT has  
19 decided to, as part of the condition on the  
20 Carbone project is to make them put the sidewalk  
21 in front of the, in front of that private house  
22 to continue the connection, the connectivity from  
23 the Dunkin' Donuts to Lake Street. So that's  
24 where they are holding -- they're, they're, now,

1 December 18, 2025

2 they are waiting for that final approval, and I  
3 won't speak for the Carbones, but his engineer  
4 has submitted plans to the DOT to be reviewed,  
5 but they have not provided any approval for those  
6 plans or any modifications to those plans in  
7 front of that section of sidewalk.

8 MR. ZACHARY: Okay. So, are you guys  
9 okay with adding that sidewalk, or is this -- or  
10 are you contesting it? I'm just trying to  
11 understand what is going on here.

12 MR. SERRANO: Well, it's manda-, it's  
13 manda-, it doesn't what comment.

14 [Unintelligible] [00:46:18]. It doesn't matter  
15 what they feel. Going back, for example, to the  
16 AMS project, DOT made them do a left-hand turn  
17 lane on the -- on, on Route 9A to go into the  
18 project. But AMS didn't want to do it either.  
19 So, the DOT had them put them in.

20 MR. ZACHARY: Yeah, okay.

21 MR. SERRANO: These individuals, they're  
22 not planning to do that either.

23 [CROSSTALK]

24 MR. ZACHARY: Alright. What are we

1 December 18, 2025

2 talking about? How wide is that?

3 MR. SERRANO: Oh, that, I don't know.

4 MR. A. CARBONE: Of what, the sidewalk?

5 MR. SERRANO: How long the --

6 MR. ZACHARY: The house, what is that,  
7 another 30 feet or something?

8 MR. A. CARBONE: Yeah, 30 by, I think,  
9 four feet, something like that.

10 MR. ZACHARY: Yeah, yeah. So, extending  
11 your sidewalk another 30 feet, okay. So --

12 MR. PASQUALE CARBONE: But it had to be  
13 re-engineered.

14 MR. A. CARBONE: Everything had to be  
15 re-engineered and we had to ask --

16 MR. SERRANO: And submitted to the DOT.

17 MR. A. CARBONE: Yeah.

18 MR. ZACHARY: Okay, I think --

19 MS. PORTEUS: That's, that's the request  
20 -- after that delay, that's the request?

21 MR. A. CARBONE: That is what is  
22 delaying it.

23 MS. PORTEUS: Okay.

24 MR. ZACHARY: Alright. Here's -- I have

1 December 18, 2025

2 a little issue here, in that, that I believe  
3 there has -- they have a wall that's on the  
4 Village right-of-way and that is where the  
5 sidewalk has to go. So --

6 MR. SERRANO: Let me correct that. It's  
7 on the DOT right-of-way. The Village -- you said  
8 Village right-of-way.

9 MR. ZACHARY: Oh, it's a state road.

10 MR. SERRANO: A state road., it's not  
11 the village right-of-way.

12 MR. ZACHARY: Oh, right. That is not  
13 the village -- okay. So, I think that --

14 MR. SERRANO: So, Mr. Chairman --

15 MR. ZACHARY: -- we can't turn, we can't  
16 turn these guys into enforcement agents.

17 MR. SERRANO: No, no, no.

18 MR. ZACHARY: So, how would, how are we  
19 assisting in this process?

20 MR. SERRANO: So, Chairman, so the  
21 situation is, whatever the DOT approved, they  
22 have to put in. All they are asking for is for  
23 the Village Board -- I mean the Planning Board to  
24 give them an extension to wait for the DOT to

1 December 18, 2025

2 provide them whatever changes or whatever  
3 approvals for them to get final DOT approval so  
4 they can --

5 MR. ZACHARY: Okay. I don't -- I don't  
6 think we have an issue with offering an  
7 extension.

8 MR. SERRANO: That's what --

9 MR. ZACHARY: I, I just -- and so, so --

10 MR. POMMER: Mr. -- their, their  
11 previous extension ends this month. So, that's  
12 why they need the extension.

13 MR. ZACHARY: Yeah, I mean, it's a, it's  
14 a reasonable request, I think, given the  
15 circumstances.

16 MR. SERRANO: And if I may, I want to  
17 add one more thing. They worked very diligently,  
18 also, with the County Department of Health to put  
19 a new sewer line through that property as well,  
20 and they were held back a --

21 MR. ZACHARY: Okay.

22 MR. SERRANO: -- substantial amount of  
23 time for the Department of Health. So, they are  
24 very close to getting this done. They've met all

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2 the requirements that George had them make, all  
3 the Department of Health requirements they have  
4 to do. Now, they have to meet the DOT  
5 requirements as well. So. I just want to say  
6 they have been working very hard to get things  
7 done.

8 MR. ZACHARY: Okay. Well, they're  
9 always working hard, these guys.

10 MR. A. CARBONE: We try.

11 MR. ZACHARY: Except for when they are  
12 not. But, but I'm just trying to understand.  
13 How will it work now, since -- if they have -- if  
14 there is a stone wall on the DOT right-of-way,  
15 how is this going to -- what is the process here?

16 MR. SERRANO: So, nothing --

17 MR. ZACHARY: We can't send them in with  
18 a bulldozer.

19 MR. SERRANO: No. The, I think they are  
20 trying to work around that wall.

21 MR. A. CARBONE: Correct.

22 MR. SERRANO: So, they are trying to  
23 work --

24 MR. ZACHARY: There's enough room?

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2 MR. CARBONE: Yes.

3 MR. SERRANO: So maybe you want --

4 MR. ZACHARY: Oh, okay.

5 MR. A. CARBONE: So, so, the sidewalk  
6 will be right in front of that wall.

7 MR. ZACHARY: Okay, okay.

8 MR. A. CARBONE: We won't be touching  
9 the wall.

10 MR. ZACHARY: Oh, good, good. I thought  
11 -- I thought it was -- that there was not enough  
12 room.

13 MR. P. CARBONE: It's going to be within  
14 the shoulder, so it's not going to affect the  
15 lanes.

16 MR. ZACHARY: Gotcha.

17 MR. P. CARBONE: It's just going to be  
18 within the distance from the white line to the  
19 wall.

20 MR. ZACHARY: Okay.

21 MR. SERRANO: Now, again, I just want to  
22 say that's if DOT approves it. The DOT can  
23 change anything.

24 MR. ZACHARY: Oh, I got you.

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2 MR. SERRANO: The DOT can say take the  
3 wall down.

4 MR. ZACHARY: The DOT --

5 MR. SERRANO: The DOT can do whatever  
6 they want.

7 MR. ZACHARY: -- controls how --

8 MR. SERRANO: So, that, they submitted a  
9 way to not affect that wall, but the DOT has to  
10 approve it.

11 MR. A. CARBONE: Correct.

12 MR. ZACHARY: Alright. So, then, our --  
13 the Board needs to, just to vote on, on --

14 MS. PORTEUS: An extension.

15 MR. ZACHARY: -- to extend the, to give  
16 a six-month extension to the, to the permit, and  
17 I'd like a, I will make the motion to, to extend  
18 -- to offer the six-month extension for the, for  
19 the work permit, for all the permits that were  
20 granted from our site plan approval, actually,  
21 and I have made the motion. I need a second.

22 MS. ABSENGER: Second.

23 MR. OUTHOUSE: Second.

24 MR. ZACHARY: All in favor?

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2 MULTIPLE: Aye.

3 MS. ARMISTO: I recuse.

4 MR. ZACHARY: And, oh, and okay. And  
5 Tracey is recusing herself. So, it's four in  
6 favor and one recused.

7 MR. A. CARBONE: Thank you very much.

8 MR. ZACHARY: Okay, guys.

9 MR. A. CARBONE: Happy Holidays.

10 MULTIPLE: Happy Holidays.

11 MR. ZACHARY: Happy Holidays.

12 [CROSSTALK]

13 MR. ZACHARY: So, we have one more quick  
14 thing before we all adjourn. One item that was  
15 added in, and I am going to let the -- it's, it's  
16 a slight amendment to a resolution from the --  
17 from Pacific Automotive that we completed a few  
18 months ago. And George, I'll let you explain it.

19 MR. POMMER: Sure. The Planning Board  
20 approved the resolution October 23rd. As we were  
21 going through it and the applicant was getting a  
22 permit, we noticed that the wetlands portion of  
23 it is not mentioned in the resolution. It's  
24 mentioned in other places like my memo, and

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2 you've reviewed it according to the wetlands.  
3 But, and we made the applica-, the applicant come  
4 back and revise his application to include  
5 wetlands. So, as a housekeeping thing, now we  
6 are putting an amendment in there. I have an  
7 amended resolution that says site plan and  
8 wetlands approval, because the Village doesn't  
9 have a separate permit for wetlands. The  
10 resolution is the wetlands permit. So, that's --

11 MR. ZACHARY: Gotcha.

12 MR. POMMER: So, so there is a couple of  
13 edits on a couple of lines. Line 5, page 3, per  
14 -- and it says Article 7, Site Plan Approval, and  
15 Chapter 203 Wetlands. And one of the whereas is  
16 on -- I'm sorry, the resolved -- resolved, the  
17 Planning Board has considered the standards and  
18 requirements for granting the requested wetlands  
19 permit and that the permit is hereby granted.  
20 So, this is consistent with the previous project  
21 that we saw that was Village Square. It had the  
22 same similar language.

23 MR. ZACHARY: Right, right, right.

24 MR. POMMER: It should be mirrored in,

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2 you know, anything that --

3 MR. ZACHARY: So, the review has all  
4 been done. We just have to correct the  
5 paperwork, the resolution, and --

6 MR. POMMER: Correct. So --

7 MR. ZACHARY: Yeah, okay. That's it?

8 MR. POMMER: That, that is it, yeah.

9 MR. ZACHARY: Okay. I would like a  
10 motion to approve the amended resolution,  
11 originally from October 23rd, now from, to  
12 December 18th, to include the wetlands approval  
13 with the site plan approval. Motion to approve  
14 the amended resolution?

15 MS. ABSENGER: Motion to approve.

16 MR. ZACHARY: Second? Anyone?

17 MR. OUTHUSE: Second.

18 MR. ZACHARY: All in favor?

19 MULTIPLE: Aye.

20 MR. ZACHARY: Thank you.

21 MS. ABSENGER: I see how it.

22 MR. ZACHARY: You've got to, you've got  
23 to adjourn the meeting. Got to adjourn the  
24 meeting, but maybe I don't want to. Okay.

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Motion to close the meeting -- to adjourn the meeting.

MS. ARMISTO: Motion to close.

MR. ZACHARY: Second?

MS. ABSENGER: Second.

MR. ZACHARY: All in favor?

MULTIPLE: Aye.

MR. ZACHARY: Good night, everyone.

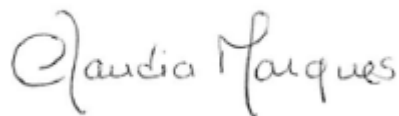
Thank you.

(The public board meeting concluded at 7:53 P.M.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on December 18, 2025, was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Handwritten signature of Claudia Marques in cursive script.

Date: January 7, 2026

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