

VILLAGE OF BUCHANAN

BOARD MEETINGS

PLANNING BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

June 25, 2026

7:00 p.m. - 8:39 p.m.

June 25, 2026

MEMBERS PRESENT:

Nicholas Zachary, Chairman

Eileen Absenger, Member

Jeffrey Faiella, Member

Kieran Outhouse, Member

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

George Pommer, Village Engineer

David Smith, Village Planner

Cynthia Kempter, Village Clerk, Treasurer

Peter Cook, Building Inspector

ABSENT:

Tracey Armisto, Member

SPEAKERS:

Aaron Warner, Zarin & Steinmetz

Jim Annicchiarico, Cronin Engineering

Joseph Thompson, Architect

Mark Giordano, Giordano Builders

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

3 MR. NICOLAS ZACHARY: Welcome to the
4 Buchanan Village of Buchanan planning board
5 meeting. If we could all start by reciting the
6 pledge of allegiance.

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: Okay, is that everything
13 we had to do? Oh, there's more? Okay. So we have
14 minutes to approve from April 21st. Does anybody
15 have any comments, corrections to the minutes of
16 April 21st?

17 MR. OUTHOUSE: No.

18 MS. ABSENGER: No.

19 MR. FAIELLA: No.

20 MR. ZACHARY: All around. Those minutes
21 are so good, we have nothing to say about them.
22 Motion to approve the minutes as recorded?

23 MR. OUTHOUSE: I make a motion that we
24 approve the minutes.

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2 MS. ABSENGER: Second.

3 MR. ZACHARY: All in favor?

4 MULTIPLE: Aye.

5 MR. ZACHARY: So, it goes. All right,
6 our main item on the calendar tonight is a new
7 application for site plan development and a
8 special permit at 322 (SIC) Albany Post Road and
9 the applicant is Steve Giordano Builders, Inc.
10 And we'll have some preliminary look at this
11 tonight. Would you please -- hi, want to
12 introduce yourself and --

13 MR. AARON WARNER: Sure. Good evening
14 chair and members of the board. My name is Aaron
15 Warner. I'm an attorney with the law firm Zarin
16 and Steinmetz representing the applicant, Steve
17 Giordano Builders, for, who is contract vendee
18 for the property 3222 Albany Post Road for the
19 proposed 11-unit condominium development which is
20 permitted, 12 units are permitted by special use
21 permit from your board under the C-1/C-2 overlay
22 zoning district where the project is located.
23 We're excited to share our presentation with you
24 tonight and to begin the special permit and site

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development plan review. But before that we'd just like to go over a couple of procedural items.

This project would require four variances, two front yard setback variances where 30 feet is required, we propose 15 feet for proposed unit number one and 10 feet for proposed unit number 11. We're also seeking a variance to permit your board the ability to consider granting additional three-bedroom units. The C-1/C-2 overlay district permits, at your board's discretion, to allow up to 20 percent of the total units to be three-bedroom units. We're proposing, well we we're proposing 11 units, therefore, there could only be up to two three-bedroom units. Our variance and what we're proposing is for four three-bedroom units, so just two additional ones. So we're seeking to increase the percentage of total units that could be permitted by your board. Finally, the last variance is regarding retaining walls with fencing. So, where the minimum yard regulations do not apply to walls or fencing less than six

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2 feet below average grade, we're requesting a
3 variance to permit our retaining walls, which
4 some of them at their highest point would go up
5 to 15 feet, so that --

6 MR. ZACHARY: That's including the
7 fence?

8 MR. WARNER: That's including the fence.
9 So, we've been before -- we've applied to the
10 ZBA. We've been before the ZBA earlier this month
11 and a public hearing is scheduled for July 8th.
12 However, and this ties into a SEQR discussion.
13 We've considered the feasibility of pursuing
14 uncoordinated review. However, we've thought
15 about it and particularly with the ZBA, while we
16 think we were well received, they were a little
17 bit apprehensive. They wanted your board's input
18 and, you know, based on the fact that we've seen,
19 we've received your comments, we have some things
20 to update. We've retained a consultant to update
21 our fiscal analysis, for example. So, these are
22 the things that we would be providing to you.

23 So based on that and what we would hope
24 is that your board would serve as lead agency for

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2 a coordinated review. It's a little bit cleaner
3 that way we think and it would provide a stronger
4 record for us. But we're happy to --

5 MR. ZACHARY: I haven't seen anything
6 from the, excuse me, from the zoning board yet.
7 Is there something I missed or we're still
8 waiting for that? Right?

9 MR. MARCUS SERRANO: No, the zoning
10 board had, the zoning board and the village board
11 had no objection with the planning board being
12 lead agency. They are still reviewing this. The
13 public hearing will be next month.

14 MR. ZACHARY: Okay.

15 MR. SERRANO: And after the public
16 hearing, they'll be back in front of you, either
17 they get approved or denied, and then they'll
18 write a site plan at point.

19 MR. ZACHARY: So you said the zoning
20 board wanted our input on all of those variances
21 or some -- were there specific things they were
22 looking to get our take on?

23 MR. WARNER: There was just some concern
24 because we hadn't been before your board yet

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2 that, you know, things might come up in our in
3 our review that may require additional variances.

4 MR. SERRANO: The chairman was concerned
5 that they got the variances lined up, if they
6 come in front of you and you look at the site
7 plan, you might think of other variances that
8 they might have to come back. But I believe, we
9 believe and David correct me, that we believe we
10 got all the variances they need. But they wanted
11 to make sure that you guys have --

12 MR. ZACHARY: Right. Well, do me a
13 favor. Next time you see the zoning board
14 chairman, tell them I think that was a wise move.

15 MR. SERRANO: Mm-hmm.

16 MR. ZACHARY: I would say we, you know,
17 we should at least do some preliminary discussion
18 because it could affect whatever, egress,
19 setbacks, so you know, a coordinated review makes
20 sense. Is there a particular procedure? I'm a
21 little unsure if we're doing a coordinated
22 review, do we just make an informal motion here
23 or is there any particular paperwork or other
24 step that we need to do?

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2 MR. SMITH: Well, the -- we're going to
3 get into the weeds a little bit on the SEQ
4 portion of it. So, as you recall with, if you
5 remember the Gallon Measure application?

6 MR. ZACHARY: Yes.

7 MR. SMITH: They went to the zoning
8 board first for a series of variances and then
9 they came back to your board.

10 MR. ZACHARY: Yes.

11 MR. SMITH: And then it was discovered
12 that, oh they need to get additional variances.
13 So I think that's the benefit of the applicant
14 appearing before the zoning board and then the
15 zoning board requesting just what you had
16 mentioned, a review to see if there are anything
17 else that needs to be done.

18 MR. ZACHARY: Okay.

19 MR. SMITH: With respect to SEQ, that's
20 the State Environmental Quality Review Act.
21 Essentially, it's your board who's issuing the
22 special permit and the site plan approval, along
23 with steep slopes permit.

24 MR. ZACHARY: Correct.

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2 MR. SMITH: The zoning board is issuing
3 the variances and essentially Westchester County
4 Department of Health, with respect to the
5 connection of the water and sewer.

6 MR. ZACHARY: Right.

7 MR. SMITH: So your board has the
8 broadest discretion with respect to the approvals
9 that are required for the application. So --

10 MR. ZACHARY: Okay.

11 MR. SMITH: I, and because the zoning
12 board didn't object to your board assuming the
13 role as lead agency, you could do that tonight
14 just to say, assume, all right, we're going to be
15 lead agency and you could begin to coordinate the
16 review, the environmental review. Now whether you
17 want to --

18 MR. ZACHARY: There's two separate
19 motions, one to act as the lead agency in the
20 SEQR review and one to be the lead in the
21 coordinated review?

22 MR. SMITH: Well no.

23 MR. ZACHARY: This would all --

24 MR. SMITH: This would --

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2 MR. ZACHARY: -- one thing?

3 MR. SMITH: It's all one. It's all one
4 in the same.

5 MR. ZACHARY: One in the same? Oh, okay.

6 MR. SMITH: Yeah.

7 MR. ZACHARY: Okay. Yeah.

8 MR. SMITH: And procedurally the next
9 step would be to review the environmental record
10 and then make an environmental determination, a
11 negative declaration or positive declaration.

12 MR. ZACHARY: Okay.

13 MR. SMITH: And the negative declaration
14 just allows the, the procedure allows the zoning
15 board to then grant the variances that are being
16 requested. Typically, like for instance with
17 Gallon Measure, SEQOR was kind of, it was an
18 afterthought and typically it is because those
19 types of projects, including projects like this
20 have, while there are there are impacts, they
21 don't rise to the level that you would need an
22 environmental impact statement.

23 MR. ZACHARY: Right.

24 MR. SMITH: You have, you have impacts

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2 to the steep slopes, but you have an engineer and
3 you have your code which addresses how those are
4 going to be mitigated as part of the review. So
5 you may want to consider it tonight or you may
6 want to hold off until your next meeting and, or
7 at least, at the very least provide some feedback
8 to the zoning board with respect to the variances
9 that are being requested.

10 MR. ZACHARY: Right. Right. Well, I'd
11 want to at least do a preliminary review and get,
12 let the board weigh in.

13 MR. SMITH: Yes.

14 MR. ZACHARY: I'm, off hand, I can't
15 think of any other variances that might be
16 required, but you know, we should give everybody
17 a chance.

18 MR. SMITH: Yes, absolutely.

19 MR. ZACHARY: And it's a little
20 different than gallon measure. There is a
21 wetlands nearby separated by that very weird
22 strip extending from one of the commercial sites.

23 MR. SMITH: So they, I would ask, at
24 some point I would ask the applicant to go

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2 through a complete presentation, just to point
3 out things like the wetlands and the steep
4 slopes.

5 MR. ZACHARY: Yes.

6 MR. SMITH: So that we're all familiar
7 with.

8 MR. ZACHARY: Right. Right. Okay, all
9 right. So is there, Mr. Warner, was it is there
10 any other comments you wanted to make or any --

11 MR. WARNER: Just that along with the
12 request that your board serve as lead agency for
13 SEQOR, we would also ask that you circulate the
14 notice of intent to be lead agency to any other
15 interested agencies, as well as any required GML
16 referral that that may be required.

17 MR. ZACHARY: Got you.

18 MR. FAIELLA: Mr. Chairman, what was the
19 the July 8th meeting that he mentioned?

20 MR. ZACHARY: That's their next meeting
21 with the zoning board. Is it's the public hearing
22 is set up for July 8th?

23 MR. WARNER: Yes.

24 MR. FAIELLA: So how come they set up

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the public hearing?

MS. ABSENGER: The zoning board.

MR. FAIELLA: The zoning board?

MS. ABSENGER: Yeah.

MR. ZACHARY: So if we don't have, if they haven't gotten sufficient feedback from us, that's only 10 days away or so, at that point, they may need to hold off another month. You might open the public hearing, but you might need -- that's up to the zoning board chair, but.

MR. WARNER: Right. So, yes. So, we do understand that. We, you know, in an abundance of caution, we want to make sure that we review preliminary with your board and make sure the zoning board has all the information that they need. And also with doing coordinated review, the zoning board would have to wait until a neg dec for, at least to act on some of the variances.

MR. ZACHARY: Yeah.

MR. WARNER: For example, I think that the variance to grant your board the ability to consider allowing more three-bedroom units would be an unlisted action where the setback variances

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would be considered type two, so, or exempt from SEQR, So, while the zoning board could theoretically act on those setback variances, we figure it makes more sense just to wait until we've completed our review with your board.

MR. ZACHARY: Okay. All right. You know, I mean, I want to get a sort of good preliminary look at this tonight. Some of the information has come to us very recently and I don't know if the whole board has had time to absorb stuff. I could use a little more time, though I've gone through everything. I think if I go through it another time, I might see something. You know, I went through a little quickly. So, is would you, is there a member of your team who's going to present the overlay of what we're doing here, what you want to do?

MR. WARNER: Yes, absolutely.

MR. ZACHARY: Would that happen to be Jim? Oh, a joint -- teamwork.

MR. SERRANO: Yeah. Who's going to run the board?

MR. JIM ANNICCHIARICO: I'll run the

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2 board.

3 MR. SERRANO: Okay.

4 MR. ANNICCHIARICO: I guess. Hi, Jim
5 Annicchiarico with Cronin Engineering. Good to be
6 back. And --

7 MR. JOSEPH THOMPSON: Joseph Thompson,
8 project architect as well. So, good evening
9 board. We're here to present a proposal for
10 basically the corner lot at the intersection of
11 Bleakley and Route 9, which is currently a vacant
12 lot. Aside from just in the foreground, there's a
13 Verizon structure and a retaining wall. So, the
14 proposal would be to develop the lot into 11 new
15 townhomes that would function as condominiums,
16 offer home ownership opportunity. They've been
17 developed in a way and placed on the site in a
18 way where we're trying to sensitively develop the
19 site to not have too much disturbance to some of
20 the slopes, but yet be able to accomplish enough
21 to make the project feasible, hence the request
22 for the setback variance from the zoning board.

23 What we believe makes that variance more
24 palatable with the yard setbacks to the zoning

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board is that there's a significant buffer and we'll show the site plan shortly, between the property line and the edge of curb so while the side yard, the setbacks may be as low as 10 to 15 feet, that additional almost 20 feet between the property line and curb makes it feel more like a 30 to 35 foot setback.

MR. ZACHARY: Which is village right of way?

MR. THOMPSON: Correct. That's right. We will be proposing some --

MR. SERRANO: I'm sorry, there's also Verizon. Verizon owns property in front of that as well, so you've got the village right of way -

MR. ZACHARY: Where the little substation is?

MR. SERRANO: Yeah. Where you see that little building there, so there is a wider pathway between the road and where the wall would be.

MR. ZACHARY: Oh, okay.

MR. SERRANO: So you might want to show

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2 the, show the survey where the board can see what
3 we're talking about.

4 MR. ANNICCHIARICO: So --

5 MR. SERRANO: Use the pen so they can
6 see it better. Use your pen.

7 MR. ZACHARY: And use the mic too.

8 MR. ANNICCHIARICO: Where is that mic?
9 Thank you.

10 MR. SERRANO: Use a darker pen, too.
11 That's too light. Use black or something. Pick
12 black or something, the colors, yeah, there you
13 go.

14 MR. ANNICCHIARICO: So this is one of
15 the front yard variances that we require. Edge of
16 pavement is there. The building is there.

17 MR. SERRANO: Step back a little bit so
18 I can see it on the TV.

19 MR. ANNICCHIARICO: Sure.

20 MR. SERRANO: There you go.

21 MR. ANNICCHIARICO: So if we have, we
22 need a 10 foot, we have a 10 foot setback from
23 the property line to the building. But in that
24 area, the property line is about 30 feet back

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2 from the curb.

3 MR. ZACHARY: Okay.

4 MR. ANNICCHIARICO: So there's about 40,
5 you've got a 40 foot distance from the curve line
6 to the building itself. And --

7 MR. SERRANO: Oh, before you go to the
8 next spot, what's the height? Height, too. So,
9 they can know what the, not only setback but also
10 the height limit. Yeah.

11 MR. ZACHARY: Excuse me. From the from
12 the curb line to the building did you say is 40
13 feet or from the curb line to the retaining wall?

14 MR. ANNICCHIARICO: To the building.

15 MR. ZACHARY: On the, where your
16 variance is needed?

17 MR. ANNICCHIARICO: Correct.

18 MR. ZACHARY: Okay. Where the, where the
19 row of eight or whatever it is condominiums is,
20 is much more, obviously.

21 MR. ANNICCHIARICO: So the second
22 variance, which is here, this is the property
23 line, here's the corner of the building, from
24 that curb to the corner of the building that's

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2 closest to the property line, that's 30 feet.

3 MR. ZACHARY: Okay. From, so.

4 MR. ANNICCHIARICO: And there's no
5 retaining wall between that portion of the
6 building and --

7 MR. ZACHARY: Okay. So your point is
8 that the variances might reduce the setback, but
9 visually --

10 MR. ANNICCHIARICO: Visually, it's --

11 MR. ZACHARY: -- the impact is lessened
12 because of the --

13 MR. ANNICCHIARICO: Exactly, yeah.

14 MR. ZACHARY: -- village or Con Edison
15 right of ways?

16 MR. SERRANO: Verizon.

17 MR. ANNICCHIARICO: Yeah, this --

18 MR. ZACHARY: Oh, Verizon.

19 MR. ANNICCHIARICO: -- this portion is
20 what Marcus was referring to, so that's
21 apparently the Verizon property. So that's, yes,
22 there's, there is a buffer between our, our
23 property and Albany Post Road. And in addition to
24 those, you know, those distances from the curb,

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2 obviously we would be planting, you know, within
3 that area in front of the building, foundation
4 plantings, and items like that to mitigate the --

5 MR. ZACHARY: Do you intend to try to
6 get permission from Verizon to landscape their
7 property?

8 MR. ANNICCHIARICO: We've certainly
9 shown that in the in the rendering, right, so --

10 MR. ZACHARY: You certainly have.

11 MR. THOMPSON: That's something we'd
12 need to make a good effort to coordinate with
13 Verizon. Also obviously with the village, because
14 there's significant improvements proposed in that
15 right of way. I don't know Jim if you could go
16 back to the rendering. That's probably worth
17 taking a look. The project overall, we'll have a
18 presentation on the community design guidelines
19 at a later meeting, but has taken a lot of that
20 into account, where we've tried to make
21 improvements to tie this into the village feel
22 and fabric, where we're adding sidewalks, we're
23 proposing to add decorative lighting, benches,
24 landscaping to really enhance that intersection.

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This is at a fairly important gateway as you enter into the village of Buchanan heading southbound from Peekskill. And so we're trying to really improve this area and make it have a feel that is similar to the area of the circle, the area where we're, you know, currently improving with the Village Square project and sort of start to create the feel of a district down the Route 9 corridor.

Those improvements also I believe help with, you know, the, at least the aesthetic impact. There's concern with the height of the wall where we've heavily landscaped the base of that wall to mute the appearance of that face of the wall. And we've also made that wall out of natural stone similar to the wall that was just built at the AMS complex, which will again make it feel less monolithic than a, you know, concrete wall or a large masonry block wall.

So we believe those improvements help to make that wall much more palatable aesthetically, that the distance from the road as the site terraces back. And again the architecture has

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been done where we're trying to break up the massing to reduce the scale of it by having different volume strongly pitched roofs that are consistent with traditional architectural design of the village. Traditional elements, like double hung windows and punched fenestration patterns and horizontal clapboard in combination with vertical board and batten, so again trying to create a product that'll feel like it's cohesive with the village fabric.

MR. SERRANO: The information on the site plan so they see everything works out.

MR. GEORGE POMMER: Mr. Chair, I have a question. I'm looking at the site plan and the survey and I'm not sure that Verizon -- it's not, I don't see the Verizon property line boundaries on here. It's kind of confusing to me.

MR. ANNICCHIARICO: Do we have the survey? I know we submitted the survey.

MR. SERRANO: The survey is there.

MR. ZACHARY: Well, I have I have the survey right in front of me. I don't see that, yeah.

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2 MR. SERRANO: The black line.

3 MR. POMMER: Yeah, I don't see I don't
4 see a black line that delineates the Verizon.

5 MR. ANNICCHIARICO: You know what?
6 You're right. And my bad, I guess I had always, I
7 had heard that that was Verizon's property. So,
8 but it actually does actually look like the
9 village right of way.

10 MR. POMMER: No, no, that would be the
11 state DOT right of way.

12 MR. ANNICCHIARICO: Or the --

13 MR. SERRANO: State DOT.

14 MR. ANNICCHIARICO: DOT, right, but
15 right of way nonetheless.

16 MR. POMMER: Yep. So --

17 MR. SERRANO: It has to have a building
18 there.

19 MR. ANNICCHIARICO: Yes, this is, this
20 is the Verizon building right here.

21 MR. POMMER: Yeah, if you can confirm
22 that with your surveyor, that would be good.

23 MR. ANNICCHIARICO: Yeah.

24 MR. POMMER: Because I just looked at

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2 the tax map, too, and I don't see a tax lot
3 number there on your aerial map. So --

4 MR. THOMPSON: That may simplify the
5 process of only dealing with one entity versus
6 two.

7 MR. ANNICCHIARICO: Yes.

8 MR. THOMPSON: And at a subsequent
9 meeting, we'll also plan to have our traffic
10 consultant. We've engaged with John Canning to
11 look at improvements to the intersection approach
12 the property. So there will be some development
13 in that intersection where we're going to try to
14 calm and ease traffic around that corner and also
15 try to push that curb cut as far west as possible
16 away from the intersection, basically to make
17 entry and exit as safe as it possibly can be,
18 giving distance from that intersection to the
19 curb cut.

20 MR. ANNICCHIARICO: One other thing I'd
21 like to point out, George, while we're on the
22 points of the property itself. So the survey from
23 Badey and Watson does show two lots, but it was
24 relayed to us that those lots have been merged

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since.

MR. POMMER: Since merged, yeah.

MR. ANNICCHIARICO: So on our site plan, we do just show it as one lot, but I just wanted to clarify that so everybody understands.

MR. THOMPSON: I think we're hoping to get the board's initial impressions that may inform our work moving forward. The zoning board also, I'm sure, would appreciate and value the board's opinions tonight as well before they potentially consider any action, whether it's at the upcoming meeting or subsequent meeting. But happy to discuss any aspects of the project that the board would like to review tonight.

MR. ZACHARY: Okay. When you guys are done, I've got some things I'd like to run through and then I'll let the board members each weigh in.

MR. ANNICCHIARICO: I can if you want, I could go through some of the specific site plan elements if you'd like that.

MR. SERRANO: And George, I think you're right about that's the DOT right of way. Yeah.

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MR. ANNICCHIARICO: Okay. So, we've provided a, you know, a typical site plan, utility and grading plan and that has a zoning chart on it. Excuse me. So we've listed the variances that we need here under the chart. I'll explain some aspects of the of the site plan itself. The entrance to the site is, this is the cut, the entrance.

We'll have a sewer main extension. That would be a public sewer main extension with individual services connected to it. That would have to be reviewed and approved by your village engineer and by the county health department and a permit would have to be issued for that. That would become part of the village sewer system.

We also have a water main extension to the site. They're about 200 foot in length each, same thing with the with the water main extension. That would be reviewed by your village engineer and then eventually by the county health department, a permit would be issued and those would be constructed by the applicant and turned over to the village. They would, we'd have to

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2 provide an easement for all of that
3 infrastructure, but there would be individual
4 services from each one of the units to the to the
5 sewer and water man extensions.

6 We have the need for a retaining wall.
7 Right now we do show this. This may change, but
8 the retaining wall in the front will likely not
9 change. We do need that to bring the grade up so
10 we can come into the site fairly flat. So this
11 retaining wall here is likely to remain, you
12 know, as we've designed it. As we've designed it.

13 MR. SERRANO: Zoom in on there. Okay.
14 Sorry. I want the public to see it.

15 MR. ANNICCHIARICO: Sure. The retaining
16 wall, behind the buildings, that may change as
17 part of the steep slope analysis that we
18 submitted. We'll have to engage with a
19 geotechnical engineer as part of as part of that.
20 And it may turn out that, you know, we do not
21 need any retaining walls in the back. We, you
22 know, we won't know that until that part is --

23 MR. ZACHARY: Well, while you're on
24 that, there's a couple of spots where it just so

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2 shows ledge and then there's like a rough
3 irregular. Is that all rock basically?

4 MR. ANNICCHIARICO: In the front right
5 here?

6 MR. ZACHARY: There and behind the
7 building on the right there.

8 MR. ANNICCHIARICO: Oh, yeah, that
9 apparently, I mean the surveyor picked that up as
10 ledge rock and this out here as ledge, you know,
11 meaning, in my opinion it's exposed ledge.

12 MR. ZACHARY: Right. Okay, that comes up
13 in a few places, but those are the main two.
14 Okay, so the retaining wall could change. And
15 right now, when I first looked at it I didn't
16 realize what TMB meant but that's the above,
17 that's the height of elevation line, that's the
18 height at the top and at the bottom of the wall?

19 MR. ANNICCHIARICO: Oh yes. Yeah.

20 MR. ZACHARY: So there are places where
21 the difference on what you're showing there's one
22 point where the top and bottom are 13 feet
23 difference, another spot where it's three feet.

24 MR. ANNICCHIARICO: Correct. Right.

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2 Yeah, right.

3 MR. ZACHARY: So, based on the contours?

4 MR. ANNICCHIARICO: The wall in the
5 front runs from about two feet high right here
6 and then eventually to about 10 foot in that
7 north corner.

8 MR. ZACHARY: Okay. And the fencing you
9 alluded to would be behind the wall, on top of
10 the wall?

11 MR. ANNICCHIARICO: I would think in the
12 front it's going to have to be on top of the wall
13 just because we don't have much land otherwise.

14 MR. ZACHARY: Okay. Your variance, your
15 variance will have to reflect that because --

16 MR. ANNICCHIARICO: Correct, yes.

17 MR. ZACHARY: -- the wall, the fence and
18 wall would have to be at least six feet apart for
19 it to be counted separately. If the fence is
20 close, is on top of the wall or just a couple of
21 feet back from the wall --

22 MR. ANNICCHIARICO: Right.

23 MR. ZACHARY: -- your variance would
24 have to reflect both of them together.

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2 MR. ANNICCHIARICO: Right. And the
3 variance that we sought in the application to the
4 zoning board does reflect that, yes.

5 MR. ZACHARY: Reflect that, okay. Okay.
6 Go ahead, continue. You got more?

7 MR. ANNICCHIARICO: I mean, other than
8 that, you know, black top driveway obviously, we
9 have a refuge enclosure that would be the garbage
10 enclosure back here, kind of built into the
11 retaining wall in this area right here. There's
12 not much else going on. You know, we'd have some,
13 each unit would have a garage with a spot for a
14 car and then a spot in the driveway itself. I
15 believe we provided 22 parking spaces total. I
16 think we needed 16 and a half technically?

17 MR. SERRANO: Right.

18 MR. ZACHARY: Two per unit?

19 MR. ANNICCHIARICO: Right. So, we're,
20 you know, we've met the parking requirement.

21 MR. ZACHARY: I would double check the
22 code, but is there anything -- I don't know if
23 there's any require, is there any requirement for
24 guest parking services? I mean not emergency

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2 services, but somebody gets, somebody gets --

3 MR. ANNICCHIARICO: I don't recall --

4 MR. ZACHARY: -- some food delivered or
5 a visiting nurse has to park or is there's no
6 requirement for any parking? People would have to
7 park on the street.

8 MR. THOMPSON: That's why we did extra
9 because we thought that at the minimum, it's
10 likely that the majority may have two cars, maybe
11 not all, but to exceed the 16 required seem to
12 make sense here.

13 MR. ZACHARY: And if somebody has three
14 cars there, they can only park two on site?

15 MR. THOMPSON: Correct. Yes, that's
16 right.

17 MR. ZACHARY: And where does the third
18 car go or they have to sell it?

19 MR. THOMPSON: That's, they'd have to
20 sell it.

21 MR. ZACHARY: Don't buy it if you got
22 more than two cars.

23 MR. ANNICCHIARICO: You've got to rent
24 the space.

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2 MR. THOMPSON: It may not be the right
3 fit, this property. That's all.

4 MR. ZACHARY: Okay.

5 MR. ANNICCHIARICO: I think we do
6 though, we do have a little parking area over
7 here.

8 MR. ZACHARY: Yeah. Yeah, right in the
9 front.

10 MR. ANNICCHIARICO: Yeah. In the front
11 just for, I think it'll accommodate about three
12 or four cars.

13 MR. ZACHARY: Okay. Well --

14 MR. ANNICCHIARICO: Right in this area.

15 MR. ZACHARY: We'll get into the
16 details. You know, the devil is in the details. I
17 was looking at that as where does an emergency
18 vehicle turn around?

19 MR. ANNICCHIARICO: Well, we do have an
20 area where you'd come, where emergency vehicles
21 or the fire truck could come in. They could pull
22 here and they could back out and likely we'll
23 have to show, you know, turning ratio, turning
24 maneuvers.

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2 MR. ZACHARY: I think you might have to
3 change where you put that blue line if you try
4 driving a fire truck.

5 MR. ANNICCHIARICO: They could back out.
6 They are professionals, right.

7 MR. ZACHARY: Okay.

8 MR. ANNICCHIARICO: After the fire, of
9 course.

10 MR. ZACHARY: You're humorously alluding
11 to a couple things that we have to discuss. Okay.
12 More?

13 MR. ANNICCHIARICO: I think that's about
14 it on my end. I mean, you know, we provided a
15 erosion and sediment control plan for you,
16 details which we will you know obviously have to
17 elaborate on once we, you know, make full
18 applications to the health department for water
19 and sewer extensions, things like that. Drainage,
20 we do not -- the site is about 0.9 acres. So it's
21 not even an acre. It does not, disturbance is
22 about .7 of an acre, so it does not cross the
23 threshold for an NOI with the DEC. So George
24 would be looking at the drainage.

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2 MR. ZACHARY: What's that? What is NOI?

3 MR. ANNICCHIARICO: Notice of intent.

4 MR. ZACHARY: Oh.

5 MR. ANNICCHIARICO: We're not required
6 to get a permit from the DEC themselves.

7 MR. ZACHARY: I hate acronyms.

8 MR. ANNICCHIARICO: We are required to
9 provide an erosion and sediment control plan and
10 whatever drainage mitigation we can, which we
11 plan to do. We do, the good news is we do have a
12 means of connecting to the existing drainage
13 system that does discharge into Dickey Brook.
14 But, you know, to be seen I guess, you know, for
15 us to come up with a plan to mitigate the
16 drainage, retain some of it on site, somehow let
17 the rest of it go. George will be watching us
18 closely on your behalf.

19 MR. POMMER: And Peter.

20 MR. ZACHARY: Okay. Should I run through
21 a few things that I have?

22 MR. ANNICCHIARICO: Sure.

23 MR. ZACHARY: Okay. So on the renderings
24 there's showing a sidewalk on Bleakley. Is it

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2 your intention to put a sidewalk, because it's
3 not shown on the site on the site plan?

4 MR. THOMPSON: We'll plan to coordinate
5 that on the next submission.

6 MR. ZACHARY: Okay. And I'm thinking
7 that if somebody wanted to walk to the village
8 circle for ice cream, because we have a sidewalk
9 now, do they just walk out the driveway? Like do
10 you, you know, you're showing -- this is showing
11 you know a sidewalk on Bleakley but not in the
12 driveway. Is there is there is there any thought
13 to walking in and out? Somebody gets a, whether
14 it's, I don't know, the mailman, somebody who
15 decides to walk for ice cream. People have feet.
16 I know in the in these days of the automotive
17 we've forgotten, but people have feet and they
18 should use them sometimes.

19 MR. THOMPSON: I certainly agree. We're
20 pulling up the site plan now to see if there's
21 room alongside, parallel with the drive because
22 that would be a nice feature, I agree.

23 MR. ZACHARY: Okay. Well, that's one of
24 my comments, the thought that people should be

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2 especially, you know, for local stuff like right
3 now even if they just wanted to go to the deli on
4 the corner, they're walking in the driveway.

5 MR. POMMER: Mr. Chairman, to add to
6 that comment, so if that sidewalk did go in --

7 MR. ZACHARY: On Bleakley or along the
8 driveway?

9 MR. POMMER: On Bleakley down towards
10 Albany Post Road, then somebody should actually
11 go there at the traffic light and cross there
12 because that's where the pedestrian crossing --

13 MR. ZACHARY: Yes, there is a crosswalk
14 there. So you would want to have enough of a
15 sidewalk on Bleakley to connect to the crosswalk.

16 MR. POMMER: So, so you're right. You'd
17 want to discourage them from just walking out the
18 driveway and across the street.

19 MR. ZACHARY: Especially right close to
20 the turn, where people would be blind coming
21 around the turn.

22 MR. POMMER: So, that sidewalk
23 connection would support that.

24 MR. ZACHARY: Yes, absolutely, so

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sidewalks for walking in and out. You know, I'm having 40 people at my house this Saturday. They're going to be parked all up and down Tate. Now, if somebody there has family over for Easter, Ramadan, whatever, you know, where do they park, on public parking, just on the street where, as it's allowed in a lot of Buchanan? But then they need to walk in and out also, so I think that's an important thing, sidewalk egress because those people coming for Easter and Ramadan have kids, too. I know. I met them. All right. So, let's see. I had a few notes. Merger of the two lots, I think that happens automatically when two lots are in the same name after one year or I forget the time period. I was trying to find it in the code. I believe it was one year.

MR. SERRANO: Six months.

MR. ZACHARY: Six months? Thank you. Now as far as proceeding, is the letter, we have the letter author-, where the village board authorized the village administrator to negotiate the sale of the property. Is that all we need to

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2 start?

3 MR. SERRANO: No. The sale of the
4 property is actually between the village board
5 and them and they have agreed on the number.

6 MR. ZACHARY: Right.

7 MR. SERRANO: Yes.

8 MR. ZACHARY: But we don't need to --

9 MR. SERRANO: No.

10 MR. ZACHARY: -- take that into account
11 right now?

12 MR. SERRANO: No.

13 MR. ZACHARY: Because we can assume
14 that's going to happen.

15 MR. SMITH: And the village board has
16 authorized the applicant to appear before the
17 zoning board and the planning board to get the
18 necessary approval.

19 MR. ZACHARY: Right. Okay, so that's
20 nothing we have to concern ourselves with. Let's
21 see. As the gentleman said, the current code it
22 falling under the overlay zone would allow this
23 to have two three-bedroom apartments and at the
24 planning board's discretion, and you're also,

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you're requesting to go to four. So that's basically, you know, based on the planning board's discretion. I don't see, initially I don't see any issue with that. The four, is it the four units on the right side there are a little bit bigger and you're able to get --

MR. THOMPSON: It would actually be the end caps because of the way the floor plan lays out, we get more exterior wall space to plan windows for those bedrooms.

MR. ZACHARY: Right. Right.

MR. THOMPSON: So essentially each end unit on the two buildings are proposed as fours.

MR. ZACHARY: Right.

MR. THOMPSON: Which, you know, we would see as a positive attribute. Usually it's hard to get developers to produce three bedrooms.

MR. ZACHARY: Yeah.

MR. THOMPSON: So, but in this case with ownership opportunity it makes sense.

MR. ZACHARY: People want it, even if one becomes an office.

MR. THOMPSON: Right.

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MR. ZACHARY: I was surprised at how small the bedrooms were. I think throughout the bedrooms are like 10 by 10. I mean I have a one room home that's like 11 by 14 and I think it's pretty small, but 10 by 10 that's awfully tiny. Are we not trying to pack too much into the overall footprint here? I mean 10 by 10 throughout? And you --

MR. SERRANO: You have the floor plan up there too. Find it.

MR. ZACHARY: A \$900,000 condominium and the bedrooms are 10 x 10. Ouch.

MR. THOMPSON: I see 13 by 11, 13 by 11, 13 by 11.

MR. ZACHARY: Okay. You know what?

MR. THOMPSON: There are some 10 by 10.

MR. ZACHARY: That may be --

MR. THOMPSON: Eleven and a half by 10.

MR. ZACHARY: -- when I was looking at the numbers on my plan I thought I saw like 9 foot four or something. Okay.

MR. THOMPSON: No, the three bedrooms, one is slightly smaller, which may be the one

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2 that gets utilized as an office possibly but
3 they're a child's bedroom.

4 MR. ZACHARY: Okay so they're not --

5 MR. THOMPSON: No.

6 MR. ZACHARY: -- a little bit bigger
7 than that?

8 MR. THOMPSON: Yeah, they're reasonable.

9 MR. ZACHARY: Well, let's say, that's a
10 just an observation I have. So you requested that
11 -- so we can we could have a resolution tonight
12 to a -- a motion tonight rather, to note that
13 it's our intent to act as lead agency on the
14 review.

15 MR. SMITH: Yes.

16 MR. ZACHARY: And then whatever has to
17 follow up in notifying the other boards. Is that
18 --

19 MR. SMITH: Yes.

20 MR. ZACHARY: -- is that something you
21 figure out? Okay. When cars come out, is the
22 intention is that that they would be able to make
23 a left or a right?

24 MR. ANNICCHIARICO: Yes, that would be

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2 the intention. We --

3 MR. ZACHARY: Okay. And there was some,
4 it was there was in one of the, I don't remember
5 if it was David's or George's comments that
6 something about our traffic consultant. But I
7 didn't see anything from our traffic consultant.
8 Did we have something?

9 MR. ANNICCHIARICO: We did receive a
10 memo from your traffic consultant.

11 MR. ZACHARY: I don't think I saw it.

12 MR. SERRANO: Just to let you know,
13 chairman, just to let you know, it's still a work
14 in progress and no final determination has been
15 made regards to what the entrances and exits are
16 going to be. And the DOT will be involved in this
17 as well --

18 MR. ZACHARY: Yeah. Okay.

19 MR. SERRANO: -- in the entrance of the
20 road. So when they have something's ready to
21 present to the board it will probably at the next
22 meeting.

23 MR. ZACHARY: Okay. Okay.

24 MR. SERRANO: Do you want to add

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anything?

MR. SMITH: Well, it was my understanding that Phil Greeley had prepared, a review memo and that -- I received a copy. I'm assuming that you received a copy?

MR. ANNICCHIARICO: Yes.

MR. SMITH: And Mr. Chairman, did you receive, did the board receive a copy?

MR. ZACHARY: I don't think so. I mean, I --

MR. SMITH: Okay. Well, so anyways --

MR. SERRANO: Cindy, make a note so we can find it and get it to the board.

MR. SMITH: One of the requirements in the special permit is that the applicant review traffic circulation. So that part of the special permit would be responded to as part of a response to Mr. Greeley's comments.

MR. ZACHARY: Oh, okay.

MR. SMITH: Yeah.

MR. ZACHARY: Okay.

MR. SMITH: And that was the context that the issue was raised.

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2 MR. THOMPSON: And we do have a traffic
3 consultant engaged already working on that and
4 believes he can coordinate and make some
5 improvements, you know, per Mr. Greeley's
6 suggestions and comments.

7 MR. ZACHARY: Okay. Well, we'll see what
8 the traffic consultant and the DOT have to say,
9 because I'm thinking if you're making a left
10 there, it's pretty close to the corner and cars
11 coming from 9A South making a right is a pretty
12 short interaction.

13 MR. THOMPSON: If it's determined it's
14 insufficient, we would revert to a right turn
15 only if we had to. But, I suppose we'll go
16 through the review process.

17 MR. ZACHARY: Yeah.

18 MR. SERRANO: The DOT might even change
19 that whole intersection. So, we actually will let
20 the DOT [unintelligible] [00:41:28]

21 MR. ZACHARY: Yeah. So, all right, we'll
22 see what the traffic people have to say then.
23 Let's see. Now another thing, when you're
24 standing in front of that property, you're

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looking at the factory across the way. And I always thought that in the state right of way there, if a line of, I mean I don't know if this -- it doesn't really affect you and not, you know, but I always thought that in terms of aesthetics when you come in there what you're doing could look very nice on the right but on the left there if you were able to you know a row of whatever, arborvitaes or something would probably improve that. You're just, you're looking at the old factory there, that one stretch. I don't know is that, I guess that's state right away there, so --

MR. SERRANO: Yes.

MR. ZACHARY: -- I don't know if that's, that might be something that's totally out of this process, but that's something that occurred to me. I think we need a little bit, I think we're going to need a little bit more info on emergency vehicle access, where you were talking about you pull in here and you back up. You kind of pulled way up and then you came back about two feet. So, let's see if we can have, I think I'm

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2 going to want to see a, I think I'm going to want
3 to have the --

4 MR. ANNICCHIARICO: We'll be talking to
5 the fire, we'll be talking to Keith Outhouse,
6 yeah.

7 MR. ZACHARY: And then eventually show
8 the turning, a proposed turning radiuses on one
9 of the --

10 MR. ANNICCHIARICO: Yep. One of the
11 comments by your traffic consultant was, you
12 know, show sight distance coming out of the site.
13 So, those are all things that we intend on doing.
14 We have to do.

15 MR. ZACHARY: Let's see, just one thing
16 on that site plan you had up before Jim and the
17 driveway going out. I don't know, can you go back
18 to that? Yeah, that one.

19 MR. ANNICCHIARICO: That one?

20 MR. ZACHARY: Is that SP20?

21 MR. ANNICCHIARICO: Yeah.

22 MR. ZACHARY: Okay. So, when you're
23 coming out the driveway, you've got one
24 measurement curb to curb showing 32 feet and

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2 right very close to it, another one that says 24.
3 And I scaled it and I think that the 24 is
4 inaccurate.

5 MR. ANNICCHIARICO: The 32 is the grade.
6 That's the grade.

7 MR. ZACHARY: Is the grade?

8 MR. ANNICCHIARICO: Yes.

9 MR. POMMER: It's a grade one.

10 MR. ANNICCHIARICO: We got, we have a --

11 MR. ZACHARY: Oh.

12 MR. ANNICCHIARICO: Yeah. So that's
13 that's at grade 32, 33 --

14 MR. ZACHARY: Okay.

15 MR. ANNICCHIARICO: -- 34, 35. Yeah, and
16 so on.

17 MR. ZACHARY: Oh, I see.

18 MR. ANNICCHIARICO: So we're at 30 --

19 MR. ZACHARY: That's not the measurement
20 going across.

21 MR. ANNICCHIARICO: Yeah. The road at
22 the about the center of the driveway entrance is
23 at grade 30 and we're about 31 here, 32 and so
24 on. It goes all the way up to, we're at 39.

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2 MR. ZACHARY: Okay.

3 MR. ANNICCHIARICO: All the way into the
4 site

5 MR. ZACHARY: Because of the way it was
6 situated, I thought it was a measurement.

7 MR. ANNICCHIARICO: So there's about an
8 eight foot difference between, a nine foot
9 difference between the grade at Bleakley and all
10 the way into the site.

11 MR. ZACHARY: Okay. Which means rain
12 water is all trending in one direction, towards
13 Bleakley.

14 MR. ANNICCHIARICO: Towards our catch
15 basins that we'll put away, yeah, right.

16 MR. ZACHARY: Okay, let's see. Give me
17 one second. I'm just thinking I'm about to pass
18 it over to the other board members. But, traffic
19 study I asked about and okay, I'm going to allow
20 go board members now. Anybody want to ask
21 questions or start?

22 MR. outhouse: Yeah, I'll start. I don't
23 have too much. My only concern is emergency
24 vehicle access but obviously we'll get that

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2 answered in time. I'll see if the fire department
3 can provide the largest vehicle that will
4 probably be in here, which we don't actually own,
5 it's Montrose's. I don't necessarily think a
6 turnaround's necessary over here. It's not that
7 big of a project.

8 MR. ZACHARY: Okay.

9 MR. OUTHOUSE: But I am curious to see
10 the distance here.

11 MR. ZACHARY: Okay.

12 MR. OUTHOUSE: Because you have a place
13 to go in here, pull up, and then back up and go
14 out.

15 MR. ZACHARY: So, as Jim --

16 MR. OUTHOUSE: Yeah, a ladder truck is
17 not going to do that.

18 MR. ZACHARY: So, if a truck had to come
19 in here, he would back in?

20 MR. OUTHOUSE: Ninety percent of calls
21 is just a regular fire engine coming in here and
22 they can just go up and back out, you know. We
23 can even back out in Bleakley Avenue, but that is
24 kind of a rub.

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MR. ZACHARY: Okay. Well, you know, it's

--

MR. OUTHOUSE: But --

MR. ZACHARY: I'll defer to the fire department's response --

MR. OUTHOUSE: I don't think there's much --

MR. ZACHARY: -- to the site plan.

MR. OUTHOUSE: I don't think there's going to be much concern with that.

MR. ZACHARY: That's good.

MR. ANNICCHIARICO: Yeah, that would be helpful if we could know the largest truck that you would, you know --

MR. OUTHOUSE: We'll give you the exact.

MR. ANNICCHIARICO: -- bring in there. Thank you.

MR. OUTHOUSE: That's it.

MR. ZACHARY: Oh, is that it? Okay.

MR. FAIELLA: Where the Verizon shed is there, aren't there telephone poles down there?

MR. ANNICCHIARICO: There are. There are. I see telephone manholes. I see it right

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2 here. There's a utility pole there. There's
3 probably a few more. There's one there, one
4 there.

5 MR. FAIELLA: Oh, so they would have to
6 be put on onto your rendering and your drawing.

7 MR. ANNICCHIARICO: I don't think
8 anybody wants to see utility poles in a
9 rendering.

10 MR. THOMPSON: We usually we usually
11 omit them for clarity, but we could also create a
12 secondary version where we put them on so that
13 way you can see what that looks like.

14 MR. FAIELLA: Because I know how that
15 property contours in going towards
16 [unintelligible] [00:47:19] bridge. The other
17 thing is I'd just like to know what you're going
18 to do after the fire department gives you
19 direction, as far where you're going to put extra
20 fire hydrants for that development.

21 MR. ANNICCHIARICO: Well --

22 MR. OUTHUSE: Yeah, where is the
23 nearest hydrant?

24 MR. THOMPSON: Right there, it's on the

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2 corner, right.

3 MR. SERRANO: Mark it in red or
4 something.

5 MR. THOMPSON: Pick red so people can
6 see it.

7 MS. ABSENGER: [unintelligible]
8 [00:47:43] road?

9 MR. POMMER: Yeah, to the right of the,
10 If you're going out the driveway, it's about 50
11 feet to the right.

12 MR. ANNICCHIARICO: That way?

13 MR. THOMPSON: Oh, I see it.

14 MR. ANNICCHIARICO: Oh, right here.

15 MR. POMMER: Yeah.

16 MR. SERRANO: Yeah.

17 MR. ANNICCHIARICO: All right. So, we
18 have there's a hydrant here.

19 MR. ZACHARY: Where is it?

20 MR. SERRANO: He just marked it on on
21 screen for you.

22 MR. ZACHARY: Okay.

23 MR. ANNICCHIARICO: And then we would
24 have a hydrant wherever the end of the water mane

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ends up being. Right now, we have it right here in this island. It doesn't have to be right there. It could be, you know, wherever the fire department wants it. We could, you know, we don't have much room over here, but we could put it over --

MR. SERRANO: It should be on that side.

MR. POMMER: Yeah. Because that's going to get hit on the other side.

MR. SERRANO: Yeah, it should be on the inside.

MR. ANNICCHIARICO: It could, it can go wherever we need it to go wherever you want it to go.

MR. SERRANO: Wherever Kieran wants it.

MR. POMMER: Yeah.

MR. outhouse: There you go.

MR. FAIELLA: That's all the questions I have.

MS. ABSENGER: Where --

MR. ANNICCHIARICO: I mean typically you would have it at the end of the water main so you have flushing, you know a way to flush the entire

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2 water main out.

3 MR. OUTHOUSE: Do you have a fire
4 department connection somewhere in the building?

5 MR. THOMPSON: No.

6 MR. ANNICCHIARICO: These will have to
7 be sprinklered?

8 MR. THOMPSON: They will have FDCs, yes.

9 MR. OUTHOUSE: You know where? Just a
10 rough idea? Because ideally it would be very
11 close to the hydrant.

12 MR. THOMPSON: Usually we put them right
13 up front so you can see them, so they're obvious.
14 But we can -- the hydrate's going to be --

15 MR. SERRANO: Mark it in red.

16 MR. THOMPSON: -- let's say in this
17 south, or sorry, northeast corner, we could have
18 it on the building corner.

19 MR. OUTHOUSE: That would be great.

20 MR. THOMPSON: And then on this
21 building, you know, perhaps it's straight ahead.

22 MR. OUTHOUSE: Yeah, that would be
23 ideal.

24 MR. ANNICCHIARICO: Or even --

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2 MR. THOMPSON: We can add those to the
3 plan and let the fire department review.

4 MR. ZACHARY: Yep.

5 MR. OUTHOUSE: Thanks.

6 MR. THOMPSON: No, very welcome.

7 MS. ABSENGER: Good evening.

8 MR. ANNICCHIARICO: Good evening,
9 Eileen.

10 MS. ABSENGER: What's the distance from
11 the front wall to the driveway?

12 MR. ANNICCHIARICO: Right now, it kind
13 of varies. Let me go to one of these clearer.

14 MR. SERRANO: Zoom in a little bit if
15 you want.

16 MR. ANNICCHIARICO: I'll go to the next
17 one there.

18 MR. SERRANO: Make it wider, so people
19 can see it. Yep.

20 MR. ANNICCHIARICO: So, right now we
21 have the wall here. We'll probably --

22 MR. SERRANO: Sorry, you got to move out
23 of the way a little.

24 MR. ANNICCHIARICO: Sorry.

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2 MR. SERRANO: For the TV.

3 MR. ANNICCHIARICO: We have the, here's
4 the curb line where, you know, essentially along
5 the green and this is the retaining wall here.
6 It's probably about five feet, six feet here, you
7 know, not much right here. But again, this
8 retaining wall is only two feet in this location.
9 It gets higher as you go north.

10 MS. ABSENGER: Okay. I want to know the
11 distance from that wall to the driveway, to the
12 building.

13 MR. SERRANO: To the building. From
14 there --

15 MR. ANNICCHIARICO: Oh, from this wall
16 the building?

17 MS. ABSENGER: Well, the driveway where
18 you can park a car.

19 MR. ANNICCHIARICO: From say -- oh, here
20 to here?

21 MS. ABSENGER: Yeah. No, from the wall
22 in the front, what is the distance to the
23 driveway? Not the garage. Yes.

24 MR. SERRANO: You're just thinking about

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2 the, then the turning rate get --

3 MS. ABSENGER: Yeah, turns and parks.

4 MR. ANNICCHIARICO: Well, this is 24 and
5 this is probably about 35.

6 MS. ABSENGER: Does it get bigger as it
7 goes down or does it stay around the same?

8 MR. ANNICCHIARICO: The same. We're
9 probably going to have to -- I was looking at
10 this. We can we can probably pull these islands,
11 these last few islands, we can probably pull
12 those --

13 MR. ZACHARY: You're showing 28 feet
14 from the wall to the island, the first island
15 that juts out? Go from the right side, the third
16 one in. One more to your right.

17 MR. ANNICCHIARICO: This one?

18 MR. ZACHARY: That one. On this drawing
19 you're showing 28 feet from there to the wall.

20 MR. ANNICCHIARICO: It sounds about
21 right, yeah.

22 MR. ZACHARY: To the curb.

23 MR. ANNICCHIARICO: Okay. So probably
24 another two feet --

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2 MR. ZACHARY: To the curb rather, not to
3 the --

4 MR. ANNICCHIARICO: And another two feet
5 to the wall?

6 MR. ZACHARY: Yeah.

7 MR. THOMPSON: Do we need that or can we
8 reduce the impervious, Jim, and do more
9 landscaping?

10 MR. ANNICCHIARICO: We could. I mean, we
11 tried to make this large enough for emergency
12 vehicles to get in and whatnot, but we could
13 probably clean this up. Like I said, we can
14 probably bring these in, shorten these up a
15 little bit. Just because there's plenty of
16 parking, you know, plenty of room for cars to
17 park here. And then we may be able to bring this
18 in, you know, something like that. So we --

19 MS. ABSENGER: Well, no, I mean this is
20 a lovely -- it's lovely. But I feel that I'd have
21 to be a hermit because there's no parking for any
22 visitors. If you were going to have a party,
23 let's say even 10 people and you have four people
24 in your house and you've got three cars or

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2 whatever along Bleakley Avenue, you're making
3 these people walk a distance to get to your
4 location. Where Joe at Carbones, you've got
5 parking for visitors and for the renters. We have
6 parking at AMS. And I just feel like I would be a
7 hermit because I wouldn't have any place to put
8 these people. There's enough houses and
9 apartments right across the street by the deli
10 that utilize parking. He's only got two spaces.
11 And then you have to go up the line and then the
12 parking on the right hand side. It's a distance
13 just about past the fire hydrant. So that, I have
14 a problem with that.

15 MR. ANNICCHIARICO: I guess we can
16 certainly look at providing parallel parking
17 spaces along the curb there.

18 MS. ABSENGER: Yeah. I mean, I don't
19 want to impede the fire trucks or the emergency
20 vehicles or anything like that, but I do feel
21 isolated in regards to being able to have any
22 company come and having a place for them to park.

23 MR. THOMPSON: Yeah. You know what? If
24 the trucks don't need to turn around and we're

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2 able to tighten this area up, it looks like be
3 able to get three to four parallels and maybe
4 three to four on the end possibly?

5 MR. ANNICCHIARICO: Yeah.

6 MR. THOMPSON: So, we --

7 MS. ABSENGER: I mean, I'm just --

8 MR. THOMPSON: Yeah. And I think --

9 MS. ABSENGER: -- if you're looking for
10 three to four, four three-bedrooms, you're
11 looking at more people. So, you know, and then
12 you have kids, if you have kids in there that are
13 high school age, you've got kids coming in with
14 cars, all the rest of it, they can walk, but you
15 know, grandma can't walk.

16 MR. THOMPSON: We could explore the idea
17 of like dedicated visitor. That way, you know,
18 the residents don't utilize 100 percent of the
19 available parking. That might be, that might be
20 something we can accomplish, taking a second
21 look.

22 MS. ABSENGER: And you also have an HOA
23 with this?

24 MR. THOMPSON: I think we probably would

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2 need one.

3 MR. ANNICCHIARICO: We would have to.

4 MR. THOMPSON: So, I think we would
5 have, you know, snow removal, garbage removal.

6 MR. ANNICCHIARICO: Yes.

7 MR. THOMPSON: Yes.

8 MR. ANNICCHIARICO: For all the common
9 areas outside.

10 MS. ABSENGER: Okay. So, you don't have
11 any lighting against that wall. You only have it
12 on the residence of the garage and the front door
13 from what I could tell.

14 MR. ANNICCHIARICO: Right.

15 MS. ABSENGER: Because there was no
16 lighting in the parking area, that there was
17 none, no parking area. Can the HOA put lighting
18 in that area if they were to ask for lighting? I
19 don't know how far --

20 MR. ANNICCHIARICO: At a later date, do
21 you mean or?

22 MS. ABSENGER: At a later date, yes, at
23 a later date.

24 MR. SERRANO: Or do you want to consider

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2 it now?

3 MS. ABSENGER: Well, I --

4 MR. ZACHARY: I would think we look at
5 making it part of the [unintelligible]
6 [00:55:07].

7 MS. ABSENGER: Yeah. I mean, it's was
8 just another thought that you don't have any
9 lighting. If somebody is going to park on that
10 ledge, I don't know how far that garage light is
11 going to go. Is that going to be on all the time
12 or is that at the discretion of the homeowner?

13 MR. ANNICCHIARICO: We, as you know,
14 we'll have to provide you with a lighting plan, a
15 photometric plan.

16 MS. ABSENGER: Right. I know that.

17 MR. ANNICCHIARICO: So, we will
18 certainly, you know --

19 MS. ABSENGER: Just a thought.

20 MR. ANNICCHIARICO: No, these are all
21 good thoughts and things for us to put on our
22 list of things to address, yeah.

23 MR. THOMPSON: We're going to provide a
24 sidewalk, you know, that that allows for access

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2 and interconnection to the new ones. You know,
3 perhaps we have like ballard fixtures that are
4 low that, you know, aren't high pole-mounted
5 along there. That might be nice to infill the gap
6 so we're not, yeah.

7 MS. ABSENGER: It's something to think
8 about. How big are the patios in the back?

9 MR. ANNICCHIARICO: What are these, 17
10 wide, Joe? The units?

11 MS. ABSENGER: Approximately.

12 MR. THOMPSON: Each about 17 or 18 feet
13 wide and the depth is approximately eight feet
14 deep.

15 MS. ABSENGER: Eight 8 feet deep?

16 MR. THOMPSON: About eight, yes. And
17 some of them might be a little bit deeper, you
18 know, 10 possibly.

19 MR. ANNICCHIARICO: Yeah. I mean, right
20 now we have them all, you know, similar size, but
21 --

22 MS. ABSENGER: Okay.

23 MR. THOMPSON: And enough for a small
24 patio table, maybe a grill.

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MS. ABSENGER: For \$975,000?

MR. POMMER: Hey, 900,000 ain't what it
used to be.

MS. ABSENGER: No, I guess not.

MR. THOMPSON: It is not.

MS. ABSENGER: And no balcony, where you
guys were obliging and put balconies on the
Carbone property.

MR. THOMPSON: We did that there because
the upper floor units couldn't have, you know,
dedicated patios, nor could the ground floor. So,
in this case, I mean, personally I'd rather have
a patio than a balcony.

MS. ABSENGER: And you're going out the
first floor because the garage is going into the
ledge --

MR. ANNICCHIARICO: Exactly.

MR. THOMPSON: You know, entertaining.

MS. ABSENGER: -- into the rock.

MR. THOMPSON: Have a small, you know --

MR. ANNICCHIARICO: That's correct.

MR. THOMPSON: -- meal outside. Yeah.

MR. ANNICCHIARICO: Yeah.

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MR. THOMPSON: So, I think that's this would actually be, you know, more desirable than a balcony.

MS. ABSENGER: All right. Are your four three-bedrooms on the corners of the buildings?

MR. THOMPSON: Yeah, they are.

MS. ABSENGER: They'll be on the two different buildings. They'll be on the edge?

MR. ANNICCHIARICO: Yeah.

MR. THOMPSON: One, two, three, four.

MR. ANNICCHIARICO: Those units.

MS. ABSENGER: Okay. Final question, you have -- oh, no. I have two more questions, maybe three, site distance 24 feet. I know it looks like it's enough.

MR. ANNICCHIARICO: What, when you said site distance?

MS. ABSENGER: This sits on the ingress and egress, coming in and going out? Yeah, the driveway.

MR. ANNICCHIARICO: The width of the driveway.

MS. ABSENGER: Yeah, coming to the road.

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2 Is it 24 feet at the end of the road onto
3 Bleakley?

4 MR. SERRANO: The width?

5 MR. ANNICCHIARICO: Well, this is 24 --

6 MS. ABSENGER: Okay.

7 MR. ANNICCHIARICO: -- right here.

8 MR. SERRANO: It widens.

9 MS. ABSENGER: And then it widens.

10 MR. ANNICCHIARICO: And then it widens.

11 MS. ABSENGER: To what is the widest
12 part there?

13 MR. ANNICCHIARICO: I mean, that's
14 probably, that cut is probably around 40, yeah.

15 MS. ABSENGER: Forty? Okay, that's good.
16 Last thing, bulrush, your trees endangered, how
17 much percentage of bulrush trees do you have on
18 that property?

19 MR. THOMPSON: Jim, have we done a tree
20 survey or not yet?

21 MR. ANNICCHIARICO: I don't believe so.

22 MS. ABSENGER: That was on your --

23 MR. ANNICCHIARICO: Is it in the survey
24 itself? Let me see.

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MS. ABSENGER: That was here, 812.

MR. SMITH: It's on the EAF, correct?

MS. ABSENGER: Yeah.

MR. FAIELLA: Yeah.

MS. ABSENGER: New England Bulrush.

MR. SMITH: Yeah. I asked the --

MS. ABSENGER: And it didn't change on
the new EPA.

MR. ANNICCHIARICO: Okay. So, we do, we
do have --

MR. ZACHARY: What is it?

MS. ABSENGER: It's a tree.

MR. ANNICCHIARICO: We do have trees.

MS. ABSENGER: Yeah.

MR. ANNICCHIARICO: The survey does show
tree locations and size and species. Let me see,
I'm not sure what --

MR. SMITH: So, Eileen, this, the
applicant used the EAF mapper program --

MS. ABSENGER: Okay.

MR. SMITH: -- from New York State DEC.
And so, that question got automatically filled
in. It doesn't necessarily mean that that plant

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2 species is on this particular site --

3 MS. ABSENGER: That vicinity.

4 MR. SMITH: But it is within the area,
5 so --

6 MS. ABSENGER: Indicative of this area?

7 MR. SMITH: Yeah. So, that's why it
8 shows up.

9 MS. ABSENGER: Okay.

10 MR. SMITH: So, Jim, did you say you had
11 a tree survey?

12 MR. ANNICCHIARICO: We do. The original
13 survey by Badey and Watson does have all the
14 trees located. I'm exactly sure what size they
15 did, but it appears that they did six inch and
16 greater maybe. And it does list some of the
17 species. Bulrush is not on here.

18 MS. ABSENGER: Okay. So I'm just, you
19 know, I just went over the EPA, so I had a
20 question. That's all I wanted to know.

21 MR. ANNICCHIARICO: Now, now I
22 understand where that came from.

23 MR. ZACHARY: I thought rush was like a
24 grass.

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2 MR. SMITH: It is. Well, we'll confirm
3 whether it's tree, whether it's a shrub or
4 whatever, you know, what it is and where it's
5 located.

6 MS. ABSENGER: Okay.

7 MR. ANNICCHIARICO: I think it might be
8 shrub.

9 MS. ABSENGER: That's it. So far.

10 MR. ANNICCHIARICO: Thank you.

11 MR. ZACHARY: Okay. You have anything
12 else, Eileen?

13 MS. ABSENGER: No.

14 MR. ZACHARY: So, I gentlemen, I want to
15 open it up for any are there any comments or
16 questions from you George, our engineer?

17 MR. POMMER: Sure. I would assume that
18 the utilities are going to be underground?

19 MR. ANNICCHIARICO: Yes.

20 MR. POMMER: Garbage service, that's
21 usually --

22 MR. SERRANO: Private.

23 MR. POMMER: Private. The ingress and
24 egress to the garbage looks a little tight. You

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should provide turning maneuvers. You mentioned the sidewalk along Bleakley Avenue and there is opportunities up towards, as Eileen mentioned as you go up and that that almost leads you to believe that they should put a sidewalk all the way up Bleakley.

MS. ABSENGER: Well, you have you have that parallel parking going up --

MR. POMMER: Right.

MS. ABSENGER: -- up the line. Not far, but just past the -- because I drove it the other day because I wanted to see the site that's in the rocks.

MR. POMMER: Yes. Where the curb cut is.

MS. ABSENGER: The [unintelligible]
[01:01:54], right?

MR. POMMER: Yes.

MR. ZACHARY: Where the curb cut isn't working?

MS. ABSENGER: Yes. Yes. And that's where the fire hydrant was. So, I would think that maybe --

MR. POMMER: A sidewalk to that spot,

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2 yeah.

3 MS. ABSENGER: Yeah.

4 MR. POMMER: So, we'll look at that some
5 more, or end it. A lot of times the village ends
6 at the property line. It doesn't go all the way
7 down the street, but, you know, just to start the
8 sidewalk because not only you going to the
9 parking, you go to Lents Cove, you're going, you
10 know, that completes kind of the whole run there
11 as opposed to walking across the street too.

12 MR. ZACHARY: There's sidewalk on the
13 other side of Bleakley.

14 MR. POMMER: Yes.

15 MR. ZACHARY: But that doesn't get you
16 to parking spots on the --

17 MR. POMMER: Right. Correct.

18 MR. ZACHARY: -- on their side of
19 Bleakley.

20 MR. POMMER: Bicycle access, you
21 probably want to have bike racks and that kind of
22 stuff.

23 MR. SMITH: I assume that'll be a
24 comment by the county.

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2 MR. THOMPSON: Yeah. I mean actually
3 with that, this case everybody has a garage so --

4 MR. POMMER: Right.

5 MR. POMMER: -- I think, you know, you'd
6 store your own bicycles in a garage, secured.

7 MR. POMMER: Yeah. Like David said,
8 that's a common comment from the county. They
9 usually provide that, along with three to one
10 mitigation. That's another comment that the
11 county, for sewer. You mentioned parking, cut and
12 fill analysis. You'll have a lot of material
13 coming out of the site. We'd like to know how
14 many trucks are coming in and out. Lighting was
15 mentioned. Site distance at the, so you are
16 sending this to the DOT, so they're going to
17 comment on the access. I think you pushed it up
18 as far as you could. I mean, without losing
19 spaces and reorienting this whole driveway all
20 the way to the edge of the parking lot.

21 MR. ANNICCHIARICO: Yes.

22 MR. POMMER: Then you'd lose a lot more
23 spaces. It seems like this is the most efficient
24 layout, right. You've looked at a number of them?

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2 MR. ANNICCHIARICO: There aren't many
3 options left.

4 MR. POMMER: There aren't many options.

5 MR. THOMPSON: We usually try to pick
6 the most efficient one.

7 MR. POMMER: So --

8 MR. ANNICCHIARICO: We try to pick the
9 best one, yes.

10 MR. POMMER: So, chairman, that's it for
11 us. I mean, I talked about refuse and pickup. So,
12 the other the other items are on the plans, and
13 we'll get more into it in the next application.

14 MR. ZACHARY: Yes?

15 MR. SMITH: So, yeah, Mr. Chairman, so
16 our office has submitted a review comment memo
17 that the applicant has started to respond to. The
18 only other question I had, I think Mr. Giordano
19 does, you do excavating work. That's your, that's
20 your business?

21 MR. MARK GIORDANO: Yes.

22 MR. SMITH: So how, there's apparently a
23 lot of rock that needs to be removed. So, how
24 would that be, how would you intend to remove the

1 June 25, 2026

2 rock? I mean, there's blasting, there's chipping,
3 there's ripping.

4 MR. GIORDANO: We try to stay away from
5 the blasting. We have several large machines with
6 hammers and we would just be hammering
7 everything. We have rippers and so we, that's
8 what our business is.

9 MR. SMITH: Okay. Do you have, based on
10 your experience, do you have an estimate of how
11 long it might take to remove the rock?

12 MR. GIORDANO: We'd probably be there a
13 couple of months.

14 MR. SMITH: Okay.

15 MR. GIORDANO: You know, I would guess.
16 Okay. You know, we have multiple machines, and we
17 do that.

18 MR. SMITH: Okay. Thank you.

19 MR. ZACHARY: Is that it, David?

20 MR. SMITH: That's it, yes.

21 MR. POMMER: Yeah, Mr. Chairman, there,
22 as David mentioned also too, there's a steep
23 slopes permit. The applicant did provide a pretty
24 --

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2 MR. ZACHARY: I'm sorry, which permit?

3 MR. POMMER: Steep slopes.

4 MR. ZACHARY: Oh, yeah.

5 MR. POMMER: So, they provided a pretty
6 lengthy description how they went through the
7 code, how they addressed all the items. So,
8 that's, there's still some open items in there.
9 So, that was, it's worth mentioning because it
10 goes part and parcel with how the materials are
11 removed, how rocks are removed, rock quality, and
12 all that. So, and then they're going to have to
13 get on the site and do some soil investigations,
14 I would imagine, to find out, you know, how much
15 soil you have, how much rock you have, so for
16 what's feasible and what's not, but -- it's a
17 lot of rock.

18 MR. THOMPSON: It's a lot of rock.

19 MR. POMMER: It's a lot, yeah. So, just
20 by looking at it, it's a lot.

21 MR. GIORDANO: Yeah.

22 MR. POMMER: But, but the soils --

23 MR. GIORDANO: Actually we, we actually
24 tend to utilize the rock because we do rock face

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2 walls and we utilize the boulders in that. So if
3 you notice a lot of our projects, we do a lot of
4 stone walls and landscape fairly well.

5 MR. POMMER: So yeah, that's a great
6 green use is to reuse the --

7 MR. GIORDANO: I mean just to look at
8 concrete itself.

9 MR. POMMER: So yeah, you have stone
10 walls all over the site. This is encircled in
11 stone walls, so --

12 MR. SMITH: Yeah, that would be my
13 follow up is so you intend to use some of that
14 for on-site?

15 MR. GIORDANO: Yeah.

16 MR. SMITH: Perfect.

17 MR. ANNICCHIARICO: So, which will help
18 to reduce the number of truck trips, you know,
19 from the site.

20 MR. POMMER: So, and you might process
21 some of the stone for item four or something?

22 MR. GIORDANO: It depends, because you
23 need an area. So, it depends on how it comes out,
24 if we're able to create an area. A lot of times

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2 we use, we do process and that's another permit
3 we get from the health department --

4 MR. POMMER: Yeah.

5 MR. GIORDANO: -- but that's fairly
6 easy. And we use that gravel for all of the
7 drainage and so forth, so.

8 MR. POMMER: Okay.

9 MR. GIORDANO: But we're kind of limited
10 on the size of the area.

11 MR. POMMER: Okay.

12 MR. GIORDANO: So, we would just truck
13 it to [unintelligible] [01:07:11] or if the if
14 the village is in need of -- sometime, we've done
15 this before in other towns where, you know,
16 there's an area that needs to be filled in. It's
17 all certified material. So, it's all rocks. That
18 can happen also. Otherwise, we just truck it up
19 to [unintelligible] [01:07:26].

20 MR. POMMER: Mm-hmm. Okay.

21 MS. ABSENGER: I remembered another
22 question. You, on your work days, you had Monday
23 through Friday 8:00 to 4:00 and Saturday 8:00 to
24 4:00. I'm just thinking about crushing rock on

1 June 25, 2026

2 Saturday from 8:00 to 4:00. That's allowed? Okay.

3 MR. SERRANO: Well, no work on Sundays.

4 MS. ABSENGER: I know.

5 MR. GIORDANO: I tend to think that that
6 may not happen, even though that's an option
7 because of just the size of the area.

8 MS. ABSENGER: Okay.

9 MR. ZACHARY: And let's see. Peter, did
10 you have anything at the moment?

11 MR. COOK: No. No, I do not, Chairman.

12 MR. ZACHARY: Okay. Thank you. Okay. So,
13 so we have a few things, a few comments that, you
14 know, require a little revising of your drawings
15 and looking at sidewalks, lighting, parking, a
16 few things there. Now we want to have a motion
17 to, of our intent to act as a lead agency on the
18 --

19 MR. SERRANO: Yeah, David can give you
20 the wording for that.

21 MR. ZACHARY: You have, did?

22 MR. SMITH: Yes. So, the I guess the
23 question is do you want to issue a notice of
24 intent to act as lead agency or do you want to

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declare yourself lead agency tonight?

MR. SERRANO: Which you can do.

MR. SMITH: Which you can do.

MR. ZACHARY: Well, I think that we will be the lead agency. I don't see any reason for a development like this I don't think anybody else wants any, wants a piece of it.

MR. SMITH: So if I can make a suggestion. So resolve that the village of Buchanan Planning Board, after review of the initial submission materials and input from the Village Board and the Zoning Board of Appeals does hereby declare themselves to be lead agency and cause to be circulated notice of same and documentation to the other interested and involved agencies, which include but not limited to the Zoning Board of Appeals, Westchester County Department of Health, Westchester County Planning Board and the New York State DOT.

MR. ZACHARY: Does that go to our village board as well?

MR. SMITH: We can add village board as well.

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2 MR. ZACHARY: I mean, I don't know if
3 they're going to want to --

4 MR. SMITH: Well, they're selling the
5 property, so they're --

6 MR. ZACHARY: We should keep them
7 apprised.

8 MR. SMITH: Yes.

9 MR. ZACHARY: Yes. Okay.

10 MR. SMITH: Yeah, we can add village
11 board as well.

12 MR. ZACHARY: Okay. So, what he said,
13 can I have a motion?

14 MR. OUTHUSE: I'll make a motion.

15 MR. ZACHARY: And a second?

16 MR. FAIELLA: Second.

17 MR. ZACHARY: All in favor?

18 MULTIPLE: Aye.

19 MR. ZACHARY: Right. So we will act as
20 the lead agency.

21 MR. SMITH: Very good.

22 MR. ZACHARY: And --

23 MR. SERRANO: That's all you need, David
24 for tonight?

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2 MR. ZACHARY: We, did you want -- do you
3 want to look at the EAF now? You had made a few
4 comments. I don't know if we need to deal with
5 that right now or is it pushed?

6 MR. SMITH: If you well, so the purpose
7 of -- the applicant filled out and that's their
8 responsibility to fill out the EAF part one,
9 which you have. And then they have just submitted
10 a revised version that responded to at least I
11 think the comments that I had raised. I haven't
12 had a chance to review it yet.

13 MR. ZACHARY: Okay. They gave a, they
14 revised the EAF?

15 MR. SMITH: Yes.

16 MR. ZACHARY: I don't know if I have
17 that or not.

18 MR. ANNICCHIARICO: Yes. So, our office
19 did the EAF. We got David's comments.

20 MR. ZACHARY: Oh.

21 MR. ANNICCHIARICO: And just today, we
22 revised it and --

23 MR. SERRANO: They got both. You got
24 both.

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2 MS. ABSENGER: I have two.

3 MR. ANNICCHIARICO: We have, you know,
4 we will certainly --

5 MR. ZACHARY: No, this is it. I just
6 didn't print it in color. Yeah. Thanks.

7 MR. ANNICCHIARICO: We can certainly
8 resubmit it as part of the next submission, but
9 it has been revised per Dave's comments.

10 MR. ZACHARY: Okay. I see that Kieran
11 has one that, with a comment, there are comments
12 in red or are those revisions where you did it in
13 red?

14 MR. OUTHOUSE: I think this is the
15 updated copy because that's new.

16 MR. ZACHARY: What page is that, three?

17 MR. OUTHOUSE: Page three. And I know
18 that was mentioned.

19 MR. ZACHARY: Yeah. So this is the one I
20 have but I just didn't print it in color. Okay.
21 So, there were a few David, do you want to go
22 through the comments that you had, regarding the
23 EAF or is that already taken into account here?

24 MR. SMITH: So I can go over them.

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2 MR. ZACHARY: The second letter from
3 you?

4 MR. SMITH: Yep. So the applicant, we
5 had noted that that your board is the one is the
6 board responsible for issuing the special permit.
7 The --

8 MR. ZACHARY: Let's see, has that
9 changed?

10 MR. SMITH: -- and then C-2 there are,
11 this particular site is referenced in the
12 comprehensive plans and that's a response to the
13 EAF. Cortlandt EMS should be indicated under
14 service providers. We've asked for the projected
15 length of construction, which they provided, it's
16 not being done in phase, one phase I think you
17 had 18 months. So we marked off that comment.
18 They referenced the amount of rock removal. And
19 so that's just as part of a future submission,
20 just how many truck trips does that translate
21 into.

22 MR. ZACHARY: Okay.

23 MR. SMITH: Correction on the water
24 district, ElHV, I think, I'm assuming that you

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2 responded to that one. ElHV. What is that? So
3 they've, this is the, it's on page 10 of 13.

4 MR. ZACHARY: Yes.

5 MR. SMITH: It's at the bottom. And so
6 they've just indicated the location and the
7 status of the cleanup activities. Again, that's
8 that --

9 MR. ZACHARY: What are those cleanup
10 activities?

11 MR. SMITH: Tensolite and just -- is
12 that just the tensolite?

13 MR. ANNICCHIARICO: I didn't do the
14 [unintelligible] [01:14:03]. I can clarify that
15 for the next meeting, but --

16 MR. SMITH: Yeah. So yeah, Mr. Chairman,
17 what happens is that -- Mr. Chairman?

18 MR. ZACHARY: Yeah.

19 MR. SMITH: So what happens is this is
20 one of those answers that's automatically filled
21 in by the EAF mapper.

22 MR. ZACHARY: Oh, okay.

23 MR. SMITH: But it, so it gives you
24 this, the DEC identification number, but it

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2 doesn't give you the specific sites.

3 MR. ZACHARY: Very cryptic.

4 MR. SMITH: Yeah. So that's something
5 that you have to go back and review.

6 MR. ANNICCHIARICO: Yeah. And they're
7 not always easy to find, even from those
8 identification numbers.

9 MR. SMITH: Yeah.

10 MR. ZACHARY: So that means this, that
11 section four below it has to be filled out based
12 on looking up what those are?

13 MR. SMITH: Yeah. And they, it appears
14 that they've identified the location. They're
15 calling it Tensolite Inactive Hazardous Waste /
16 Superfund site. So I'm not sure where the
17 Tensolite site was.

18 MR. ZACHARY: Nowhere man, nowhere.

19 [unintelligible] [01:15:02]

20 MR. SMITH: Okay. So again, that you're
21 --

22 MR. ANNICCHIARICO: We'll clarify that.

23 MR. SMITH: Yeah. But you're, you know,
24 you're not adjacent to it. It's not --

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MR. ANNICCHIARICO: It's not on the property.

MR. SMITH: Not on the property.

MR. ZACHARY: Right. Right.

MR. SMITH: Right.

MR. ZACHARY: Okay.

MR. SMITH: And then the last comment --

MR. ZACHARY: But it has to be filled out.

MR. SMITH: -- I had and that's the one that Eileen had picked up on as well, about the New England Bulrush, we just need to clarify that.

MR. ZACHARY: Okay.

MR. THOMPSON: It's a wetland plant.

MR. SMITH: Yeah. And again, it may not, it may not be on your property. It's just in the vicinity and that's why it gets flagged at all.

MR. ANNICCHIARICO: Yep. Same thing with sturgeon in the Hudson River.

MR. SMITH: Right.

MR. ANNICCHIARICO: I was surprised the bald eagle did not show up this time. It may not

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2 be endangered anymore, because it usually does
3 show up.

4 MR. ZACHARY: Another thing to keep in
5 mind, this was two lots and there were buildings
6 on them. So --

7 MR. SERRANO: Two houses.

8 MR. ZACHARY: Yeah, there were two
9 houses. So I'm not sure how they were demoed and
10 what's there. So, you might want to look around
11 in that area when you're doing your soils
12 investigation. Make sure somebody didn't put
13 something in the ground.

14 MR. ANNICCHIARICO: I don't know where
15 the houses were. So, I guess if you have any maps
16 that are that old that show where the houses
17 were.

18 MR. ZACHARY: No.

19 MS. ABSENGER: Yeah.

20 MR. ANNICCHIARICO: You do?

21 MS. ABSENGER: Yeah.

22 MR. SERRANO: You do know where the
23 houses were?

24 MR. FAIELLA: She just has some

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2 questions.

3 MS. ABSENGER: No, I have a question.

4 MR. SERRANO: We were talking about the
5 houses, okay.

6 MR. SMITH: Jim, if you, if you go in
7 the Westchester County GIS system, they have
8 historic aerials.

9 MR. SERRANO: It might go back far
10 enough.

11 MR. SMITH: So you can determine.

12 MR. ANNICCHIARICO: See how far it goes
13 back, right. Okay.

14 MS. ABSENGER: I'm old, but not that
15 old. On this page 11, David, on H, surface water
16 features. Now, this is on the old one, not the
17 new one. But in fact, I can't, I don't know where
18 it is on the new one. But it said they answered
19 no to does any portion of the project site
20 contain wetlands or other water bodies, streams,
21 rivers, ponds or lakes? They said no. Wetlands or
22 other water bodies that join the project site,
23 yes, but they didn't continue to say what it was
24 because it said if yes to either one or two,

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2 continue. If no, skip to E2I, E21.

3 MR. ANNICCHIARICO: So I think it would
4 be the Dickey Brook on that side, on the west
5 side of Albany Post Road.

6 MS. ABSENGER: Should that have been
7 filled in?

8 MR. POMMER: How far are you from Dickey
9 Brook on the side?

10 MS. ABSENGER: Yeah.

11 MR. SMITH: Probably about 50 feet.

12 MR. ANNICCHIARICO: We're probably about
13 200, 150, 200 feet from there.

14 MR. SMITH: Oh, that far?

15 MS. ABSENGER: Two hundred feet?

16 MR. ANNICCHIARICO: Yeah, it's actually
17 it actually goes just beside just beside the
18 Apollonio property.

19 MR. SMITH: Yes.

20 MR. ANNICCHIARICO: The old Apollonio.

21 MR. SERRANO: Yeah, That's true.

22 MR. ANNICCHIARICO: Right across from
23 the entrance to Pacific Auto.

24 MS. ABSENGER: Okay. So, it's a little

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2 ways up the street.

3 MR. POMMER: You can confirm that
4 though, the distance.

5 MR. ANNICCHIARICO: Sure. And if we're
6 within 100 feet of that, we'll need a -- yeah,
7 we'll need a wetland permit, as we did for
8 Pacific Auto, but I think we might be further
9 away from it than that.

10 MR. ZACHARY: All right. Good detail.
11 All right. So, we'll check that.

12 MR. ANNICCHIARICO: Yep.

13 MR. ZACHARY: Okay. Is anything else
14 from anybody? So then I think then for this
15 evening we're done. We'll review again after you
16 address some of the questions and things that
17 came up.

18 MR. POMMER: Mr. Chair, one other
19 question. Is this gas or electric? These?

20 MR. ANNICCHIARICO: There is gas.

21 MR. GIORDANO: There's gas.

22 MR. POMMER: There is gas.

23 MR. ANNICCHIARICO: Yeah.

24 MR. POMMER: I know one of the other

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2 projects we had electric. Well, oh, the Carbone
3 was electric, right? So, this one's going to be
4 gas?

5 MR. THOMPSON: Carbone is electric.
6 Generally, in general, most rentals go all
7 electric mainly for the simple purpose of you can
8 avoid the cost of putting in the gas. But in this
9 case of ownership, I think it probably would be
10 beneficial to have the gas, yeah.

11 MR. POMMER: Okay. Because that that
12 utility has to be brought into that easement as
13 well for the -- you have gas, electric, and you
14 have you have gas, electric, water, and sewer all
15 in that one easement.

16 MR. THOMPSON: I would think.

17 MR. ANNICCHIARICO: Yeah, that --
18 that's, that's always, you know, that's always
19 something that obviously doesn't come up until
20 later on in the process.

21 MR. SERRANO: Would that be their
22 lateral going to the main?

23 MR. POMMER: Well, well, the laterals
24 are separate. So each unit would have its own

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2 lateral.

3 MR. SERRANO: Yeah, but --

4 MR. POMMER: But then now you got --

5 MR. SERRANO: -- that that one going out
6 wouldn't that be the homeowner's responsibility?

7 MR. POMMER: The one going out would be
8 the homeowner's. But as soon as you have more
9 than one lateral connected, it's public. So DOH
10 makes it public for water and sewer. But for the
11 electric, you want to put them all in the same,
12 you call it a utility easement, put them all in
13 there. So if you have to dig them up, make just
14 make sure your easement's wide enough to
15 accommodate all of them. So, because you have
16 you'll have individual electric and you'll have
17 individual gas. Right? Individual meters for all?

18 MR. THOMPSON: That's right, yes, yes,
19 everyone would have an account.

20 MR. ZACHARY: Marcus, is that air
21 conditioner on?

22 MR. SERRANO: I can turn it on.

23 MR. ANNICCHIARICO: I was going to ask
24 that half an hour ago.

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2 MR. SERRANO: You want to turn it on?

3 MR. ZACHARY: I can do that.

4 MS. ABSENGER: And you're going to give
5 us an updated fiscal analysis?

6 MR. THOMPSON: Yes. And we hired an
7 environmental.

8 MR. POMMER: And one other thing, for
9 the AMS site, the board of trustees was strongly
10 for not putting any chain link fence on the rock
11 because I know some geotechs want to put their
12 chain link fence and it's not very aesthetically
13 pleasing. So in the resolution for AMS I think we
14 didn't have any --

15 MR. SERRANO: No.

16 MR. POMMER: No rock, no fencing, no
17 chain link fence on the rock. So --

18 MR. ZACHARY: I don't think that the
19 fence code allows chain link on front yards.

20 MR. POMMER: or back. It'd be on the
21 back.

22 MR. ZACHARY: Right. But it doesn't, our
23 zoning board, when we change the fence.

24 MR. POMMER: So this is not used for

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2 fencing. This is, so the geotechnical engineers,
3 they use it for stabilization. They lay the
4 fabric onto the rock and then they pin it to the
5 rock.

6 MR. ZACHARY: Oh, oh. You're not talking
7 about the fence above the wall.

8 MR. POMMER: I'm not talking the fence
9 above the wall. I'm talking any fence --

10 MR. SERRANO: Behind --

11 MR. POMMER: -- behind the wall for
12 stabilization. Because it was, it's aesthetic.
13 This is a gateway. So, I --

14 MR. GIORDANO: It depends upon the rock
15 though.

16 MR. SERRANO: Right.

17 MR. GIORDANO: Depending on the rock, if
18 it breaks, if it's really shaley, which I don't
19 think it's shaley, I think it's just all granite
20 rock, we have used that protective measure. But -
21 -

22 MR. SERRANO: We can talk about it. But
23 AMS had the same concerns and they were able to
24 avoid it. So, let's talk about it.

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2 MR. ANNICCHIARICO: Yeah, I don't think
3 that's something that we would want to do anyway.

4 MR. SERRANO: Right. That's, you
5 wouldn't want people to be looking at that. Yeah.

6 MR. ANNICCHIARICO: Right. So, you know,
7 if this rock is any bit like the rock down on
8 Bleakley Avenue at Richard Jung's property, then,
9 you know, I'd say we don't need that at all
10 because it's pretty hard and it's going to, you
11 know, you're going to be able to, you know, maybe
12 --

13 MR. POMMER: Yeah.

14 MR. ANNICCHIARICO: -- shape it.

15 MR. SERRANO: You'll know more when you
16 look at it.

17 MR. GIORDANO: It's not shale.

18 MR. SERRANO: Yeah. You'll know more.

19 MR. ANNICCHIARICO: It's definitely not
20 shale. Yeah.

21 MR. POMMER: So, but behind like the AAA
22 site, it was a mix of sand and stone and it was
23 kind of

24 MR. ANNICCHIARICO: That was, yes.

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2 MR. POMMER: And then you go to you go
3 to the other, the AMS site, that kind of was a
4 little, it broke up. It was it was weathered and
5 fractured. So, it's all different everywhere, so,
6 but you'll, your geotech and your soils guy,
7 they'll look at it.

8 MR. ANNICCHIARICO: Right.

9 MR. POMMER: You'll provide a report
10 hopefully.

11 MR. SERRANO: Yeah.

12 MR. ANNICCHIARICO: That is part of what
13 we have to do as part of the steep slopes permit.

14 MR. SERRANO: Yep. Exactly.

15 MR. ANNICCHIARICO: Yep.

16 MR. ZACHARY: Okay. Okay. So,
17 preliminarily, I don't see any other variances
18 that came up. Am I missing anything? Anyone? I
19 think pretty much the variances you flagged are
20 it. I don't know if that is something that we
21 need to relay to the zoning board.

22 MR. OUTHUSE: Is there another process?

23 MR. ZACHARY: Or do we need to give this
24 another month while we're doing the site plan

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review?

MR. SMITH: Well, so some communities when the an application is forwarded to, or referred to the planning board, the zoning board, from the planning board you may offer recommendations or just say you have no issues with the, and support the variances being requested.

MR. ZACHARY: Right. Okay. Well, I think the side yard, to me, the front yard variances are straightforward and non-impactful based on the buffer properties, the village, state, we decided Verizon's out of this equation. Okay. So, the state and the village right of way. The number of three families, is it, you know --

MS. ABSENGER: Bedrooms.

MR. ZACHARY: In terms, huh?

MR. ANNICCHIARICO: Three bedrooms.

MS. ABSENGER: Three bedrooms, not families.

MR. ZACHARY: Three bedrooms, going to four, planning board basically would have to okay the two that are allowed by code, and we're

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being, and they're asking for four. Does anybody feel that this has an impact that we need to flag or anyone have any -- at this point, does that seem like a problem to anybody?

MR. OUTHOUSE: No.

MS. ABSENGER: No.

MR. ZACHARY: I mean, I don't think the units are much different in size. I don't think it's a -- I don't think that's a major issue.

MR. POMMER: And the parking supports it, right?

MR. ZACHARY: What?

MR. POMMER: And the parking supports it.

MR. SERRANO: At least to code.

MR. ZACHARY: Well, two spots per building, whether it's two-bedroom or three-bedroom, right?

MR. ANNICCHIARICO: Correct.

MR. SERRANO: Correct.

MR. SMITH: And there there's no appreciable difference in, for instance, in the number of public school age children that's

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2 generated from by going from two to four --

3 MR. ZACHARY: Yeah. Yeah.

4 MR. SMITH: -- for that.

5 MR. ZACHARY: And was there a fourth
6 variance? Am I missing one?

7 MR. ANNICCHIARICO: Oh, the wall.

8 MR. ZACHARY: Oh, the wall height, okay.
9 Yeah. Well, that's, that's, I think that's more
10 of a visual thing. So, are there, do the
11 renderings include representations of that, I
12 think, or do we have anything? Go back.

13 MR. SERRANO: Yeah, there was the first
14 one they had.

15 MR. THOMPSON: We do show the stone wall
16 in the front of the rendering. As the discussions
17 transpired tonight, we realize we don't have the
18 fence on top of that wall. So, we're going to add
19 that before we go back to the zoning board. But
20 with it being natural stone, I think that should
21 make it a pretty attractive wall, that and the
22 landscaping.

23 MR. ZACHARY: Where is that? Is that
24 corner set, that rendering?

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2 MR. ANNICCHIARICO: It should -- well,
3 you definitely have a rendering on our site plan
4 --

5 MR. SMITH: But that's more from
6 Bleakley.

7 MR. ANNICCHIARICO: Yeah, that's more
8 from Bleakley.

9 MR. SERRANO: That came a little while,
10 that came in like last -- that came in like this
11 morning.

12 MR. ANNICCHIARICO: But this was this
13 was submitted --

14 MR. SERRANO: Not with the, not with the
15 rock wall.

16 MR. ANNICCHIARICO: Okay. Right.
17 Originally, we had a ready rock wall, a concrete
18 ready rock wall. When we went to the zoning
19 board, it was discussed that that should be
20 stone. So, --

21 MR. ZACHARY: Okay.

22 MR. ANNICCHIARICO: -- Joe did make that
23 change.

24 MR. ZACHARY: Okay. So, you're going to

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2 modify that to show the fencing?

3 MR. THOMPSON: We will. And we'll ensure
4 that's in the next board submission.

5 MR. SMITH: What fencing?

6 MR. ANNICCHIARICO: I would imagine some
7 kind of black aluminum or something like that.

8 MR. SMITH: Okay.

9 MR. ANNICCHIARICO: Something
10 attractive, obviously.

11 MR. ZACHARY: Something that you can see
12 through? Nothing that's --

13 MR. ANNICCHIARICO: It's going to be
14 for, you know, just for safety reasons. So
15 nobody, you know, wanders near the edge of the
16 wall.

17 MR. ZACHARY: Nothing that's going to
18 block 3 feet of view or --

19 MR. POMMER: And you're going to have a
20 guide rail on the other side of that, right?

21 MR. ANNICCHIARICO: If we need to, I get
22 [unintelligible] [01:27:54]

23 MR. POMMER: Yeah. How, I'm thinking a
24 five foot drop, right?

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2 MR. ANNICCHIARICO: Depends where you
3 are. Like I said, it's I think about two foot at
4 the very southern end of the wall.

5 MR. POMMER: Yeah.

6 MR. ANNICCHIARICO: As you go north, it
7 kind of undulates.

8 MR. SERRANO: Joseph, I just want to
9 make --

10 MR. ANNICCHIARICO: Worst case, it's ten
11 feet.

12 MR. SERRANO: [unintelligible]
13 [01:28:11] has a concern about a guard rail for
14 the cars on the other side going over that wall.
15 Is that a concern?

16 MS. ABSENGER: Yes.

17 MR. ANNICCHIARICO: We'll have to look
18 that. That would be in my wheelhouse.

19 MR. SERRANO: Okay.

20 MR. ANNICCHIARICO: We'll have to look
21 at that.

22 MR. SERRANO: But if it is, you've got
23 to show it in the site plan --

24 MR. ANNICCHIARICO: Yes.

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2 MR. SERRANO: -- and also the rendering
3 so that everybody can see it.

4 MR. THOMPSON: We'll make sure that's
5 coordinated on the next one, whether it's a guard
6 for pedestrians versus a guard for vehicles, it
7 may need to function as both if there's a
8 sidewalk on that side. If the sidewalk's on the
9 opposite side, then maybe it's only for vehicles.
10 So we'll get that sorted out.

11 MR. SERRANO: Yep.

12 MR. ZACHARY: Well, obviously a
13 retaining wall has to retain, but from our, but
14 we want to be able to look at the aesthetics and
15 the visual impact.

16 MR. POMMER: And that rendering actually
17 it looks like there's a tier in front of the
18 bottom of the wall.

19 MR. SERRANO: Are you talking about the
20 dirt?

21 MR. POMMER: Yeah, the dirt the dirt
22 looks like it's --

23 MR. SERRANO: Like it's sloping up?

24 MR. POMMER: It doesn't look like it

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2 slopes up. It looks like there's a there's a type
3 of shelf and a ramp there.

4 MR. THOMPSON: It grades up.

5 MR. POMMER: It does?

6 MR. THOMPSON: It's a planting bed, it
7 could be mulched, you know, decorative.

8 MR. POMMER: I would say if you're
9 submitting to the DOT and you're beautifying it,
10 you might want to put something there to raise
11 the grade in front of the wall to make the drop
12 in the wall seem less in height is that what I'm
13 getting at.

14 MR. THOMPSON: That is basically what
15 that's --

16 MR. ZACHARY: Okay. And is that an
17 accurate representation of the Verizon?

18 MR. THOMPSON: We try to make it as
19 close as we can. We did try to scale it.

20 MR. ZACHARY: I mean --

21 MR. SERRANO: Right next to --

22 MR. ZACHARY: What is that? Metal sided?

23 MR. THOMPSON: A hut.

24 MR. ZACHARY: A hut?

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2 MR. ANNICCHIARICO: It's yellow, too.

3 MR. FAIELLA: Oh, yeah. They like the
4 spray paint.

5 MR. THOMPSON: Yeah, we didn't show it
6 yellow.

7 MR. ANNICCHIARICO: Yeah, it's yellow. I
8 mean, you know, obviously --

9 MR. ZACHARY: It's yellow, which was
10 sprayed over to some graffiti, I believe.

11 MR. SERRANO: Yeah.

12 MR. FAIELLA: Correct.

13 MR. ZACHARY: It's lovely.

14 MR. ANNICCHIARICO: I would imagine Mr.
15 Giordano would want to speak with Verizon and --

16 MR. THOMPSON: See if they'd allow him
17 to repaint it.

18 MR. ANNICCHIARICO: -- allow us to
19 beautify it a bit, hide it with some plantings or
20 something as much as we, you know, it can be
21 something like that.

22 MR. THOMPSON: That would be in our best
23 interest actually for that.

24 MR. ANNICCHIARICO: Right.

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2 MR. POMMER: So same with the DOT, you
3 know, Verizon, DOT, you know, they have a
4 landscaping division. So don't be, put as much as
5 you want in the DOT right of way. Be generous.

6 MR. ANNICCHIARICO: Yeah.

7 MR. POMMER: You got to get rid of soil
8 anyway.

9 MR. ANNICCHIARICO: I don't think they'd
10 [unintelligible] [01:30:26]

11 MR. POMMER: So, if you're going to get
12 rid of it, you might as well show some more
13 landscaping or grading on the, you know, on both
14 sides of that little building to fill it in a
15 little bit. There's no there's going to be no use
16 of it. So, you might as well landscape it like
17 that, you know. Make your you make your drawing
18 reflect your rendering is what I'm saying. And
19 the benches look nice, too, benches and the
20 lights.

21 MR. ANNICCHIARICO: We have to catch up
22 to the rendering.

23 MR. POMMER: Catch up to the rendering.

24 MR. ZACHARY: I think with the

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2 architectural renderings, there's a tendency to
3 romanticize a little bit, you know. All the
4 people are like really beautiful, you know.
5 There's a sign on the sidewalk, only beautiful
6 people may walk here.

7 MR. SERRANO: You can put Nick up there
8 get an AI picture of Nick and put it up there
9 walking.

10 MR. ZACHARY: That would be a step down.

11 MR. ANNICCHIARICO: We're going to add a
12 golden doodle right here.

13 MR. ZACHARY: All right. Okay. I think
14 that's it for tonight. Right?

15 MR. ANNICCHIARICO: Thank you very much.

16 MR. THOMPSON: Thank you, everyone.

17 MR. SERRANO: We're good?

18 MR. THOMPSON: Have a good evening.

19 MR. SERRANO: Dave, you okay? Anything
20 else?

21 MR. SMITH: No.

22 MR. SERRANO: Okay. Good.

23 MR. SMITH: No, we'll discuss kind of
24 the environmental review process at the next

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2 meeting and the next steps in that process.

3 MR. SERRANO: Okay. Thanks, guys. Have a
4 good night.

5 MS. STEPHANIE PORTEUS: Thank you.

6 MS. ABSENGER: Bye, Jim.

7 MR. SERRANO: Anything else, chairman?

8 MR. ZACHARY: That's the same one I have
9 here. I just did it at home and I didn't do the
10 color print.

11 MR. OUTHOUSE: That's how I know. Yes,
12 that's the old one.

13 MR. ZACHARY: Oh, okay. So, there is
14 something. Okay, I'll get it. Yeah, yeah.

15 MR. SERRANO: No, no, not yet. They
16 haven't closed it yet.

17 MR. ZACHARY: Yeah, no, we're still on.

18 MR. SERRANO: Yeah, we're still on. Oh,
19 time. Pause.

20 MS. ABSENGER: Why are we doing so?

21 MR. SERRANO: They have to put the
22 application. We're not going to discuss it. When
23 they actually come in to put in the cell phone
24 tower, they've got to get a special permit for

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2 that. They haven't put the application in yet. I
3 thought now they have [unintelligible]
4 [01:32:45].

5 MS. PORTEUS: Oh, okay.

6 MR. SERRANO: Oh my god.

7 MR. ZACHARY: Marcus, cell phone tower?

8 MR. SERRANO: No, no, nothing to
9 discuss. So, chairman, on the agenda, what's
10 we're discussing for cell phone tower -- hold on
11 a second. He's still changing the thing over
12 here. Not yet. Yeah, the screen is not showing.

13 MR. ZACHARY: Yeah, you just got a call.

14 MR. SERRANO: Kurt, we're disconnected.

15 MS. ABSENGER: She's here. She's here.

16 UNIDENTIFIED MALE: I'm on vacation time
17 for work. I go back at 9:00.

18 MR. ZACHARY: Oh, well.

19 MR. SERRANO: Kurt, what do you show on
20 your screen? I'm not showing the meeting room. I
21 know. I don't want to see my picture. Come on.
22 Are we still waiting on --

23 MR. SERRANO: Yeah, waiting for Kurt.

24 UNIDENTIFIED MALE: I don't know. I have

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2 I have the wide shot. I'm not sure why it's --

3 MR. SERRANO: Okay, I got it. I got it.
4 Perfect. So, so on the agenda is the cell phone,
5 just the discussion of cell phone. I thought by
6 now we would have had the application in. This is
7 the cell phone tower that we're putting behind
8 the DPW garage, behind the baseball field for
9 emergency services and cell phone coverage
10 throughout the throughout the village. The
11 application has not come in yet, but Verizon has
12 laid off a good majority of their staff members
13 and the people that we were working with have
14 been laid off. So we're waiting for the new team
15 to sit down and talk to our cell phone developer.
16 When that application does come in or come in
17 front of you guys, in front of the planning board
18 to be reviewed, that's part of the special site
19 plan review, but that's not there yet. So David?

20 MR. SMITH: So I know the village board
21 had initiated the zoning text amendment for to
22 accommodate some of the more contemporary uses of
23 --

24 MR. SERRANO: Correct.

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2 MR. SMITH: Okay. Has the village, has
3 the planning board --

4 MR. SERRANO: At the July 7th meeting,
5 July 7th it's on the agenda for the public
6 hearing.

7 MR. SMITH: Right.

8 MR. SERRANO: We expect that to be
9 approved at the July 7th --

10 MR. ZACHARY: By the zoning board?

11 MR. SERRANO: By the village board.

12 MR. ZACHARY: Okay.

13 MR. SERRANO: The language --

14 MR. ZACHARY: Oh, they're changing the
15 code, it's not variances, right, right.

16 MR. SERRANO: That's correct.

17 MR. ZACHARY: Sorry.

18 MS. PORTEUS: Changing the code, to
19 allow it in the R-40.

20 MR. ZACHARY: Right.

21 MR. SERRANO: And changes to the local
22 law regarding some of the aspects that were
23 provided by the developer. I mean, by the, our
24 consultant.

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2 MR. SMITH: All right. So, under the
3 code, there's typically a referral of the zoning
4 amendments to the planning board for review and
5 recommendation.

6 MS. PORTEUS: Oh, this planning board?

7 MR. SMITH: Yes, This planning board.
8 So, have you reviewed the proposed amendments?

9 MR. ZACHARY: I looked at this quickly.
10 I would honestly say I don't have a good grip on
11 it at this point.

12 MR. SERRANO: Okay. So, why don't we do
13 this --

14 MR. ZACHARY: Does anybody -- I mean
15 what exact, I've never done a site plan review
16 for a cell tower. What is --

17 MR. SMITH: First of all, it's not a
18 site plan review.

19 MR. ZACHARY: Right.

20 MR. SMITH: It's amending the code to
21 reflect, you know, when your code was originally
22 written for cell towers, it was back in 1992 --

23 MR. SERRANO: '96, something like that,
24 right.

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2 MR. SMITH: Since then technology has
3 changed tremendously.

4 MR. ZACHARY: Right.

5 MR. SMITH: So the revisions just
6 reflect that there are, that you've got updated
7 technology, you've got more contemporary ways of
8 conducting the cell tower business. So that's
9 what those revision revisions reflect. So, if you
10 if you have any comments, my suggestion would be
11 even if you caucused amongst yourselves and then
12 provided the village board with any comments,
13 then you've satisfied, I think your requirement.

14 MR. ZACHARY: Okay. So our only role
15 here is that is if you have any comments to pass
16 on to the --

17 MR. SMITH: Correct.

18 MR. ZACHARY: And we should do that
19 before the --

20 MR. SERRANO: before July 7th, July 7th.

21 MR. ZACHARY: July 7th.

22 MR. SERRANO: So, what we're going to do
23 if anybody didn't get a copy of it, or don't know
24 where it is --

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2 MR. ZACHARY: Well this was in an email
3 the other day.

4 MR. SERRANO: -- if you need a copy --

5 MR. ZACHARY: And I did reply to the
6 board to --

7 MR. SMITH: Yes, I saw that.

8 MR. ZACHARY: -- comments to --

9 MR. SMITH: That's why, to make sure
10 that you all --

11 MR. ZACHARY: Yeah. And, it sort of got
12 you know, put on the side by me due to other
13 things going on, but all right. So then we need
14 So July 7th is of one, so it's about 10 days
15 away.

16 MR. SERRANO: Correct.

17 MR. ZACHARY: So can we --

18 MR. SERRANO: I mean they can provide by
19 email.

20 MR. ZACHARY: -- follow up by mid next
21 week to --

22 MS. ABSENGER: July 1st?

23 MR. ZACHARY: Yeah, by July 1st would be
24 good, if we could follow up with that email --

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2 MR. SERRANO: Yes.

3 MR. ZACHARY: -- that I sent and I'll
4 compile, I can compile the comments, pass them on
5 to you.

6 MR. SERRANO: Yeah. Perfect.

7 MR. ZACHARY: On to you David? Or just
8 on to the -- or forward it to the village board?

9 MR. SMITH: I would suggest copy me but
10 send it to Cindy and Cindy will forward it to --

11 MR. ZACHARY: Oh, okay.

12 MR. SMITH: Yeah.

13 MR. ZACHARY: Okay. Good. Okay.

14 MR. FAIELLA: Now is there information
15 on what type of technology they're using? Like --

16 MR. SERRANO: We're not there yet. No,
17 we're not there. We're not there yet. When that
18 application comes in, all those details will be
19 provided to the planning board. We're not there
20 yet.

21 MR. FAIELLA: Oh, because I know when
22 they put the cell tower on the Ossining High
23 School, there was a lot of controversy about
24 beams going into a house.

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2 MR. SMITH: That's the radio frequency
3 report. And as part of your code, any applicant
4 who comes in is required to prepare a radio
5 frequency report to illustrate if there's any
6 impact to public health and safety.

7 MR. FAIELLA: Thank you.

8 MR. ZACHARY: Okay. And this is the
9 Hemphill Verizon project?

10 MR. SERRANO: Correct.

11 MR. ZACHARY: Is there something growing
12 up there?

13 MS. PORTEUS: Your mind is always there.

14 MR. ZACHARY: It's called Hemphill. You
15 know. I wonder where that comes from. All right.
16 Okay. We'll reach out to you if I have any
17 questions. But we'll review and get comments to
18 me by Wednesday.

19 MR. FAIELLA: Yes.

20 MR. ZACHARY: Thank you. All right. Is
21 there anything else then for this evening? I
22 don't believe there is. So in that case, a motion
23 to adjourn?

24 MS. ABSENGER: Motion to adjourn.

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MR. OUTHUSE: Second.

MR. FAIELLA: I'll second.

MR. ZACHARY: All in favor?

MULTIPLE: Aye.

MR. ZACHARY: Meeting adjourned.

(The public board meeting concluded at

8:39 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Planning Board meeting of the Village of Buchanan on June 25, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castano

Date: July 23, 2026

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