

VILLAGE OF BUCHANAN

BOARD MEETINGS

PLANNING BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

April 21, 2026

7:00 p.m. to 7:21 p.m.

April 21, 2026

MEMBERS PRESENT:

Nicolas Zachary, Chairman

Eileen Absenger, Member

Jeffrey Faiella, Member

Kieran Outhouse, Member (via zoom)

MEMBERS ABSENT:

Tracey Armisto, Member (recused herself)

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

ALSO PRESENT:

David Smith, Village Planner

Cynthia Kempter, Village Clerk, Treasurer

Sharon Murphy, Deputy Village Clerk

OTHER SPEAKERS:

Anthony Carbone

Pasqualino Carbone

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2 (The board meeting commenced at 7:00 p.m.)

3 MR. NICOLAS ZACHARY: Hello, everybody.
4 Good evening, good evening. We have a pretty
5 short meeting tonight, I believe. But we'll
6 start with the 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: A quick, a quick bit of
13 business. We have the, the minutes from December
14 18, 2025, to approve. Does anybody on the Board
15 have any corrections or comments on the minutes?
16 No from Jeff, no from Eileen. Kieran, anything?

17 MR. KIERAN OUTHUSE: No.

18 MR. ZACHARY: Nor do I. Motion to
19 accept the minutes as recorded?

20 MR. JEFFREY FAIELLA: I make a motion we
21 accept.

22 MR. ZACHARY: Seconded by?

23 MS. EILEEN ABSENGER: I second.

24 MR. ZACHARY: Seconded by Eileen. All

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2 in favor?

3 MULTIPLE: Aye.

4 MR. ZACHARY: Aye. Carried. And, now,
5 it's the Carbones.

6 So, we have a, a new business, Calendar
7 No. PB1-2026. This was a prior calendar No. 7
8 from 2024, and also a continuation. There was
9 some other carried into 2025. And we have a
10 request to modify the terms of the recreation
11 fees that were part of a previous site plan.
12 Sure, go ahead.

13 MR. PASQUALE CARBONE: Hello, everybody.

14 MR. ZACHARY: Tell us all about it.

15 MR. P. CARBONE: So, we did not know we
16 were allowed to make a request of when the
17 recreation fee could be paid. So, when we
18 submitted our building permit application last
19 month, they asked for the recreation fee. And we
20 had previously spoken about paying it when we
21 finished the completion of one building and we
22 obtained the CO, we would pay the recreation fee.
23 And it was, I guess, floating around in the air,
24 but it was never really officially done. So,

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2 we're here to formally request it.

3 MR. ZACHARY: So, I think it probably
4 went, just by default wording, it went into, into
5 the resolution as a, as a, as a one-time payment,
6 if I'm not mistaken.

7 MR. P. CARBONE: I believe, I believe
8 the resolution reads that, at each building
9 permit that we take for each building, we would
10 pay it at the beginning. But we're requesting to
11 have that changed.

12 MR. ZACHARY: Oh, the cha-, I thought it
13 was a change from paying it all at once to paying
14 it as each building is completed. But it's
15 specifically to defer it from the building permit
16 to the C of O?

17 MR. P. CARBONE: Correct.

18 MR. ANTHONY CARBONE: Of each building.

19 MR. P. CARBONE: Of each building.

20 MR. ZACHARY: Okay. Alright. Well, I,
21 I, I believe we have precedent on this that would
22 make that acceptable. Is that something, David,
23 maybe you would --

24 MR. DAVID SMITH: Yes.

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2 MR. ZACHARY: -- clarify that?

3 MR. SMITH: Yeah. So, the, the
4 applicant has submitted a formal letter, I think
5 it was dated March 26th, to the Village. Mr.
6 Carbone has outlined their request, that they
7 would like to have the payment shifted from the
8 issuance of a, of a building permit to the
9 issuance of the certificate of occupancy. That's
10 consistent with past practice when the Village
11 Board approved the AMS project. So, it's not
12 inconsistent for the applicant to make the same
13 request.

14 The fee, the recreation fee, will have
15 to be paid before the issuance of the temporary
16 or, or permanent --

17 MR. ZACHARY: C of O, yeah.

18 MR. SMITH: -- certificate of occupancy,
19 so, before the building is occupied. So, the
20 payment will be made at some point in time.
21 That's right.

22 MR. ZACHARY: And, and in third, is, is
23 the intention to build-, do one building at a
24 time as opposed to three simultaneously?

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2 MR. P. CARBONE: Correct. So, all three
3 foundations are being built, and then they're
4 going to start building one building. When that
5 building is complete --

6 MR. ZACHARY: I'm sorry, excuse me. The
7 three foundations are, are, are built?

8 MR. ANTHONY CARBONE: No, not yet.

9 MR. P. CARBONE: No, they're, they're
10 being --

11 MR. ZACHARY: Oh, oh.

12 MR. P. CARBONE: -- they're going to be
13 built.

14 MR. ZACHARY: Okay.

15 MR. P. CARBONE: And then, the first
16 building will be built closest to the high
17 school.

18 MR. ZACHARY: Right.

19 MR. P. CARBONE: And once that is
20 completed, then we're going to do the second one,
21 and then the third one.

22 MR. ZACHARY: Work your way north.
23 Okay. And will, will there be occupants in one
24 building when you're building the one next to it?

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2 MR. A. CARBONE: Yes.

3 MR. P. CARBONE: Yes.

4 MR. ZACHARY: Okay. Alright. I, I, for
5 some reason, I envisioned that they'd all go at
6 once. But, alright. So, does anybody on the
7 Board want to, have any comments or opinions on
8 this? Both whether for or against? Any?
9 Nobody?

10 MR. FAIELLA: What did the Village say
11 to the letter?

12 MR. ZACHARY: What did?

13 MR. FAIELLA: The, the letter was
14 addressed to the Village. What was the --. What
15 did the Village say toward the letter that they
16 submitted? Were they in favor of this, or?

17 MR. SMITH: Well, I think your, your
18 letter was submitted to the Planning Board.

19 MR. P. CARBONE: Correct.

20 MR. SMITH: Right. So, it's your --

21 MR. ZACHARY: This has come, this has
22 come right to us, the -- oh, wait, that's not the
23 letter. The let- letter is right here and it's,
24 and it's submitted right to us. Being that it's

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2 a, a tweak of one of the conditions on the site
3 plan, it's pretty much our, our domain.

4 MR. SMITH: Yes, that's correct.

5 MR. ZACHARY: So, it's, so, so what we
6 think is the, is the question. Does anybody on
7 the Planning Board want to make any comments on
8 this?

9 MS. ABSENGER: I just have a question, I
10 have one question. May I have more than one.
11 But what's the timetable of one building to the
12 next building and to the next building?

13 MR. A. CARBONE: Well, as soon as we
14 finish the first one, we will start to rent it
15 out. And then, we'll go to the next one. So, we
16 have four years to finish this project. That's
17 how it was --

18 MS. ABSENGER: Okay, four years?

19 MR. A. CARBONE: Correct.

20 MS. ABSENGER: Do you -- what, what I'm
21 asking is, what is your timetable for the first
22 building? What do you think is the estimate time
23 of getting that up and running and rented?

24 MR. A. CARBONE: Hopefully, within a

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2 year.

3 MS. ABSENGER: Okay.

4 MR. A. CARBONE: Yes. We're, we're, we
5 just started. We should have, probably, the
6 foot, the foundations up within two months, all
7 the foundations up. And then, we start with the
8 first one.

9 MS. ABSENGER: Okay. So, the original
10 site plan, the original recreation was, once the
11 one building was done, then the recreation for
12 that building was to be paid?

13 MR. SMITH: The, the original resolution
14 contemplated and required that, with the, the
15 issuance of the building permit for any of the
16 three buildings, that's, that's the trigger for
17 the payment of the recreation fee. So, that's
18 why the applicant is here, back before your
19 Board. They want to move that date from the
20 issuance of the building permit to the issuance
21 of a certificate of occupancy.

22 MS. ABSENGER: Alright. So, the first
23 building will get a CO, and that's when the first
24 part of the recreation --

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2 MR. SMITH: Correct.

3 MS. ABSENGER: -- will be paid?

4 MR. A. CARBONE: For that building.

5 MR. SMITH: Correct.

6 MR. A. CARBONE: For that building. And
7 then, when we go to the next one, when that's
8 complete, then we pay that one.

9 MS. ABSENGER: Got it.

10 MR. ZACHARY: So, I'm assuming this is,
11 this helps, because you can actually start having
12 income closer to the time you're laying out these
13 fees on top of the construction costs. So, it
14 gives you, it paces it for you.

15 MR. A. CARBONE: Correct.

16 MR. ZACHARY: I understand that. And
17 there's a precedent, because this -- the paying
18 at the C of A was done with the AMS project.

19 MR. SMITH: Correct.

20 MR. ZACHARY: So, I, I don't see any
21 issue with this at all, because if the rest of
22 the Board doesn't have any other comments or
23 opinions, we could, we could take a vote on it.
24 And no public hearing is required for this, I, I

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2 don't believe, because it's --

3 MR. SMITH: No.

4 MR. ZACHARY: Okay. Alright. So, any,
5 any other comments? Anybody out there want to
6 comment?

7 Okay. So, I'd like to -- we have, we
8 have a resolution prepared by our planner to, to,
9 to address this modification. I, and I don't
10 think I have to read the whole thing.

11 MR. SMITH: No, but I, I would just
12 focus on the resolved clauses.

13 MR. ZACHARY: Right. So, the resolution
14 is -- oh, which is the last line. So, this, this
15 is a lot of whereases, and ending with:

16 RESOLVED, That the Planning Board, after
17 due consideration, does hereby amend the 2023
18 approval, such that previous condition Number 16
19 be modified so that the provisions of required
20 recreation fees will be provided to the Village
21 prior to the issu- issuance of any temporary or
22 permanent certificate of occupancy for any of the
23 three residential buildings, as outlined in
24 Village Code section 211-27.1, and 171-11 from

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2 the Village Code; and be it

3 FURTHER RESOLVED, That all the
4 conditions contained in the original approval,
5 2023 approvals remain in full force and effect.

6 Can I have a motion to, to amend
7 condition Number 16, as requested by the
8 applicant?

9 MR. OUTHOUSE: I'll make a motion.

10 MR. ZACHARY: Kieran has made a motion.
11 Second?

12 MR. SMITH: Mr., Mr. Chairman, just --

13 MR. ZACHARY: Sorry?

14 MR. SMITH: I understand that Kieran is
15 here via Zoom, --

16 MR. ZACHARY: Is that --

17 MR. SMITH: -- but he's not a physical
18 presence. I'm not exactly sure on the law of.
19 But my suggestion would be, is to have somebody
20 who's physically present make the motion,
21 physically present to second it, and then you can
22 vote. Kieran can participate in the vote. But,
23 this way, you still have a quorum and you have
24 the people who are physically present to --

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2 MR. ZACHARY: Okay, gotcha.

3 MR. SMITH: So, sorry, Kieran. But --

4 MS. ABSENGER: So, I'll make the motion.

5 MR. OUTHOUSE: My feelings aren't hurt.
6 That's okay.

7 MR. ZACHARY: Okay. So, the motion is
8 made by Eileen, and a second?

9 MR. FAIELLA: Second.

10 MR. ZACHARY: And Jeff makes the second.
11 All in favor?

12 MULTIPLE: Aye.

13 MR. ZACHARY: Aye. So, carried, four to
14 nothing. And I, I did not point out, but Tracey
15 recused herself tonight because of personal
16 acquaintance with the applicant. So, we have a
17 quorum without her, and our business is done.

18 MR. A. CARBONE: Thank you.

19 MR. P. CARBONE: Thank you.

20 MS. ABSENGER: Hey, I have another
21 question. Can you --

22 MR. ZACHARY: Her middle name is
23 question.

24 MS. ABSENGER: Yeah. No, can you update

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2 what the DOT has done for your commercial lot?

3 MR. A. CARBONE: In what regards?

4 MS. ABSENGER: Ingress, egress, any kind
5 of traffic suggestions.

6 MR. P. CARBONE: So, the DOT is
7 requiring us to install a left turning lane
8 coming from Peekskill, going towards Montrose,
9 into the property. And coming out of the
10 property, on school days, between a certain time,
11 there's a no left turn restriction.

12 MS. ABSENGER: Oh.

13 MR. P. CARBONE: And we are repaving the
14 one lane from Lake Street to --

15 MR. A. CARBONE: The center of the
16 property.

17 MR. P. CARBONE: -- somewhere near the
18 center of the property. And we are installing a
19 sidewalk in front of the wall at the neighboring
20 property.

21 MS. ABSENGER: Okay.

22 MR. P. CARBONE: So, the wall is not
23 being affected. It's going in front of the wall
24 and ends before the white striped line.

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2 MR. A. CARBONE: So, you're going to,
3 you're going to have sidewalks now from White
4 Street going down to the bus --

5 MR. P. CARBONE: No, Lake Street.

6 MR. A. CARBONE: Lake -- I'm sorry, Lake
7 Street, going down to the bus, and then, all the
8 way across to Dunkin' Donuts. So --

9 MS. ABSENGER: Okay. Because I just
10 wondered what DOT did with the commercial
11 parking.

12 MR. A. CARBONE: Yeah.

13 MS. ABSENGER: Because I, and that's why
14 I asked David, and he said you can ask for an
15 update. And that's --

16 MR. A. CARBONE: Yeah, no problem.
17 Yeah.

18 MS. ABSENGER: -- what I wanted to know.
19 Okay. Alright. I didn't know they put a
20 restriction in. Just, how -- do you think that
21 will impact you tremendously?

22 MR. P. CARBONE: I don't think so.

23 MS. ABSENGER: Okay. Alright.

24 MR. P. CARBONE: We'll see, but I don't

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2 think so.

3 MS. ABSENGER: Okay. Thank you.

4 MR. ZACHARY: Thanks, guys.

5 MR. A. CARBONE: Thank you.

6 MR. P. CARBONE: Thank you. Appreciate
7 it.

8 MR. ZACHARY: We have one last thing.
9 We just want to work on the date for our main
10 meeting. And I want to thank everybody for
11 rescheduling this one today. I had, I had
12 something planned out of town on Thursday, so,
13 which is why I asked to move this to today.
14 Thank you for accommodating that. I appreciate
15 it.

16 So, in May, I leave town on May 21st for
17 the West Coast. My son lives out there, and he's
18 getting married. So, we're going to be spending
19 a couple of weeks out there. And sometime before
20 the 21st, preferably not the night before, we
21 need to reschedule. We talked about doing it on
22 the 19th, and it seemed like there was some
23 conflict for, for the attorney.

24 MR. SMITH: No. No, no. On the -- I'm

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2 good on the 21st. That's a Tuesday. Yes, right.

3 MR. ZACHARY: Right. So, at this point,
4 are we, do we have -- there's no submissions at
5 this point. So, very possibly, there'll be no
6 agenda anyway. Is there a safer day that
7 Stephanie would be able to make it? I mean, does
8 this, do you think we should just go with the
9 19th?

10 MR. FAIELLA: We'll schedule it the
11 19th, if you're available, since you're the
12 Chair. And then --

13 MR. ZACHARY: Yeah, I mean, I am. And
14 you guys are. Kieran, are you good for May 19th?

15 MR. OUTHUSE: I am. I'll have to Zoom
16 in, if it's the 19th instead of the 21st, if
17 that's acceptable.

18 MR. ZACHARY: Right. Okay.

19 MR. OUTHUSE: I can, I can be here for
20 it.

21 MR. ZACHARY: Okay. And did you get a
22 response from Tracey for the 21st? Do you
23 remember? I don't remember if she replied to
24 that. Okay.

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2 Okay, so if something develops on the
3 agenda where we really need to have an attorney,
4 our attorney there, we might have to tweak this.
5 But then, I would have -- I would ass-, I think
6 that we should be okay for any inter-, you know,
7 preliminary submission or, you know, review, that
8 we should be okay. So, let's go with, if it's
9 okay with everybody, May 19th?

10 MR. FAIELLA: Yes.

11 MR. ZACHARY: Okay, thank you. Has
12 anybody else got anything they want to say? A
13 motion --

14 MR. OUTHUSE: The only thing I have,
15 just quick. Jeff mentioned it in an e-mail, and
16 it's a valid point. I believe the
17 videoconferencing, the law that enabled it
18 expires, I think Jeff said July. That sounds
19 right. So, I don't know if we can get some
20 guidance from Stephanie to see if people can Zoom
21 in after that. I'm not sure. But I, I read
22 July, too. So, I don't know if, if that --

23 MR. ZACHARY: Right. Which is --

24 MR. FAIELLA: Yeah. I believe the

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2 Westchester County Planning Board, they said that
3 each member has to be here, so that's why
4 they're, they weren't validating Zoom anymore.
5 They need the people on the deck.

6 MR. ZACHARY: Okay. Well, Kieran, you,
7 I know you sometimes have the conflict with, is
8 it with work, I believe?

9 MR. OUTHUSE: Yeah, and it's only,
10 it's, like, the next two meetings. That's really
11 it.

12 MR. ZACHARY: Okay.

13 MR. OUTHUSE: So, I'll be at the other
14 ones in person. It's just two, three times a
15 year, I may have to do it Zoom. That's it.

16 MR. ZACHARY: Okay. So, let's --

17 MR. OUTHUSE: [Unintelligible]

18 [00:15:55]

19 MR. ZACHARY: So, I think we'll still
20 take a shot for the 19th. And maybe whether the
21 Zoom is still an allowable way to attempt it.
22 But that was an, a COVID accommodation, wasn't
23 it, originally?

24 MR. FAIELLA: Yes.

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2 MR. ZACHARY: So, so, okay, we could --

3 MR. FAIELLA: July [unintelligible]

4 [00:16:13].

5 MR. ZACHARY: -- find out from -- we
6 could check on that. And, for now, we'll stick
7 with the 19th, and you could plan on Zooming in.
8 Alright, Kieran?

9 MR. outhouse: Sounds good.

10 MR. ZACHARY: Okay. Okay, that would be
11 about it. motion to adjourn the meeting?

12 MR. FAIELLA: I make a motion to
13 adjourn.

14 MR. ZACHARY: Second?

15 MS. ABSENGER: Second.

16 MR. ZACHARY: All in favor?

17 MULTIPLE: Aye.

18 MR. ZACHARY: Aye. Thank you,
19 everybody.

20 (The public board meeting concluded at
21 7:21 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Planning Board meeting of the Village of Buchanan on April 21, 2026, was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castano

Date: May 8, 2026

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