

VILLAGE OF BUCHANAN

BOARD MEETINGS

PLANNING BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

July 23, 2026

7:07 p.m. - 8:47 p.m.

July 23, 2026

MEMBERS PRESENT:

Nicolas Zachary, Chairman

Eileen Absenger, Member

Tracey Armisto, Member

Jeffrey Faiella, Member

Kieran Outhouse, Member

OTHERS PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

George Pommer, Village Engineer

David Smith, Village Planner

Cynthia Kempter, Village Clerk, Treasurer

Sharon Murphy, Deputy Clerk

SPEAKERS:

Aaron Warner, Zarin & Steinmetz

Jim Annicchiarico, Cronin Engineering

Joseph Thompson, Architect

Mark Giordano, Giordano Builders

Steve Marino, Tim Miller Associates

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2 (The board meeting commenced at 7:07 p.m.)

3 MR. NICOLAS ZACHARY: Good evening. Not
4 punctual, but we're, we may not be punctual, but
5 we're good. So welcome to the July 23rd planning
6 board meeting. Please join me in the pledge of
7 allegiance.

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

13 MR. ZACHARY: We normally have minutes
14 to approve, but I don't think we received any.
15 So, which I mean, we could approve them anyway
16 because we 200 pages of computer generated
17 minutes. Nobody reads them anyway. Want us to
18 approve the minutes we didn't see. Okay, we'll
19 wait till next time. So, we could officially not,
20 not read them. All right. Before we start,
21 gentlemen I just want to, a couple of things. Our
22 next meeting we were there was some discussion
23 online about changing the date and what we've
24 come up with is instead of the 27th of August to

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2 shift it to the 26th, various scheduling
3 difficulties is and is the 26th I think we're
4 everyone is good? One or two people might have to
5 zoom in but we can agree on that, the 26th? Okay.
6 So, that's it. Next meeting will be August 26th.
7 We don't need a resolution for that. All right.

8 I also want to address the September
9 meeting. It turns out that meeting would have
10 landed on September 24th and I will be on Cape
11 Cod, getting back that day. And with a six or
12 seven hour drive from the outer cape, I feel it's
13 a little risky. Is it possible we can change the
14 date for the September meeting? Is that a little
15 too much for people to pull out their calendars
16 right now? Do we need do we need to do this
17 online so people can look at their schedules and
18 things or does it? So the 24th is a Thursday and
19 I don't know, I'm resistant to do Friday meetings
20 like people are starting the weekend so we don't
21 want that which would be the 25th. So that gets
22 us into the 28th, 29th or 30th. Anyone? What's
23 that? You could do the 29th, which is Tuesday. We
24 also have to make sure what's going on here. Is

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2 there --

3 MR. MARCUS SERRANO: We're good.

4 MR. ZACHARY: Is the village board --

5 MR. SERRANO: The board is on the 22nd.

6 MR. ZACHARY: Is on the 22nd, okay.

7 MR. SERRANO: Yeah.

8 MR. ZACHARY: So, the 29th is a Tuesday.

9 As far as everybody here can tell right now, does
10 that work for you? Oh, sorry. I'll be in Troy.

11 MR. SERRANO: You're busy, man.

12 MR. ZACHARY: I'll tell you later. No,
13 not a horse. So, that means the 28th or 30th,
14 sorry. How does that look? How does the 28th --

15 MR. SERRANO: The 28th is Monday.

16 MR. ZACHARY: Can we do Monday the 28th?
17 Monday the 28th. Going once.

18 MR. SERRANO: Yeah.

19 MR. ZACHARY: Monday the 28th. Going
20 twice. Sold. Monday the 28th. Thank you. So we
21 are now going to continue our discussion for the
22 application by Giordano Builders at 3222 Albany
23 Post Road for an 11-townhouse development. And
24 just give -- I won't make you stand forever, you

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could stay there a second. I have a, you know, there's, there's various things I want to touch on tonight. There's some discussion to this with the site plan. We had talked about adding some things which were, so I want to, we want to discuss site plan. I want to just get a little update and clarification on the special permit application which is part of this. The application is for site plan approval and a special permit, which is allowed by the code for this number of town houses on this size property in the overlay zone, but it does require the special permit, which will come from us.

There's, we'll touch briefly on physical analysis. I do have specific questions for both the, our engineer and our planner. Maybe we'll get a little update on the status of the variance if there's any update. We also have traffic studies to get into and plenty of questions on, at least on my part on the SEQR application, a few things I had a little more time to go through it this time than last time. So we'll start with the site plan and do you want to address the

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2 changes to the site plan or do you have a general

3 --

4 MR. AARON WARNER: Sure. Yeah. And I can
5 also address a little bit of an update about the
6 variances.

7 MR. ZACHARY: Okay, great. Would you
8 give your name again, please?

9 MR. WARNER: Good evening. My name is
10 Aaron Warner. I'm an attorney with the law firm
11 Zarin and Steinmetz, representing the applicant
12 Steve Giordano Builders, Inc. So we met with the
13 ZBA for the second time earlier this month.
14 Again, the variances that are required are two
15 front yard variances, a variance to permit your
16 board the ability to consider granting additional
17 three-bedroom units, and a variance to permit
18 portions of retaining walls with fences, up to 15
19 feet at their highest point. That would not have
20 to comply with yard regulations and then --

21 MR. ZACHARY: Would not have to comply
22 with what regulations?

23 MR. ZACHARY: With yard regulations,
24 like setbacks and stuff like that. And so we

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received positive feedback from the board, but since SEQOR has not closed yet, which we're hoping to do with your board tonight, the ZBA can't act. We are planning to be before the zoning board again at their August 12th meeting. So if your board were to issue a negative declaration under SEQOR, then the zoning board could act on the variances.

So just to cover all the updated materials that we've submitted, we submitted, as you noted, an updated site plan, an updated EAF, a traffic memorandum, we've responded to written comments from your board's consultants and we've also submitted a fiscal analysis report and also a geotechnical report. And we've also come prepared with additional renderings per your board's comments.

So I'll leave the discussions of the site plan updates to our engineer, but just generally, we were able to add additional parking for guests even though the project does meet the parking requirements.

MR. ZACHARY: Okay.

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2 MR. WARNER: So I think that's a brief
3 general thing. I'm not sure if you had any
4 specific questions for me beforehand. Are there?
5 Okay.

6 MR. ZACHARY: If we just focus on site
7 plan itself for now.

8 MR. WARNER: Sure.

9 MR. ZACHARY: I did kind of canvas the
10 board in the course of the last week and I do
11 know that there's a majority of the board is,
12 even though you added four parking spots, is
13 still a little concerned about the adequacy of
14 that. I think as one board member put it put it,
15 one person having a birthday party for their kid
16 and those spots are used up, you know. So where
17 do people go after four spots? Because almost
18 everybody's going to have two cars. So it's not
19 like there's going to be people that'll say, oh,
20 we don't have cars, so you could put your car in
21 my driveway, you know, it's pretty unlikely these
22 days that people will not have two cars to fill
23 those spots allocated for their unit. So, so
24 there will -- it may not be an everyday thing,

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might be an every other Sunday thing, but we need to in the planning process figure out what's going to happen when there's other visitors, could be a visiting medical checkup person. It could be a physical therapist. It could be it could be 12 cousins who come for Easter, whatever it is. So, you know, so we will want to look at that. I'll start with that by saying, by looking at where you added the four spots and a small technicality, the engineer did point out in his comments that the minimum parking width is eight and-a-half feet?

MR. GEORGE POMMER: Yes.

MR. ZACHARY: And that the these spots are shown as eight feet, a pretty small difference, but just saying. So you've added four there and is, can you add any more along that same run, at around the bend in the in the road there? Can we pull up that that site plan on the screen, that's the first drawing, drawing one of eight CS?

MR. JIM ANNICCHIARICO: That's just the wall.

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2 MR. SERRANO: So you got you got the
3 four park spaces right there.

4 MR. ZACHARY: Well, you have the four
5 spots. I mean just is it possible --

6 MR. ANNICCHIARICO: Want me to introduce
7 myself?

8 MR. ZACHARY: Give your name for the for
9 the for the digital minute readers.

10 MR. ANNICCHIARICO: Yes. Jim
11 Annicchiarico with Cronin Engineering. So yes, we
12 we have added four spaces along the sidewalk as
13 you come in the driveway to the right. So where
14 the, in front of those four spaces where it
15 angles, where the wall angles, the sidewalk
16 angles --

17 MR. ANNICCHIARICO: Right here?

18 MR. ZACHARY: -- can you get any spots
19 along there?

20 MR. ANNICCHIARICO: We could probably
21 add at least one more, possibly two. We wouldn't
22 want to go all the way to the end here.

23 MR. ZACHARY: Because of the fire truck
24 turnaround, right.

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2 MR. SERRANO: Right. Let's pull it back.
3 Let's go to that rendering.

4 MR. ZACHARY: Right. It comes like --
5 oh, I see. Okay. So whether or not you could add
6 there is questionable.

7 MR. SERRANO: There we go.

8 MR. ANNICCHIARICO: Yes. Okay. So, like
9 I like I was saying, we could probably we could
10 probably add another one here and possibly one
11 more here. Although --

12 MR. ZACHARY: Okay.

13 MR. ANNICCHIARICO: -- in an emergency
14 if the fire truck had to get in and had to sweep
15 all the way around, it looks like based on --

16 MR. ZACHARY: At best one or two and
17 that's questionable given the emergency vehicle
18 access?

19 MR. ANNICCHIARICO: That's correct.

20 MR. ZACHARY: Okay. What's happening out
21 there on the street? There's no parking on the
22 south side of Bleakley. There is parking a little
23 further up the road on the east side. I'm going
24 to, I'm going to, like instead of going to the

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2 board and have you come out with all your ideas,
3 I think I'm just going to as we discuss topics
4 just, you know, go to the board for the
5 individual things we're discussing. Do you have
6 anything any other suggestions, Jim?

7 MR. ANNICCHIARICO: I mean based on the
8 site --

9 MR. ZACHARY: On that particular thing,
10 the parking.

11 MR. ANNICCHIARICO: Yeah, based on the
12 site layout there's, there's just really not an
13 opportunity to provide more.

14 MR. ZACHARY: Okay.

15 MR. ANNICCHIARICO: But I'll go back to
16 the fact that, you know, the site parking
17 requirements are 1.5 per, unit which would be a
18 total of rounded up, 17 and we're providing 22.
19 So we're, we're providing 22 just with the spaces
20 in the garages and --

21 MR. ZACHARY: Yeah, for the unit, per
22 unit.

23 MR. ANNICCHIARICO: -- each, yes, or
24 unit. So we are providing now 26 total.

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2 MR. ZACHARY: Right. Well, I'm just
3 going to point out that we are, yes we are
4 responsible to know what the code is and what it
5 requires minimum, but we also are responsible to
6 come up with a site plan that we think is
7 realistic and that works both for the development
8 and the surrounding houses and streets and so
9 forth, you know. Our, what we're looking at is
10 the bigger picture. Yeah, and that, is that what
11 it is? It's one and a half spots per unit is the
12 requirement in the code?

13 MR. ANNICCHIARICO: Correct, yes.

14 MR. ZACHARY: So what would that be
15 like? One Subaru and one smart car? What's one
16 and a half? What's a half car?

17 MR. ANNICCHIARICO: I didn't write the
18 code. So --

19 MR. ZACHARY: Maybe a Fiat?

20 MR. ANNICCHIARICO: -- maybe a
21 motorcycle. I don't know. So, it, the site is
22 there's just we're not saying we don't want to do
23 it. If we could do it, we would certainly do it
24 for you.

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2 MR. ZACHARY: Right.

3 MR. ANNICCHIARICO: But we just, the
4 opportunity is not there.

5 MR. ZACHARY: Okay.

6 MR. ANNICCHIARICO: Based on the
7 geometry and mainly the rock on the site.

8 MR. ZACHARY: Well, you're pretty much
9 out by the property line already there.

10 MR. ANNICCHIARICO: Yes. We've maximized
11 this whole front, right.

12 MR. ZACHARY: You can't come forward
13 more and you can't go back more.

14 MR. ANNICCHIARICO: We can't come any --
15 right. And we can't go back any further here. The
16 only the only space that we own is further back
17 is in this corner.

18 MR. ZACHARY: Right, where that blue --

19 MR. ANNICCHIARICO: But that's --

20 MR. ZACHARY: In that drawing, a blue
21 line?

22 MR. ANNICCHIARICO: Yeah. Right. Well,
23 yeah, that's where the fire truck is shown. But
24 that is probably the steepest part of the rock --

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2 MR. ZACHARY: Right.

3 MR. ANNICCHIARICO: -- on site.

4 MR. ZACHARY: So there's no obvious
5 solution here. All right. I'm going to just
6 regarding parking, I'm going to open it up to the
7 board.

8 MS. TRACEY ARMISTO: I have a question
9 about what are the garage spaces? What are the
10 size of the garages?

11 MR. ANNICCHIARICO: I'd have to defer to
12 our project architect, Joe Thompson on that, but
13 I would say that they are at least 10 foot wide.

14 MR. THOMPSON: More than that.

15 MR. ANNICCHIARICO: Yeah. Good.

16 MR. ZACHARY: I think, I think where it
17 says 17.5 by 40 typical, on the middle of the
18 nine units or the middle of the eight units
19 there, it says 17 and a half. Is that the overall
20 size of the unit? Oh, that's not the garage,
21 right.

22 MR. JOSEPH THOMPSON: That's the overall
23 size. So, good evening, Joe Thompson, architect.
24 The garages themselves are closer to about 11 or

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2 12 by 24. So, plenty adequate depth to even host
3 a full-size vehicle.

4 MR. ZACHARY: Yeah.

5 MS. ARMISTO: And what size garage door?
6 What's the height of the garage doors?

7 MR. THOMPSON: We'll probably do seven
8 foot. That, I mean that would clear a full size.
9 Yeah. Six eight clears like a Yukon.

10 MR. ZACHARY: Oh, okay. Whatever the
11 size, whatever the size is, you're only getting
12 one car in there.

13 MR. THOMPSON: Correct.

14 MR. ANNICCHIARICO: Correct.

15 MR. ZACHARY: Okay.

16 MS. ARMISTO: You wouldn't get a full-
17 size pickup truck in those garages?

18 MR. THOMPSON: No, you -- yes, you can.

19 MR. ZACHARY: Yeah. If you look, one of
20 the pages in here shows the garage slots, but it
21 doesn't have dimensions, right.

22 MR. THOMPSON: They will be able to host
23 a full-size vehicle with certainty.

24 MR. ZACHARY: Back is storage, right?

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2 Right, the garage dimensions.

3 MS. EILEEN ABSENGER: I have a question.

4 MR. SERRANO: Get closer to the mic so
5 they can hear you.

6 MS. ABSENGER: I mean, most people are
7 going to use the garage for storage as well. So
8 that's going to eliminate I mean, it's designated
9 as a parking space, but it will eliminate
10 parking. So if you have two cars, you're going to
11 park one in your driveway and then you're going
12 to claim one of those visitor spots.

13 MR. THOMPSON: No, we actually created
14 storage rooms on the back side of the garage. So
15 that full 40 foot depth, it's partially garage
16 space. So let's say approximately 24. The other
17 16 foot, it's all storage. There's actually a
18 significant amount of storage in each one of
19 these units at the rear of the garage. So we've,
20 we've tried to take that into account so that way
21 you're not forced out of your own garage. I know
22 how that can happen. There may be an opportunity
23 for some more parking. Jim, you could tell me if
24 it works. But what if we were to take the

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2 dumpster enclosure, shift it, and pick up two
3 spaces here?

4 MR. ANNICCHIARICO: Yeah.

5 MR. THOMPSON: We might be able to pick
6 up another three spaces on site as well.

7 MR. SERRANO: [unintelligible]

8 [00:17:34]?

9 MS. ABSENGER: No, I don't think she saw
10 where you had --

11 MR. ANNICCHIARICO: Say that again,
12 please.

13 MS. ABSENGER: -- I don't think she saw
14 you had the storage in back of the garage.

15 MR. THOMPSON: Yeah, we don't want that
16 because if there's no storage at all, obviously
17 people have a lot of belongings, it's not like we
18 have a a traditional basement, so that's what
19 that storage area functions as.

20 MS. ABSENGER: And if people do have
21 three cars, where is the third car to park? Or
22 four cars?

23 MR. THOMPSON: Not here. Not here. It'll
24 have to be stipulated maybe as part of an HOA

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2 possibly. But they will -- they can't have more
3 than two spaces assigned on this property. And if
4 that doesn't work, then they won't purchase here.
5 But --

6 MR. SERRANO: Repeat what you said about
7 --

8 MR. THOMPSON: So, there may also be a
9 way to accommodate additional visitor parking. If
10 we take this dumpster enclosure and we shift it
11 to the western side of the property there at the
12 head of the turnaround for the fire truck, which
13 would also work well for a garbage truck to enter
14 and access it, we may be able to easily get
15 another two to three spaces there. You know, now
16 we're talking about those two or three plus maybe
17 one or two more on the side. You know, a
18 significant amount of visitor parking.

19 MR. ZACHARY: Okay. And that won't
20 affect the --

21 MR. THOMPSON: It will not affect the
22 emergency vehicles.

23 MR. ZACHARY: Because the dumpster would
24 be recessed?

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2 MR. THOMPSON: Exactly.

3 MR. ZACHARY: Okay. Okay. Well, that's -

4 -

5 MR. THOMPSON: Progress.

6 MR. ZACHARY: Two or three spots is, is,
7 is better than not having them.

8 MS. ABSENGER: Okay. If you don't put
9 those spots in the back up there, they're going
10 to park right against that wall. They're going to
11 park in front of that dumpster. They're going to
12 park where you don't have any parking spaces
13 after the four. I don't know if the board went up
14 to the Catherine Street townhouses. There's five
15 town houses up there. There are 12 to 13 parking
16 spots with one disabled parking space and it's on
17 67 acres as compared to your .88, five units, 12
18 to 13 parking spaces, and they still have to use
19 Catherine Street. And I'm surprised the fire
20 department has not complained about this because
21 when they do use, if they have a party or
22 anything where they're not going to be able to
23 use Bleakley Avenue at all, I don't know if the
24 HOA can have a shuttle bus. I mentioned this

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2 before as a joke, but they're going to have to
3 park at Johnny Rit's or they're going to have to
4 park in the municipal lot and shuttle their
5 guests to their house.

6 MR. THOMPSON: Do you know how many
7 total parking on that site you just referenced?

8 MS. ABSENGER: I can't hear you, Joe.
9 You have to speak up.

10 MR. THOMPSON: Do you know, do you know
11 how many total parking spaces on the site you
12 just referenced?

13 MS. ABSENGER: Up at the Catherine
14 Street?

15 MR. THOMPSON: Yeah, the five unit.

16 MS. ABSENGER: Marcus, would you bring
17 the pictures up?

18 MR. SERRANO: Honestly, you get I don't
19 think it showed all the parking.

20 MS. ABSENGER: And one unit does use
21 storage in their garage and uses three parking
22 spaces at the end of the parking lot. Just
23 otherwise, there's --

24 MR. THOMPSON: It sounds like

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2 enforcement and management at that point.

3 MS. ABSENGER: Well, I -- that's not my
4 issue. This is I would say between eight and nine
5 parking spaces. You're saying in addition to the
6 garage spaces?

7 MR. ANNICCHIARICO: You're saying in
8 addition to the garage spaces?

9 MS. ABSENGER: Correct, in addition to
10 the garage and the parking in the driveway.

11 MR. THOMPSON: And these are single car
12 garages as well.

13 MS. ABSENGER: What?

14 MR. THOMPSON: These are single car
15 garages?

16 MS. ABSENGER: Yes.

17 MR. THOMPSON: So they have five, five
18 garage spaces and nine.

19 MR. ZACHARY: I think that's similar to
20 --

21 MS. ABSENGER: Five garages, just like
22 you do, five garage and five driveway. And --

23 MR. THOMPSON: I think the problem there
24 would be if two cars per household and if they're

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2 not properly using their garages they're taking
3 up 10 plus surface spaces.

4 MS. ABSENGER: Well there is the one
5 that has three cars, because the daughter lives
6 there and so there's enough ample bedrooms and
7 that's why I'm saying to you they're going to
8 park all over. Heaven forbid there is a problem
9 that they need an emergency vehicle, a fire truck
10 or an ambulance. This is going to be a nightmare.
11 And just as it is, the fire truck will not be
12 able to turn onto Catherine Street into that
13 townhouse complex. They'll be able to get into
14 your complex, but they won't be able to get to
15 where they need to go because those people will
16 park against that wall. That's why four spaces is
17 not enough. And I was there on a Sunday and the
18 woman I spoke with, two women, they both said not
19 enough parking.

20 But I also spoke to other people about
21 being in townhouses and being in apartment
22 buildings. The first thing they look at is how
23 much ample parking there is for anybody that's
24 coming to visit. I don't want to be a stickler

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about this. I would even say I would go to 10 units and make that back part another parking area. I don't mean to take any money away from you, Mr. Giordano, but in the same breath, we are the, not only the planning board, but we're also the architectural board and probably safety also since we have two firemen on board. And I looked at this and I just, I have a problem with that parking availability.

MR. THOMPSON: So, I think we understand the concern very clearly. We've made some progress. I think even from our discussions tonight, we've maybe figured out some ways to make more progress. So why don't we continue to work on that.

MS. ABSENGER: Whatever more progress you can make will be appreciated by the homeowners in addition to any emergency services or anybody that's going in there because they're going to park all over. You know that.

MR. THOMPSON: That'd make it like more usable for future residents. So I think it's in everybody's best interest. I think we have some

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2 ideas that we can work on.

3 MS. ABSENGER: Okay.

4 MR. THOMPSON: I don't know that it's a
5 SEQR issue necessarily, but if we work on this
6 between now and next month's meeting, we'll be
7 happy to come back with some improvement.

8 MS. ABSENGER: Okay.

9 MS. ARMISTO: Where does snow go? Where
10 does snow go?

11 MR. ANNICCHIARICO: So, I'd like to,
12 yeah, we, we -- sorry. If you --

13 MR. ZACHARY: No, go ahead.

14 MR. ANNICCHIARICO: So, we did refer, I
15 sent the letter directly to Chief Outhouse. You
16 know, so he hasn't gotten back to us with any
17 comments yet. However, he has, as Kieran
18 mentioned, provided the largest truck that they
19 could expect to utilize at the site. So that's
20 what we've based -- our traffic consultant, John
21 Canning that's what he's based these turnaround.

22 MR. ZACHARY: Well, just and Kieran, you
23 might have a better sense of this being involved
24 with the fire department. But the that might be

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2 the largest vehicle we have but there's also
3 three or three local departments that have a
4 mutual response.

5 MR. OUTHOUSE: So the one we provided is
6 the absolute largest from the area.

7 MR. ZACHARY: Oh, it's from the area.
8 It's not ours.

9 MR. OUTHOUSE: Peekskill.

10 MR. ZACHARY: That's a Peekskill?

11 MR. OUTHOUSE: That's the biggest one
12 around.

13 MR. ZACHARY: Okay, good.

14 MS. ABSENGER: Use your mic. Use your
15 mic.

16 MR. OUTHOUSE: The biggest one around.
17 is Peekskill. So, we used that as a reference.

18 MR. ZACHARY: Okay.

19 MR. OUTHOUSE: That's the biggest one
20 that will be coming in there.

21 MR. ZACHARY: Excellent. Okay. Thanks
22 for that clarification. And I see and also part
23 of the site plan changes, you added the
24 sidewalks, which actually I think they look good

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to me. You got, you have, so people are parking out on the street because let's face it, while we might want to get extra spots in here, somebody has 40 people over for a graduation party, you know, once a year, they'll just have to park somewhere else. They'll have to park on the street and walk. So having these sidewalks is that. I think we're just looking more for the those more common weekend and visiting things, cars in and out kind of thing. So, I think we got some progress there and we could see how what you do in the back there, if you can get two or three back there.

And let's see the, I do have one question. The retaining wall is, on this drawing is the dark, is the wide gray line in the front?

MR. ANNICCHIARICO: Correct. Yeah.

MR. ZACHARY: And back of course.

MR. ANNICCHIARICO: Yes.

MR. ZACHARY: And the sidewalk is clear. Where is the -- is the fence, which is what a three-foot fence is it?

MR. ANNICCHIARICO: It would probably be

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2 four.

3 MR. ZACHARY: Four for safety. Is that
4 right on top of that retaining wall?

5 MR. ANNICCHIARICO: That's correct.

6 MR. ZACHARY: Okay. So your variance for
7 height is includes --

8 MR. ANNICCHIARICO: Includes the four-
9 foot --

10 MR. ZACHARY: -- the retaining wall,
11 which at the highest point, if I remember
12 correctly was like 11 feet?

13 MR. ANNICCHIARICO: The retaining wall
14 itself 11 --

15 MR. ZACHARY: Eleven.

16 MR. ANNICCHIARICO: -- and then four --

17 MR. ZACHARY: And even a lot less in
18 other places?

19 MR. ANNICCHIARICO: Correct.

20 MR. ZACHARY: So you actually need a
21 variance up to like 15?

22 MR. ANNICCHIARICO: Fifteen feet --

23 MR. ZACHARY: Okay.

24 MR. ANNICCHIARICO: -- including the

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2 four foot high fence on top, at the highest spot.

3 MR. ZACHARY: Right. Okay.

4 MR. ANNICCHIARICO: But yes it is, it
5 does vary. But it is less. This corner is the
6 highest spot.

7 MR. ZACHARY: Yeah. Yeah. There's a, I
8 don't think I have it handy. I'm not going to
9 look for it. But yeah, well there's a rendering
10 but there was also one other drawing that I don't
11 think I got a print out of here. Oh that one
12 right there shows the heights at various points.

13 MR. ANNICCHIARICO: Yes. We provided
14 this --

15 MR. ZACHARY: Which drawing is that?

16 MR. ANNICCHIARICO: This is RW1.0

17 MR. ZACHARY: RW 1.0?

18 MR. ANNICCHIARICO: Right. We were
19 asked, we really were asked by the zoning board
20 to provide a profile through the proposed
21 retaining wall.

22 MR. ZACHARY: I think the
23 [unintelligible] [00:27:30] did not get in that.

24 MR. ANNICCHIARICO: Yes, it did,

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correct.

MR. ZACHARY: Okay. So --

MR. ANNICCHIARICO: That is correct.

MR. ZACHARY: So, at some point --

MR. ANNICCHIARICO: We will be
officially formally submitting that to the zoning
board for the August 12th meeting --

MR. ZACHARY: Right.

MR. ANNICCHIARICO: -- along with the
rendering that, that Joe did, which is right
there.

MR. ZACHARY: So, are you guys, on the
board here, you can see at the bottom there.

MR. ANNICCHIARICO: Yeah.

MR. ZACHARY: Can you zoom that anymore?
It's actually showing a rendition of the -- and
this is based on the survey of the various
heights? This is actually based on the terrain
there?

MR. ANNICCHIARICO: Correct.

MR. ZACHARY: Or this is based on what
you're planning to blast or -- how did you do it?

MR. ANNICCHIARICO: This is, this is the

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2 existing grade, this dotted line at the bottom.

3 MR. ZACHARY: Okay, yeah.

4 MR. ANNICCHIARICO: And the top is
5 obviously the proposed top of wall. So it starts
6 off at the Bleakley Avenue side at three feet
7 high.

8 MR. ZACHARY: Yeah.

9 MR. ANNICCHIARICO: It goes to seven
10 feet in this location. It's nine feet in this
11 location. It's eight and a half here, ten here,
12 four and 1/2 here because there's a big rock
13 outcrop --

14 MR. ZACHARY: Right.

15 MR. ANNICCHIARICO: -- in this area. So
16 it's only three feet high in this area. And then
17 at the very highest it's 11 feet, actually right
18 here it's 11 feet just past the corner. And then
19 it goes back down to nine and eventually down to
20 two. So --

21 MR. ZACHARY: Okay. Okay.

22 MR. ANNICCHIARICO: -- the corner and as
23 you -- if you were coming from the Peekskill end
24 of town, you probably wouldn't see this because

1 July 23, 2026

2 there's enough vegetation I believe where the
3 Dickey Brook is on the property adjacent.

4 MR. ZACHARY: Enough existing vegetation
5 you mean?

6 MR. ANNICCHIARICO: Yes.

7 MR. ZACHARY: Like in the in the in the
8 state right away?

9 MR. ANNICCHIARICO: In the state right
10 away and off of our property.

11 MR. ZACHARY: Okay.

12 MR. ANNICCHIARICO: On the property in
13 this area right here.

14 MR. ZACHARY: Yeah. Yeah.

15 MR. ANNICCHIARICO: So you probably,
16 because you got to also remember that this corner
17 of the wall is 40 feet back from the curb.

18 MR. ZACHARY: It's the property behind
19 you that actually wraps around there, isn't it?

20 MR. SERRANO: Right.

21 MR. ANNICCHIARICO: Yes.

22 MR. ZACHARY: And where would Dickey
23 Brook be on this?

24 MR. ANNICCHIARICO: I think last time I

1 July 23, 2026

2 said it was about 150 feet to the north.

3 MR. ZACHARY: 150 feet, okay.

4 MR. ANNICCHIARICO: Yeah, 125 possibly.

5 MR. ZACHARY: But it's part of the
6 industrial complex behind you that wraps around
7 that.

8 MR. ANNICCHIARICO: That is correct.

9 MR. ZACHARY: Probably a fairly useless
10 --

11 MR. ANNICCHIARICO: I think it's the --

12 MR. ZACHARY: -- little flag piece of
13 their property probably.

14 MR. ANNICCHIARICO: Right.

15 MR. ZACHARY: Yeah.

16 MR. ANNICCHIARICO: It's the art
17 building, right? I did that.

18 MR. ZACHARY: Which building?

19 MR. ANNICCHIARICO: The, I think it's it
20 houses art --

21 MR. ZACHARY: Art?

22 MR. ANNICCHIARICO: -- right now.

23 MR. JEFFREY FAIELLA: Art. It's a
24 warehouse.

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MR. ZACHARY: Oh, oh.

MR. ANNICCHIARICO: It was the Timco building, right, correct. I did that site plan years ago for Timco. Yes.

MR. ZACHARY: Got you.

MR. GEORGE POMMER: Now, it's Marrow.

MR. SERRANO: Marlborough.

MR. ZACHARY: Now it's what?

MR. POMMER: Marrow.

MR. SERRANO: Marlborough.

MR. ZACHARY: Marlborough? Oh, okay.

MR. POMMER: That's the name of it.

MR. ZACHARY: Got you. All right, sure. So, actually you're, you're following the existing grade there. Does that mean that most of the blasting and rock removal is in the back area where you're putting in the retaining wall?

MR. ANNICCHIARICO: Yes.

MR. ZACHARY: Yeah. Okay.

MR. ANNICCHIARICO: Absolutely.

MR. ZACHARY: Right.

MR. ANNICCHIARICO: But I think Mark mentioned last time that, I mean that blasting

1 July 23, 2026

2 wouldn't be anything that he would be looking at
3 doing. It would be done by mechanical means.

4 MR. ZACHARY: Okay. But TBD?

5 MR. ANNICCHIARICO: Yes, absolutely.

6 MR. ZACHARY: Okay. But --

7 MR. ANNICCHIARICO: That's a good segue
8 into --

9 MR. ZACHARY: You got to blast, whatever
10 it takes, if you've got to blast.

11 MR. ANNICCHIARICO: We did, we did
12 recently receive the geotechnical report or
13 letter from our geotechnical engineer.

14 MR. ZACHARY: Yeah.

15 MR. ANNICCHIARICO: We provided that,
16 you know, we'll officially, you know, provide
17 that in the next meeting but George can take a
18 look at that, give this a shot.

19 MR. MARK GIORDANO: Good evening
20 everybody. Mark Giordano, the owner. So a lot of
21 times what happens on a rock like -- rock outcrop
22 like this here, is that we line bore as if we
23 were blasting but then we hammer it so that you
24 create a facade of, on a slant instead of having

1 July 23, 2026

2 a jagged edge. There is a picture here that's
3 similar. Lake Street Quarry down in White Plains
4 had a similar site and they have condos there and
5 is there a way to pull that picture up?

6 MR. SERRANO: Sure. Did you, were you
7 able to get it up? That's the one I just emailed.
8 Yeah. So, this is this is kind of what you may
9 end up having. This is maybe a little bit more
10 severe, but we've done many jobs where, you know,
11 you hammer rock, you clean it off, you create a
12 nice facade to it, and it's just left alone
13 because it's self sustainable.

14 MR. ZACHARY: But you will have a
15 retaining wall at the bottom of it.

16 MR. GIORDANO: Oh yeah, you have you
17 have something similar to this here to create the
18 line.

19 MR. ZACHARY: To create the line shown
20 in --

21 MR. GIORDANO: That's correct.

22 MR. ZACHARY: Yeah. Okay.

23 MR. GIORDANO: Yeah.

24 MR. ZACHARY: Right. Right. I don't

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2 think, I don't think you're -- do you have -- are
3 there any portions of the property behind you
4 that, or back of your property rather, that have
5 that steep of a --

6 MR. GIORDANO: I don't think so.

7 MR. ANNICCHIARICO: Not that steep.

8 MR. GIORDANO: No, this is severe. But
9 this is this is just an example of how --

10 MR. ZACHARY: Got you.

11 MR. GIORDANO: -- we addressed, you
12 know, a --

13 MR. ZACHARY: And if it is that steep,
14 do you have to do any kind of netting or
15 something so that it --

16 MR. GIORDANO: It all depends upon the
17 rock. If it's shaley or if it's loose but the
18 rock that's down here is all like granite. It's
19 pretty hard

20 MR. ZACHARY: Crazy granite.

21 MR. GIORDANO: And a lot of times what
22 happens is that we tier it so that, you know, if
23 we had if we had a 15 foot high area of cut, we
24 would come down five feet step it back, so then

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2 the illusion is that you have a 10-foot high area
3 instead of a 15-foot high straight. That's all.

4 MR. ZACHARY: Yeah. Can you go back to
5 the site plan a second? That cover sheet CS --
6 the one that was up before.

7 MR. ANNICCHIARICO: This one?

8 MR. GIORDANO: That one?

9 MR. ANNICCHIARICO: The retaining wall.

10 MR. ZACHARY: Yep, that'll do. Can you
11 zoom in on the retaining wall in the front?
12 There's a thin green area in front of your
13 retaining wall to your property line. How much
14 space do you have there, between the retaining
15 wall and your property line? Huh?

16 MR. ANNICCHIARICO: Two feet.

17 MR. ZACHARY: Two feet. Okay. And in the
18 rendering you provided, you're showing lots of
19 landscaping, which actually you wouldn't be able
20 to do because it's on the --

21 MR. GIORDANO: Well, we --

22 MR. ZACHARY: unless you get a
23 permission.

24 MR. GIORDANO: I'm dealing with Anne

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2 Darelius. Yeah, I worked with her on when we did
3 Pond View on Route Six, there was a there was a
4 whole condo site that we did there and she's
5 pretty workable with regards to --

6 MR. SERRANO: Well tell them who she is.

7 MR. GIORDANO: Oh, she's the head of
8 she's headed the DOT for permitting and so forth.
9 She's a field supervisor. So, when any type of
10 cuts or any type of road openings, we had to do a
11 DOT right away, she was there.

12 MR. ZACHARY: Right. Okay.

13 MR. GIORDANO: She's with the state. So
14 --

15 MR. ZACHARY: Which she might be giving
16 permission to do the landscaping?

17 MR. GIORDANO: Yeah. And also what
18 happens here in the front, even though that's
19 third property, I know they showed the profile of
20 up and down but what softens that up is a lot of
21 re-grading in front of the wall to create --

22 MR. ZACHARY: Yeah.

23 MR. GIORDANO: So we're not doing this.

24 MR. ZACHARY: Right.

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2 MR. GIORDANO: We're going to create
3 something that's nice and then so we can
4 landscape it. They're all about landscaping by
5 the way, the DOT.

6 MR. ZACHARY: Okay. And this rendering
7 is showing light posts. Is that just --

8 MR. GIORDANO: No, we would, we would we
9 would propose that. Yeah, we would put the light
10 posts, but you know --

11 MR. ZACHARY: [unintelligible]
12 [00:34:59] talks there, that's in the state --

13 MR. GIORDANO: Yeah.

14 MR. ZACHARY: -- right of way, I think,
15 I'm not sure where the lights are now --

16 MR. GIORDANO: They're pretty amenable
17 to that.

18 MR. ZACHARY: -- but okay. And there's a
19 small retaining wall existing in the front right
20 in the center there.

21 MR. ANNICCHIARICO: Yeah, it's right
22 here.

23 MR. ZACHARY: Yeah, a concrete retaining
24 wall that's existing which I guess has to stay?

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2 MR. ANNICCHIARICO: That I don't --

3 MR. GIORDANO: No.

4 MR. ANNICCHIARICO: -- I looked at it
5 today.

6 MR. GIORDANO: That may be --

7 MR. ANNICCHIARICO: We might be given
8 permission by --

9 MR. SERRANO: Mic, mic.

10 MR. ANNICCHIARICO: Well, let me back up
11 one minute. We are going, we do need a DOT permit
12 from the DOT to add this sidewalk in. So, we have
13 to get a road, you know, we have to get a highway
14 work permit from them.

15 MR. ZACHARY: Got you.

16 MR. ANNICCHIARICO: Part of that highway
17 work permit, we would ask them for permission to
18 landscape this entire area.

19 MR. ZACHARY: Okay.

20 MR. ANNICCHIARICO: And I think we would
21 probably, likely ask to take that retaining wall
22 out if it's functioning for no specific reason.

23 MR. ZACHARY: Right. Okay. So, in my
24 mind, when we do a site plan review, we're only

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2 doing the site plan review for the property that
3 you own or will own, but does this mean if you
4 have proposals for that section that that gets
5 included in the site plan review? Even though
6 it's not part of their property? Well --

7 MR. DAVID SMITH: Yes. That's part of
8 the application.

9 MR. ZACHARY: That is?

10 MR. SMITH: Yeah.

11 MR. ZACHARY: Okay. I kind of thought --

12 MR. SMITH: And it's contingent upon New
13 York State DOT approving the proposal.

14 MR. ZACHARY: Okay. Okay. That's good. I
15 think that came up conversation earlier. So,
16 great. Thanks.

17 MR. GIORDANO: Excuse me. One thing we
18 needed to do is to see where this is going with
19 the planning board. Then we go to Anne and the
20 DOT to say that the village is satisfied with our
21 recommendations for site plan and then they would
22 take it from there. We can't go to them first.

23 MR. ZACHARY: Right.

24 MR. GIORDANO: You know, that's all.

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2 MR. ZACHARY: Right. Okay. Well, yeah,
3 where is this going? Wow, big question. But I
4 think that, I mean we know it's going towards a
5 ultimately to approval --

6 MR. GIORDANO: Yeah.

7 MR. ZACHARY: -- but we also know that
8 we have to work out some technicalities and we
9 have to satisfy what our, what our sense is of
10 what we need to add, whether it's lighting,
11 sidewalks, parking, you know, so clearly there's
12 details to work out. But ultimately we know where
13 it's going, it's just working out the details.

14 MR. GIORDANO: Yes. Thank you.

15 MR. ZACHARY: Okay. So, does the board
16 have anything else on parking, sidewalks,
17 retaining wall? Any questions, comments on any of
18 those things? Okay. Jim, did you want to go to
19 something else or should I?

20 MR. ANNICCHIARICO: Feel free. You can
21 go ahead.

22 MR. ZACHARY: I do feel free. I'm being
23 nice. So --

24 MR. ANNICCHIARICO: I like your shirt.

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2 MR. ZACHARY: Don't stare at it. you'll
3 get hypnotized and then I can control your mind.

4 MS. ABSENGER: So then you'll get the
5 parking spaces.

6 MR. ZACHARY: Huh?

7 MS. ABSENGER: You'll get the parking.

8 MR. ZACHARY: Yeah. Okay. So, just a
9 little, the next item, just the special permit
10 application, I'm a little I just I know there's
11 certain criteria and things and maybe I'm just
12 not 100 percent clear where that stands. Is that,
13 Dave, is that something you can give us a,
14 refresh our minds?

15 MR. SMITH: Yeah.

16 MR. ZACHARY: Tell us is there any
17 update on that?

18 MR. SMITH: In the code there are
19 criteria for the special permit that you need to
20 evaluate. The applicant has addressed I think a
21 number of, if not all, of them. They've included
22 the traffic analysis, they've included the fiscal
23 analysis. They have the other --

24 MR. ZACHARY: Is the EAF part of it or

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2 is that just part of the site plan?

3 MR. SMITH: The EAF is part of the
4 environmental, excuse me, it's part of the
5 environmental review, it's part of the site plan
6 application package which you need to review.

7 MR. ZACHARY: Okay. It's not specific to
8 the special permit.

9 MR. SMITH: No, but it is, again it's
10 part of the environmental review.

11 MR. ZACHARY: Okay. So the fiscal is one
12 thing we can, we'll go over that and I'm sorry,
13 what was the other thing you said?

14 MR. SMITH: Traffic was the other one.

15 MR. ZACHARY: The traffic, which we
16 have.

17 MR. SMITH: You have, right.

18 MR. ZACHARY: We'll look at that. Okay.
19 Okay. All right. So we don't need to, we'll go
20 into those individual things. We don't need to
21 get involved with any other discussion on that
22 right now. But we could jump to the fiscal
23 analysis if that's okay with everybody. Did
24 everybody see the paperwork on this? So some of

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2 this we just got today. I don't know if everybody
3 had a chance to look at this. In there, the main
4 page I printed out was page six, which shows the
5 estimated tax revenue of 86,177, projected cost
6 of 28,700, net benefit to the village 57,477. So
7 can somebody explain where those projected
8 numbers come from? Both the projected taxes, the
9 projected costs, and then obviously the
10 difference between the two is the net benefit.

11 MR. STEVE MARINO: Good evening, Steve
12 Marino. I'm a principal with Tim Miller
13 Associates. We're an environmental and planning
14 firm located in Cold Spring. We've appeared
15 before this board a number of times over the
16 years and I've worked extensively with both
17 George and Dave over the years on different
18 projects. We prepared a methodology, it's the
19 common methodology used by discussing with the
20 town's -- with the village's assessor as well as
21 the administrator's office.

22 MR. ZACHARY: And who is the village's
23 assessor?

24 MR. SERRANO: Roger Miller.

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2 MR. ZACHARY: Roger Miller. Okay. Roger.

3 MR. MARINO: I know Roger.

4 MR. SERRANO: Roger Miller.

5 MR. ZACHARY: Yes. Can't roller skate in
6 the buffalo herd. Yes.

7 MR. MARINO: Trailer for sale or rent.
8 Right. So we, based on the approximate, the
9 estimated cost of the units, the construction
10 cost of the project overall, multipliers that we
11 use, demographic multipliers that we use for both
12 estimating number of people living in the complex
13 as well as school children that were generated by
14 the complex, we come up with the with the
15 estimates or the projections, as you see in the
16 report.

17 Let's see, I can summarize very quickly
18 what we have. I think Mr. Chairman you mentioned
19 some of the numbers. Based on the demographic
20 multipliers we use we project that there will be
21 30 people living in the complex, five of which
22 will be school children. Those numbers are based
23 on relatively conservative numbers in the
24 multipliers. We've done two projects recently

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2 over in Somers, similar projects in scale. One
3 had only three children in a -- how large was
4 that development --

5 MR. ZACHARY: Projected for five but had
6 three. Is that it was --

7 MR. MARINO: It was, I'm sorry. Give me
8 a second here. That was 45 townhouse units with
9 nine children. And we had a second project which
10 was 66 units with six children. So projects of
11 this type --

12 MR. ZACHARY: So the actual numbers
13 often come in --

14 MR. MARINO: Lower --

15 MR. ZACHARY: -- smaller?

16 MR. MARINO: -- than what we're
17 projecting. But we are projecting five just to be
18 conservative.

19 MR. ZACHARY: Five is based on what
20 you'd normally --

21 MR. MARINO: Yes, based on urban, urban
22 policy research --

23 MR. ZACHARY: Yeah. Yeah.

24 MR. MARINO: -- multipliers that --

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2 MR. ZACHARY: It could be more. It could
3 wind up being more.

4 MR. MARINO: It could, it could be.

5 MR. ZACHARY: But in your experience,
6 you've had some --

7 MR. MARINO: It could also --

8 MR. ZACHARY: -- wind up being less.

9 MR. MARINO: Right.

10 MR. ZACHARY: Okay.

11 MR. MARINO: For this type of
12 development, as we've discussed this is generally
13 marketed to empty nesters or families with older
14 children. So, you know, the numbers are likely to
15 be less, but again, we want to be conservative.

16 MR. ZACHARY: So, I imagine the
17 projected costs are highway services and
18 emergency --

19 MR. MARINO: Yes, we've gone through all
20 that. Yep. Based on the village budget, we
21 estimate the village's population and the
22 village's budget, get an estimate of a cost per
23 resident, and then we can project that with the
24 30 residents that are proposed. So, just to give

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a a quick overview, school revenues and municipal revenues are projected to be about \$280,000 a year compared to the zero now, as since the village owns the property, there's no taxes being paid. Revenue to the school will increase by about \$159,000. Now, we take into consideration the educating of the five new children at about 100,000, a little over \$100,000, but we still end up with a net of \$55,000 plus or minus dollars annually to the school district, excuse me. Project to the village, we'll end up with a surplus of about \$57,000 when weighed against the cost of servicing the development, we still up end up about \$57,000 on the plus side, project generated revenues to the county would be about \$23,000 and we estimate somewhere in the range of \$600 to \$700,000 of spending locally by the residents in the complex.

MR. ZACHARY: Wow, that's a lot of cold cuts.

MR. MARINO: Well, it's a lot of colds. Yeah. A lot of milk.

MR. SERRANO: Chairman, if I may, I want

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2 to add two additional points for the public and
3 for everybody's information.

4 MR. ZACHARY: Yeah, please.

5 MR. SERRANO: When it come to
6 condominiums and co-ops, normally they're
7 assessed at a much lower value. I actually
8 recommended and the developer is going to move
9 forward with fee simple kind of assessments. So
10 it'll be assessed as single family homes, which
11 is actually three times more if it was an
12 apartment building or a condo or co-op. So we're
13 going --

14 MR. ZACHARY: And is that what these
15 numbers are based on?

16 MR. SERRANO: That's correct. It's
17 correct on higher value number one and number two
18 it's private garbage collection so that actually
19 for the village --

20 MR. ZACHARY: Oh, this will be private
21 garbage collection?

22 MR. SERRANO: Correct, yep. That's what
23 our plan was from the beginning, so if --

24 MR. ZACHARY: Okay.

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2 MR. SERRANO: So the idea every new
3 development right now for the village has been
4 private garbage collection and that's what we're
5 emphasizing and everything. So the services will
6 be a little bit less and the taxes will be a
7 little higher.

8 MR. ZACHARY: Right.

9 MR. SERRANO: So I wanted to make sure
10 that you as a board understand that as well for
11 the fiscal review.

12 MR. ZACHARY: Okay. Will the village,
13 will the highway department provide any pickups,
14 recycling or anything or --

15 MR. SERRANO: Recycling.

16 MR. ZACHARY: Recycling? But not
17 garbage?

18 MR. SERRANO: Recycling, we're required
19 to do recycling but not, not refuse collection.

20 MR. ZACHARY: Okay. Okay.

21 MR. MARINO: And I believe Mr. Smith has
22 looked over the report and generally in
23 concurrence with our conclusions.

24 MR. SMITH: Yeah, I've done an initial

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2 review and I'm pretty satisfied with the
3 methodology. I haven't gone into details, but I
4 feel comfortable with the approach that they've
5 taken.

6 MR. ZACHARY: Okay.

7 MR. SMITH: Yeah.

8 MR. ZACHARY: Okay. Great. Thanks.

9 Anyone on the board, any comments, questions on
10 the fiscal analysis? Okay. Okay.

11 MR. MARINO: Very good. Thank you.

12 MR. ZACHARY: Moving on. Moving on. I
13 think we got a little update there on the
14 variances before. So that was, but I actually
15 would like to go to, is the SEQR, the SEQR review
16 that we have you guys all got that right? So I
17 have a handful of questions on this if I can go
18 through them individually.

19 MR. ANNICCHIARICO: Sure.

20 MR. ZACHARY: So the, we -- by the way
21 there's no dates, no date on this EAF is there?

22 MR. ANNICCHIARICO: There should be on
23 the last page, where it's signed.

24 MR. SMITH: The signature page.

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2 MR. ANNICCHIARICO: Not the very last
3 page because I think those are the, those are the
4 maps.

5 MS. ABSENGER: Page 13.

6 MR. ZACHARY: Oh, there it is. Okay. Got
7 you, okay. All right. I was trying to separate my
8 newer, updated copy from the older copy, but I
9 think -- so the latest, is the latest version the
10 one that is signed June 30th? Signed June 30th,
11 is that the latest?

12 MR. ANNICCHIARICO: I would say so, yes.

13 MR. ZACHARY: Yeah. Okay. All right,
14 good.

15 MR. ANNICCHIARICO: We revised it fairly
16 quickly from the first time we submitted.

17 MR. ZACHARY: Yeah. Got you, soon after
18 the last meeting, right?

19 MR. ANNICCHIARICO: Yes.

20 MR. ZACHARY: Okay. All right. So, based
21 on this part, the full environmental assessment
22 form part one, I've got a few questions. On page
23 seven is the last traffic study we got, should
24 that not get reflected in I think it's letter J

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2 there, will the proposed action result in a
3 substantial increase in traffic? No. Is that, is
4 that all we need on this? So that --

5 MR. ANNICCHIARICO: Yes.

6 MR. ZACHARY: -- there's no other, no
7 details needed?

8 MR. ANNICCHIARICO: No.

9 MR. SMITH: And just as an example, when
10 DEC was preparing their workbooks with respect to
11 the updated EAF forms, one of the criteria, it
12 was just that that specific question that you
13 asked.

14 MR. ZACHARY: Yeah.

15 MR. SMITH: And the criteria is anything
16 any project that has 100 or more units that's a
17 significant generation of traffic. So that's
18 where that question comes in and you'd have to
19 mark it yes.

20 MR. ZACHARY: Okay. So that puts a
21 definition on the word substantial.

22 MR. SMITH: Correct.

23 MR. SMITH: Okay. Okay. So that's the
24 first question. On page eight, on the top of the

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page, will the proposed action produce noise that will exceed existing ambient noise levels during construction? And I'm thinking if we're core drilling in stone and potentially blasting -- well, that's not answered on this form. Should that be answered yes? Oh, it says -- oh, it should be answered yes. It doesn't. It's not checked, but it does say if yes, only during construction and temporary in nature.

MR. SMITH: And I believe the village has a noise ordinance which regulates construction activity.

MR. SERRANO: Right. During regular construction hours, there's no noise ordinance during construction hours through construction phases.

MR. ZACHARY: Okay. So, but nevertheless where it says will it, it should be checked yes and it's not currently, right?

MR. ANNICCHIARICO: Well, I mean I would argue that it would be checked no because that's only during construction. Well, you answer it, if yes, only during construction or temporary in

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nature.

MR. ANNICCHIARICO: Somebody in my office did that.

MR. ZACHARY: The only answer, if yes, if you check yes.

MR. ANNICCHIARICO: Yes. I guess that's a tough question to answer. I don't know if you agree, George. You've done it before, too. Some of these questions are tough to answer because sometimes you want to give a little bit more information. Like, we wouldn't want to say no without at least explaining that during construction that could happen, but it it's not a permanent.

MR. SMITH: But once the project is completed --

MR. ANNICCHIARICO: Yes.

MR. SERRANO: Right.

MR. SMITH: -- it's typical for a residential community, you're not going to have -
-

MR. ANNICCHIARICO: Noisy.

MR. ZACHARY: Okay. So then when it says

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2 will it produce noise that exceeds existing
3 ambient levels, you're saying it should be
4 checked no?

5 MR. ANNICCHIARICO: Yes.

6 MR. ZACHARY: Okay.

7 MR. ANNICCHIARICO: Correct, no.

8 MR. ZACHARY: And then --

9 MS. ABSENGER: No? It says yes.

10 MR. ZACHARY: Neither is checked, yes
11 and no, neither is checked in this form.

12 MR. ANNICCHIARICO: We will check that
13 no next time.

14 MR. ZACHARY: And then if you check no I
15 don't think you need to fill out the if yes line.

16 MR. ANNICCHIARICO: True. We'll leave
17 that out then we have no problem with that.

18 MR. ZACHARY: Okay, let's see, the next
19 question is on page nine, land use surrounding
20 the project, page nine. Okay, existing land uses
21 that occur on adjoining or near the project site.
22 I just -- what is it that defines adjoin?
23 Adjoining is clearly a neighboring property, but
24 what about near the project site? Is there like

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2 a, is there a standard like a thousand feet or --

3 MR. SMITH: There's no general standard,
4 but you could assume that's what's occurring
5 across the street.

6 MR. ZACHARY: Okay.

7 MR. SMITH: The general area.

8 MR. ZACHARY: I mean because it is 150
9 feet away is Dickey Brook and we we've checked
10 commercial and residential as adjoining or nearby
11 but not aquatic. Should that be checked aquatic
12 based on Dickey Brook being 150 feet away?

13 MR. SMITH: If you feel that that's not
14 unreasonable to include that --

15 MR. ZACHARY: What do you guys think?

16 MR. SMITH: -- because there's, there's
17 no impact to --

18 MR. ZACHARY: Am I over thinking this or
19 do you think we should mark that that there is
20 aquatic nearby?

21 MR. SERRANO: Yeah, I think as David
22 said is if there's any impact to that aquatic
23 area. I think that's what they wanted --

24 MR. ZACHARY: So being that you don't,

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2 we don't anticipate any impact to the stream,
3 just leave it as is.

4 MR. SMITH: Yes, that would be my
5 suggestion.

6 MR. ZACHARY: Okay. Yeah, I'm being
7 technical. I'm being thorough.

8 MR. MARINA: No, that's good. We want
9 you to take the hard look.

10 MR. ZACHARY: Okay. All right, next
11 question is page 10. On page 10, where are we?
12 Oops, sorry, wrong page. Okay, page 10, part H,
13 potential contamination history, once again, has
14 there been a reported spill at the proposed
15 project site or have any remedial actions been
16 taken and you check no. But then down below you
17 answered the if yes sections. This kind of stuff
18 drives me crazy.

19 MR. ANNICCHIARICO: That, well that
20 answers it automatically.

21 MR. ZACHARY: Okay.

22 MR. SMITH: So, Mr. Chairman, what
23 happens when you use the EAF mapper program?

24 MR. ANNICCHIARICO: Yeah.

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2 MR. SMITH: Yeah, so when you use that
3 with DEC, it automatically populates certain of
4 the responses. And so there, there's an issue
5 with, not with necessarily with this property but
6 some property that's in the area that that gets
7 identified.

8 MR. ZACHARY: Right, tensolite is
9 measured here, is mentioned here.

10 MR. SMITH: Right.

11 MR. ZACHARY: Okay. So that's sufficient
12 even though it's --

13 MR. ANNICCHIARICO: Right. We have to do
14 this through the EAF mapper, like David said.

15 MR. ZACHARY: Okay.

16 MR. ANNICCHIARICO: So it's online, it
17 takes information from the DEC database and it
18 populates some of these answers. So like that,
19 for instance. The other one is, are there any
20 endangered species, flora and fauna? It answers
21 those as well.

22 MR. ZACHARY: Right. Right. Okay.

23 MR. ANNICCHIARICO: So.

24 MR. ZACHARY: All right. So, we're good

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2 with the way that's filled out there. Then, page
3 11, there's let's see, average depth to bedrock
4 zero to -- zero to greater than three feet. Is
5 that, was that done by going out there and
6 testing this or is this a just an estimate?

7 MR. ANNICCHIARICO: That's an estimate,
8 yeah.

9 MR. ZACHARY: That's an estimate.

10 MR. ANNICCHIARICO: Right.

11 MR. ZACHARY: And predominant soil type,
12 and you list two one, at six percent one at 94
13 percent. Are these estimates?

14 MR. ANNICCHIARICO: No, those are taken
15 from soil survey.

16 MR. ZACHARY: You did soil analysis?

17 MR. ANNICCHIARICO: Soil survey --

18 MR. ZACHARY: Okay.

19 MR. ANNICCHIARICO: -- of New York, may
20 not be New York State, it might be federal.

21 MR. ZACHARY: And drainage status of
22 projected site soils, we've marked 100 percent
23 well drained. How is that determined?

24 MR. ANNICCHIARICO: Just based on our

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experience.

MR. ZACHARY: Okay. All right.

MR. ANNICCHIARICO: We wouldn't expect that type of soil to have standing water, you know, within two feet of the surface.

MR. ZACHARY: Okay.

MR. ANNICCHIARICO: Or five feet of the surface.

MR. POMMER: And actually, excuse me, Mr. Chair, that's also checked against the soil conservation, so you looked at the mapper, so the county has it mapped, all the soils and they give you general profiles. Like if it's a Chatfield, if it's a certain type Hollis or whatever. And then they give all those parameters with depth to soil so that you don't have to look at everything specifically. It's already been done.

MR. ZACHARY: Oh, okay, all right.

MR. POMMER: If you can classify the soil, you know, generally the general characteristics.

MR. ZACHARY: Okay. So, this doesn't have to get overly complex. There are standards

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2 and --

3 MR. POMMER: Yes, but --

4 MR. ZACHARY: -- mapped out.

5 MR. POMMER: But due to the nature of
6 the project where you're taking out so much rock,
7 you could say, well, this is all well and good.
8 You took this based on your experience and the
9 mapper, but usually, you're taking out a lot of
10 rock so you might want to say okay dig a test pit
11 here or here and confirm that. So that's --

12 MR. ZACHARY: Take a 10 foot what? A 10
13 foot?

14 MR. POMMER: You can do a test pit, not
15 a --

16 MR. ZACHARY: A test pit?

17 MR. POMMER: A test pit.

18 MR. ZACHARY: Okay.

19 MR. POMMER: And they could go out
20 there, I think Mr. Giordano owns a backhoe,
21 right?

22 MR. ANNICCHIARICO: A few.

23 MR. POMMER: A few. So you could go out
24 there and say here's a spot I dug, here's a spot

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2 I dug, these are the areas of disturbance, just
3 what we said it's three feet soil.

4 MR. ZACHARY: Okay. I mean is there some
5 is there a particular recommendation that you
6 would advise us to follow to do something like
7 that or is that a little overkill right now?

8 MR. POMMER: That's a good question.
9 The, well when you're taking off the soil because
10 they're, they say in this geotechnical report
11 that they're removing overburden. That's fine and
12 then you get to the rock. It's when you get to
13 the top of the hill and you have that three foot
14 of soil and then you have a rock. How do you
15 treat that? That's the area that really needs
16 some attention, because a lot of these things,
17 you take out the rock and then you're left with
18 the soil hanging there and over time it comes
19 down. So, --

20 MR. ZACHARY: Well, that's, if it's not
21 disturbed, I would imagine that it's --

22 MR. POMMER: So picture a rock face. You
23 keep cutting and cutting and cutting and all of a
24 sudden you have this little piece of soil at the

1 July 23, 2026

2 top.

3 MR. ZACHARY: So, you could start to get
4 mudslides?

5 MR. POMMER: Well, a couple feet. It's
6 nuisance, it's really a nuisance thing more than
7 anything else.

8 MR. ZACHARY: Okay.

9 MR. POMMER: So --

10 MR. GIORDANO: The shelf --

11 MR. POMMER: That's, that's where you
12 could shelf it, exactly.

13 MR. GIORDANO: That's, you know, in that
14 situation, that's where we would shelf it.

15 MR. ZACHARY: Where you'd what?

16 MR. GIORDANO: Shelf it. So if I'm
17 climbing up and hammering, hammering, and then
18 okay, then we're left with some soil at the very
19 top and we're not touching it, we would still go
20 back further and then, you know, go back five,
21 seven feet and then cut it down and shelf it. So
22 there won't be no overburden coming down.

23 MR. ZACHARY: Okay. Got you.

24 MR. POMMER: So there are techniques to

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address it. And then there's the trees at the top. You never don't want to be left with trees at the top, so you want to take those down too because they fall. They become, you disturb the roots --

MR. ZACHARY: Roots, which hold the soil together.

MR. POMMER: And they won't support the trees --

MR. ZACHARY: Sure, okay.

MR. POMMER: -- and so that's the only, that's the only recommendation we have. Other than that it's probably rock all the way down, so.

MR. ANNICCHIARICO: Honestly the letter from Kevin Patton, our geologist, he actually touched on exactly what you were saying. So there is, there are recommendations in his report that that touch on that.

MR. ZACHARY: Okay. All right. Okay. So last thing I have on here is, oh well, no, still on the same page, surface water features. Do any wetlands or other water bodies adjoin the project

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2 site? Yes. And then down below for each regulated
3 wetland and water body on the project site --
4 well, it's not on the project site.

5 MR. ANNICCHIARICO: Correct.

6 MR. ZACHARY: So there's nothing to
7 mention there. Okay. We don't need to include
8 Dickey Brook as a, on this then. Okay.

9 MR. ANNICCHIARICO: For the next
10 submission, I will put an exact distance to the
11 Dickey Brook.

12 MR. ZACHARY: Okay.

13 MR. ANNICCHIARICO: I believe it's past
14 your 100 foot buffer.

15 MR. ZACHARY: It's okay.

16 MR. POMMER: I checked it. It's 130
17 feet.

18 MR. ANNICCHIARICO: It is. It is. Okay.
19 But we can add that anyway just so it's on there,
20 on the record.

21 MR. ZACHARY: Okay. Page 13. Is the
22 project site or -- F, 13, item F, is the project
23 site or any portion of it located in or adjacent
24 to an area designated as sensitive for

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2 archaeological sites in the New York State
3 Historic Preservation Office archaeological site
4 inventory and you have checked yes. And what does
5 that mean?

6 MR. ANNICCHIARICO: Again, that's
7 automatic, automatically checked.

8 MR. POMMER: What was the item that they
9 cited? Usually, they --

10 MR. ANNICCHIARICO: That, they usually
11 cite it. I think it's, if you go to like the
12 appendices in the back --

13 MR. POMMER: Yeah.

14 MR. ANNICCHIARICO: -- typically it'll
15 say it there. Yeah, it just says digital mapping
16 data not available or incomplete.

17 MR. SMITH: Again, typically when these
18 are auto-populated, when you actually go to the
19 SHPO website and you look at do a search criteria
20 for a site like this, it'll just show a general
21 area where there may be an archaeological remains
22 of some sort, but it doesn't necessarily mean
23 that it's on this particular site. It just, it
24 happens to fall within that range, that's all.

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2 MR. ZACHARY: Okay. Okay. All right, and
3 on same page, H, is the project site within five
4 miles of any officially designated and publicly
5 accessible federal, state, or local, scenic, or
6 aesthetic resource, and you've checked no. What
7 about the Hudson River and Blue Mountain
8 Preserve? Would those not fall into the into that
9 description?

10 MR. SMITH: No, they don't fall into
11 that. That's not officially classified under DEC
12 as that type of resource.

13 MR. ZACHARY: As a publicly accessible
14 federal, state, or local scenic or aesthetic
15 resource. Okay. Okay. There we go. I'm done with
16 that. Anyone else on anything on the on the
17 environmental assessment form? Okay. Aren't you
18 glad the rest of the board doesn't like to talk
19 as much as I do?

20 MS. ABSENGER: Say yes.

21 MR. ANNICCHIARICO: Yes.

22 MR. ZACHARY: Say yes.

23 MR. ANNICCHIARICO: I don't know. Eileen
24 likes to talk.

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2 MR. ZACHARY: The EAF part two is filled
3 out by us?

4 MR. SMITH: Yes. EAF part one is the
5 responsibility of the applicant. EAF parts two
6 and three are responsibility of the lead agency.

7 MR. ZACHARY: And is that something that
8 you will be doing or is that something -- who
9 will actually be doing it? Me?

10 MR. SMITH: No. Well, it you can
11 certainly have the discussion.

12 MR. ZACHARY: We will never finish.

13 MR. SMITH: What we've tried to do is
14 we've provided you with copies of the part two
15 and part three.

16 MR. ZACHARY: Okay.

17 MR. SMITH: They have a series of impact
18 topic areas. So it's a matter of going through
19 and reviewing that. Just because a project may
20 have an impact doesn't necessarily mean that it
21 rises to the level where --

22 MR. ZACHARY: Of significance?

23 MR. SMITH: -- of significance, right. I
24 mean all projects have impacts. I think this one,

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in the cover memo that we sent to you, this action qualifies as an unlisted action under SEQRA, the State Environmental Quality Review Act.

MR. ZACHARY: Right.

MR. SMITH: As an example, a type one action, this is coming from the SEQR regulations, a town or village having a population 150,000 people or less is 200 units to be connected at the commencement of habitation to an existing community public water sewage system including sewage treatment works. So this project falls well below that type one threshold.

MR. ZACHARY: Okay. So the actual filling it out is done by?

MR. SMITH: I can do it on your behalf and have it submitted. I think, you know, if you wanted to go through it tonight, I don't know what your preference is. I don't think it's time --

MR. ZACHARY: Well, when do we need to - where do we stand with this as far as moving forward? And is that something you think we

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2 should do tonight?

3 MR. SMITH: It would be my suggestion
4 that you could do it tonight. we could walk
5 through each of the sections. From a process
6 standpoint, once you have made a determination of
7 significance and I'm assuming we'll end up with a
8 negative declaration. And that means that the
9 environmental review has been concluded and that
10 allows the other interested and involved agencies
11 to take action. So, for instance, the zoning
12 board of appeals could then, they've been
13 considering this application, they could then act
14 on the and consider the variances. New York State
15 DOT, because they're involved with the project
16 review, they're going to want to know has the
17 environmental review been concluded before --

18 MR. ZACHARY: Okay.

19 MR. SMITH: -- they issue any of their
20 permits for this particular action.

21 MR. ZACHARY: Okay. Well, I mean at this
22 point, if that's, it seems to be one of the first
23 hurdles we have to get through, I don't know that
24 I was prepared to go through this line by line

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2 tonight with the board and but if we need to, we
3 should then.

4 MR. SMITH: Okay.

5 MR. ZACHARY: So, do you want how do you
6 want to --

7 MR. SMITH: Do you want me to walk -- I
8 can walk you through the EAF, part two.

9 MR. ZACHARY: Walk me through, Dave.

10 MR. SMITH: Okay. Very good. So on the
11 impact of land, proposed action may involve
12 construction on or physical alteration of the
13 surface of the proposed site. The answer here
14 definitely is yes. You're having site development
15 activities, you have excavation of rock.

16 MR. ZACHARY: Right.

17 MR. SMITH: I think they've estimated
18 the amount of rock removal in the truck trips. So
19 while there is, while you're answering that yes,
20 I think almost all of the subsequent responses
21 are no or small impact may occur following down
22 below you see, you know, the depth of water
23 tables is less --

24 MR. ZACHARY: What about C where it says

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2 proposed action may involve construction on land
3 where bedrock is exposed?

4 MR. SMITH: Yeah.

5 MR. ZACHARY: But still, that's no or
6 small impact?

7 MR. SMITH: Yeah, I would --

8 MR. ZACHARY: Okay.

9 MR. SMITH: -- consider that. I think
10 also because the applicant has prepared a erosion
11 control plan, right as part of your package. So
12 that addresses issues where you're exposing the
13 surface, so that's included as part of the
14 mitigation.

15 MR. ZACHARY: Proposed action may
16 involve construction that continues for more than
17 one year or multiple phases. No. No. No. Okay.
18 All right. So, no down the line?

19 MR. SMITH: Yeah.

20 MR. ZACHARY: Okay.

21 MR. SMITH: Okay. impact on geological -
22 -

23 MR. ZACHARY: Do you guys all have this?
24 It's the environmental assessment part --

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2 MR. SMITH: It was provided as part of
3 the memo dated July 16th.

4 MR. ZACHARY: It was, it should have
5 been with the other one. You guys don't have
6 this?

7 MR. OUTHUSE: We don't.

8 MR. ZACHARY: Not if I keep it on this
9 side. Okay. Yeah. Okay.

10 MS. ABSENGER: Mine is on the computer.

11 MR. ZACHARY: Oh, okay. Do you guys have
12 one you could look at together?

13 MS. ARMISTO: We don't have it, either
14 of us.

15 MR. ZACHARY: Did you have the first
16 one? This one? Huh? No, it's okay. It's okay.
17 It's all right. Okay. Whatever, then. If anybody
18 wants to look over my shoulder, you can. Go
19 ahead, David. Sorry.

20 MR. SMITH: So, impact on geological
21 features, proposed action may result in the
22 modification or destruction of or inhibit access
23 to any unique or unusual land forms on the site.
24 For example, cliffs, dunes, minerals, fossils, or

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2 caves. This one I would suggest is marked no.

3 MR. ZACHARY: Yeah.

4 MR. SMITH: Number three, impacts on
5 surface water, proposed action may affect one or
6 more wetlands or other surface water bodies, for
7 example, streams, rivers, ponds, or lakes.
8 There's no there's no impact here. There's no
9 wetlands on this, so that's marked no.

10 MR. POMMER: And the answer to that too
11 is it's going to be mitigated, offsite runoff is
12 going to be mitigated.

13 MR. ZACHARY: It's going to be directed,
14 it's not just going to wildly flow into Dickey
15 Brook, yeah.

16 MR. POMMER: And it's going to be zero
17 increase in flow.

18 MR. ZACHARY: Right. Right. Okay. So
19 again down the line on that one, everything
20 should be checked no. Proposed action may create
21 a new water body, well that would be fun.

22 MS. ABSENGER: You could jump off the
23 cliff.

24 MR. ZACHARY: Oh, look a quarry.

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2 MR. SMITH: So number four, impact on
3 groundwater, the proposed action may result in
4 new or additional use of groundwater or may have
5 the potential to in introduce contaminants to
6 groundwater or an aquifer. Here I would suggest
7 this is a no.

8 MR. ZACHARY: No.

9 MR. SMITH: Yeah. Number five, impact on
10 flooding, the proposed action may result in
11 development on land subject to flooding. I don't
12 believe this land is within any of the flood
13 plains, so that gets marked no.

14 MR. ZACHARY: And once again, wherever
15 we're checking no, it's safe to go down the line
16 and check no or small impact?

17 MR. SMITH: Yeah. When you, actually
18 when you mark the initial question no, it
19 automatically goes down the line and says you
20 don't need to respond to any of the other
21 additional questions.

22 MR. ZACHARY: Got you, okay. Right.

23 MR. SMITH: Impact on air and climate,
24 proposed action may include a state regulated air

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emission source or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide. This clearly does not qualify. So that would mark no.

MR. ZACHARY: No, no, no, no.

MR. SMITH: Impacts on plants and animals, proposed actions may result in loss of flora or fauna. So looking at the criteria below, it says proposed actions may cause a reduction in population or loss of individuals of any threatened or endangered species.

MR. ZACHARY: No.

MR. SMITH: I don't think so. No. Proposed action may result in reduction or degradation of any habitat used as any rare threatened or endangered species. No.

MR. ZACHARY: No.

MR. SMITH: Proposed action may cause reduction in population or loss of individuals of any species of special concern. No. Proposed action may result in reduction or degradation of any habitat used by any species of special concern conservation need?

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2 MR. ZACHARY: No. So, that brings us
3 back to no.

4 MR. SMITH: No. Excuse me, impact on
5 agricultural resources. I don't believe this site
6 was ever used for those purposes so that could be
7 marked no. Impact on aesthetic resources, the
8 land use of the proposed action is obviously
9 different from or in sharp contrast to current
10 land use patterns between the proposed project
11 and a scenic or aesthetic resource. My suggestion
12 is this project is pretty consistent with kind of
13 the development patterns in this part of the
14 village, so I don't think it's in sharp contrast.

15 MR. ZACHARY: Right. Yeah.

16 MR. SMITH: Impact on historic and
17 archaeological resources, proposed action may
18 occur in or adjacent to a historic or
19 archaeological resource. Again, I think just
20 because the EAF was auto-populated with a
21 response, this site doesn't have those criteria
22 that would make it eligible for any type of a an
23 archaeological evaluation.

24 MR. ZACHARY: Okay. It's kind of odd

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2 that it gets auto-filled on the other place, but
3 here there's nothing that that we could think of
4 that would --

5 MR. SMITH: Exactly.

6 MR. ZACHARY: -- keep us, would make us
7 say yes. So, no. No, no, no.

8 MR. SMITH: Okay. Impact on open space
9 and recreation, proposed action may result in the
10 loss of recreational opportunities or a reduction
11 of an open space resources designated in any
12 adopted municipal open space plan.

13 MR. ZACHARY: No.

14 MR. SMITH: Here, no. Impact on critical
15 environmental areas, proposed action may result
16 within or adjacent to a critical environmental
17 area. I would say no. The Hudson River is noted
18 as a critical environmental area, but here you're
19 substantially far enough away where I don't think
20 this impacts it at all. Impact on transportation,
21 the proposed action may result in a change of
22 existing transportation systems. Again I think is
23 the example that they had cited earlier with
24 respect to how DEC treats that that answer to

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2 substantially above traffic levels, where they're
3 looking at projects that have 100 or more units.

4 MR. ZACHARY: Right. Right.

5 MR. SMITH: This project doesn't fall
6 within that criteria, so.

7 MR. ZACHARY: Now one thing though, in
8 the letter from our traffic consultant did say
9 while there's no significant increase from this
10 development that the applicant's traffic report
11 should include the fact that that there are other
12 cumulative effects from recent developments. I
13 don't remember the exact wording, but did anybody
14 else see that? That was in there.

15 MR. SMITH: Okay. I don't -- I think
16 that the evaluation has been prepared by Kimley-
17 Horn on behalf of the applicant.

18 MR. ZACHARY: You want me to you want me
19 to want me to read it exactly?

20 MR. SMITH: You can. Sure.

21 MR. ZACHARY: Note that there are other
22 projects in the area that would be generating
23 traffic through this intersection and the
24 combined effect of such, at a minimum be

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2 addressed qualitatively relative to this
3 application.

4 MR. SMITH: Okay. So I still don't think
5 that that rises to a level where --

6 MR. ZACHARY: Yeah.

7 MR. SMITH: It's not a significant
8 adverse impact.

9 MR. ZACHARY: Right. Right. Okay. They
10 also asked for the crash history, which I see
11 came in late today, but yeah.

12 MR. ANNICCHIARICO: Yes. So, I -- you
13 want me to answer that real quick?

14 MR. ZACHARY: The crash history?

15 MR. ANNICCHIARICO: So, they were able
16 to obtain the crash history from the police
17 department, but then they wanted to confirm that
18 with the information from the DOT, which they
19 only received today.

20 MR. ZACHARY: Yeah.

21 MR. ANNICCHIARICO: So, they or
22 yesterday maybe. So they did confirm that the
23 what the police department provided was in line
24 with what the DOT.

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2 MR. ZACHARY: Let me guess. Two
3 accidents in the last 40 years? Just guessing.
4 Just guessing.

5 MR. ANNICCHIARICO: There were like 11 I
6 think.

7 MR. ZACHARY: Oh, is that right?

8 MR. ANNICCHIARICO: Total, but like, you
9 know, like I think three were the most in any one
10 year. Yeah.

11 MR. ZACHARY: Okay. More than I would
12 have thought. Okay. Anyway.

13 MR. SMITH: All right.

14 MR. ANNICCHIARICO: I will say, I
15 remember reading it and I'll let, you know, John
16 Canning, we'll probably have him here at the next
17 meeting, but it did say that there were no crash,
18 no accidents when you were making the turn from
19 Albany Post Road onto Bleakley Avenue.

20 MR. SERRANO: That's correct.

21 MR. ZACHARY: Okay. So, it was more --

22 MR. SERRANO: On Route 9A.

23 MR. ZACHARY: -- people making a making
24 a --

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2 MR. ANNICCHIARICO: North south.

3 MR. ZACHARY: -- right turn onto 9A?

4 MR. ANNICCHIARICO: One of the accidents
5 was somebody --

6 MR. ZACHARY: [unintelligible]
7 [01:16:09] Bleakley?

8 MR. ANNICCHIARICO: -- was somebody
9 making a U-turn right there.

10 MR. ZACHARY: The only other two things
11 left are turning off of Bleakley or --

12 MR. ANNICCHIARICO: Right.

13 MR. ZACHARY: -- making a left from 9A
14 onto Bleakley.

15 MR. SERRANO: It was mainly cars in
16 front hitting in the back on route 9A at the
17 light, that's what most of it. When you read the
18 report, they all route 9A fender benders on Route
19 9A.

20 MR. ZACHARY: Right.

21 MR. ANNICCHIARICO: One accident was
22 somebody hitting a deer.

23 MR. ZACHARY: Yeah. I know why it
24 happens. Too many electronics in the car and cell

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2 phones. All right. Sorry, Dave.

3 MR. SMITH: Yeah, Number 14, impact on
4 energy, the proposed action may cause an increase
5 in the use of any form of energy. And again, I
6 think this marks no, but if you look down at the
7 criteria, it says the proposed action will
8 require creation or extension of an energy
9 transmission or supply system to serve more than
10 50 single-family or two-family residences.

11 MR. ZACHARY: So this is a no.

12 MR. SMITH: This is a no. Impact on
13 noise, odor, and light, the proposed action may
14 result in an increase in noise, odors, or outdoor
15 lighting. Again, I think we had this discussion
16 about the proposed use once it's finished.

17 MR. POMMER: Yeah, lighting was downward
18 lighting, too.

19 MR. SMITH: Yeah, you have sky lighting
20 or something similar?

21 MR. POMMER: Yeah. Right.

22 MR. SMITH: Yeah.

23 MR. ZACHARY: So on this one, what about
24 B where it says, again it's that the proposed

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2 action may result in blasting within 1,500 feet
3 of any residence, hospital, school, etc., etc.
4 But again, that's only during construction. So
5 that's could still be answered no.

6 MR. SMITH: Right.

7 MR. ZACHARY: Okay. So those are all no.

8 MR. SMITH: You could you could mark
9 yes, but then have that one marked as a smaller,
10 a small impact because blasting is part of the
11 proposed action in order to create the townhomes.
12 So again, I would suggest on that one, on number
13 15 just mark it yes.

14 MR. ZACHARY: Mark it yes?

15 MR. SMITH: And then subsequently you
16 would mark the boxes no or small impact may
17 occur. So it just reflects that yes there is an
18 impact as a result of the rock removal.

19 MR. ZACHARY: There's no notes or
20 explanatory terms required like if yes during, to
21 make a note during construction only.

22 MR. SMITH: No, there's not, not on this
23 one.

24 MR. ZACHARY: Okay. So just mark it yes

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2 and then answer no or small impact, okay.

3 MR. SMITH: On the rest, correct.

4 MR. ZACHARY: Got you.

5 MR. SMITH: Impact, number 16, impacts
6 on human health, the proposed action may have an
7 impact on human health from exposure to new or
8 existing sources of contaminants. I don't think
9 the applicant's proposing anything like that. So
10 my suggestion that one gets marked no.

11 MR. ZACHARY: It's safe to go down the
12 line and just mark them all no or do we --

13 MR. SMITH: Well, once you mark if you
14 mark the first question no it automatically
15 populates so you're all done.

16 MR. ZACHARY: Okay.

17 MR. SMITH: Yeah. Consistency with
18 community plans, the proposed action is not
19 consistent with adopted land use plans. So it
20 actually is. I mean, do you have the zonings in
21 play there?

22 MR. ZACHARY: So, the answer is no.

23 MR. SMITH: Correct. Right.

24 MR. ZACHARY: I get double negatives.

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2 MR. SMITH: Yes, they do that to make
3 sure you're paying attention. Eighteen,
4 consistency with community character, proposed
5 project is inconsistent with the existing
6 community character. Again, I would, this is no.
7 This project is consistent with the zoning, it's
8 consistent with the development pattern and the
9 surrounding area. Number 19 impact on
10 disadvantaged communities, proposed project may
11 impact a disadvantaged community. Here I would
12 say that this project does not impact at all any
13 of the disadvantaged communities and DEC has
14 recently added this response to EAF part two. The
15 village of Buchanan, believe it or not, is
16 considered a disadvantaged community. We're not
17 exactly sure why. But that's the classification.
18 But again, regardless --

19 MR. ZACHARY: Because we're not
20 Chappaqua?

21 MR. SMITH: I don't know.

22 MR. ZACHARY: That's kind of weird.

23 MR. SMITH: It's, yeah. I mean, we had
24 this whole discussion with George on a recent

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2 application for grant funding and DEC required us
3 to provide a specific report that evaluated that.

4 MR. ZACHARY: I mean, is there a cutoff,
5 an income off like, you know?

6 MR. SMITH: I don't know necessarily an
7 income cutoff as it is, it looks at other factors
8 like climate change, like the fact that the
9 village of Buchanan has atomic energy, you know,
10 storage facility on site that that somehow
11 classifies the community. Again, regardless, I
12 think that answer gets marked no, number 19,
13 there's no impact to --

14 MR. ZACHARY: Very weird. Does being
15 termed a disadvantaged community make us eligible
16 for certain funding and other things? Is it, is
17 that all part of this?

18 MR. SMITH: It's, well if DEC --

19 MR. ZACHARY: Like we should go to we
20 should go to the state with our hands out or
21 something?

22 MR. SMITH: Well, if DEC is
23 administering grants, they ask that you, these
24 communities respond to this particular question.

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2 For this particular application, you're not
3 asking for any grants.

4 MR. ZACHARY: Yeah.

5 MR. SMITH: So my suggestion is that
6 gets marked no.

7 MR. ZACHARY: Okay.

8 MR. SMITH: Then the last comment area
9 is future physical climate risks. Post project
10 may be vulnerable to future physical climate risk
11 or increase the vulnerability of human or
12 ecological communities to future physical climate
13 risks. They're not within any of the flood
14 plains, I don't think they're projected to have
15 any impact with respect to sea level rise, so
16 again I would suggest that that answer gets
17 marked no. So that, Mr. Chairman, that kind of
18 walks you through the environmental review.

19 MR. ZACHARY: Okay.

20 MR. SMITH: And at this point based on
21 the review of the EAF part one, review of all the
22 other information that you've received and
23 reviewed, EAF part two, at this point, you could
24 conclude that the proposed action will result in

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no -- these are the boxes that you can check, the proposed, the project will result in no significant adverse impacts on the environment and therefore an environmental impact statement need not be prepared. So I think that's kind of the conclusion that we're coming to after review of the proposed action, excuse me. But it's important to note even though you conclude the environmental review, that doesn't mean that you can't make additional revisions or changes to the site plan. So that all you're doing is -- all you're saying is that you've done the environment review, none of the impacts rise to an extent where you would require an environmental impact statement. And then that allows the zoning board to move forward. That allows New York State to conclude their environmental review as part of the proposed action.

MR. ZACHARY: So then, well I know you guys would like us, you need this concluded in order to proceed with the zoning board. Is that correct?

MR. ANNICCHIARICO: That's correct.

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2 MR. ZACHARY: Yeah. And what is this
3 part three? Is that just basically the cover
4 sheet?

5 MR. SMITH: The part three is the
6 recognition, that's your decision.

7 MR. ZACHARY: Right.

8 MR. SMITH: And that's what gets filed
9 formally.

10 MR. ZACHARY: Okay. So determination of
11 significance. Okay. I don't think I've generally
12 been filling these out. Is that something that
13 you would fill out?

14 MR. SMITH: Yes. I mean, yes, I could
15 certainly fill this out for the record. I think
16 you discussed it on --

17 MR. ZACHARY: Okay. And the --

18 MR. SMITH: -- the record.

19 MR. ZACHARY: -- part two, is that
20 something that --

21 MR. SMITH: I'll fill that out based on
22 our discussion tonight.

23 MR. ZACHARY: Based on what we just
24 reviewed, okay.

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2 MR. SMITH: Right. Along with the part
3 three, something I can fill out. I need to sign
4 it because I've helped prepare.

5 MR. ZACHARY: Okay.

6 MR. SMITH: And then you need to sign it
7 as the designated representative of the lead
8 agency.

9 MR. ZACHARY: Okay. So, is that
10 something that you would get to the office before
11 the next meeting or something we would do at the
12 next meeting?

13 MR. SMITH: Yeah. No, we could we could
14 do it tonight and then I'll just finish the
15 paperwork and I'll submit it to Cindy for
16 distribution.

17 MR. ZACHARY: Okay. So then if, that
18 being the case, we can we can conclude this and
19 do we need to take a --

20 MR. SERRANO: I already drafted a
21 resolution.

22 MR. SMITH: There is a resolution that's
23 available.

24 MS. ABSENGER: Yeah, he gave you the

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2 resolution.

3 MR. ZACHARY: Oh, I don't know if I have
4 -- do we have the resolution?

5 MS. PORTEUS: You want this one?

6 MR. ZACHARY: I don't know if I got it.
7 Okay. Yeah. You said you were going to prepare
8 this.

9 MR. SERRANO: Yeah.

10 MR. ZACHARY: I don't think I saw it.
11 Okay. So, the package includes the cover letter
12 from Zarin and Steinmetz, the long environmental
13 assessment form. That's this part one?

14 MR. SMITH: Correct.

15 MR. ZACHARY: Site development plan,
16 which as you said, it includes that but we could,
17 we're still working with that. So that's not
18 going to be finalized, even if we submit the
19 current version of that with this, the
20 architectural plans and renderings, fiscal impact
21 analysis, survey prepared by Badey and Watson,
22 steep slope findings and statements from Cronin
23 Engineering, whereas on or about 7/9 the village
24 received response letters from Cronin

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2 Engineering, a letter from Kevin L. Patton
3 regarding geotechnical services, updated long EAF
4 form dated 6/30, that's the one we just went
5 through, traffic impact memorandum prepared by
6 Kimberly-Horn. So approving the, we finalize the
7 SEQOR tonight. It doesn't impact our site plan
8 review in any way?

9 MR. SMITH: Your site plan review
10 continues as you have been doing tonight.

11 MR. ZACHARY: Okay. So then we're going
12 to, does anybody have any other questions or
13 comments on the on the environmental assessment?
14 Okay. So, I'll read the resolution so we can take
15 a vote. Resolution, whereas the Village of
16 Buchanan is the current owner of approximately
17 .88 acres of real property known locally as 3222
18 Albany Post Road and having a tax lot designation
19 of section 43.11, block one, lot six, whereas on
20 June 2, 2026 the village board authorized a
21 commitment of sale of the project site to Steve
22 Giordano, we'll put an I in there, Giordano
23 Builders, the applicant; whereas on June 11th,
24 the applicant submitted a site plan, a special

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permit application for the development of the project site for an 11-unit townhouse development supported by 16 parking spaces, and growing, and associated utilities, even the specific parking number of parking spaces mentioned here is not --

MR. SMITH: That was the initial --

MR. ZACHARY: Submission?

MR. SMITH: -- but it will be amended --

MR. ZACHARY: Okay.

MR. SMITH: -- revised as you go through the site plan process.

MR. ZACHARY: Okay, 16 parking spaces and associated utilities, which requires a C-1/C-2 special permit and the site plan approval from the planning board, together with the proposed project, term the proposed action; whereas the submission package included the following and those are the ones I just read a minute ago so I'm not going to read them again; whereas the planning board has received and reviewed the following review memos. James Hahn Engineering, P.C., dated 6/30/26, planning and development advisors dated 6/22 and 7/16/26 and Colliers

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Engineering and Design dated 6/16/26; and whereas the planning board, at their 6/25/26 meeting did declare themselves as lead agency under the State Environmental Quality Review Act. And whereas the planning board did discuss the proposed action and supporting documentation at its 6/25/26 and 7/23/26 meetings; and whereas after review of sections 617.4 and 617.5 of the SEQR regulations of the planning board -- SEQR regulations, the planning board classified the proposed action as an unlisted action under SEQR and now therefore be it resolved that the that the foregoing whereas clauses are incorporated herein by reference and fully adopted as a part of this approval and be it -- I can't wait till the day the lawyers learn to speak English -- resolved that the planning board, after review of the materials submitted and recommendations and the EAF parts one, two, and three makes a determination of non-significance of environmental impact a negative declaration under SEQR. Do I have a motion to this effect?

MS. ABSENGER: [unintelligible]

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2 [01:30:32]?

3 MR. ZACHARY: It said June 2, 206 which
4 was a long time ago. I added --

5 MS. ABSENGER: Today's the 23rd.

6 MR. ZACHARY: -- whereas on June -- oh,
7 okay.

8 MR. OUTHUSE: That's from when the --

9 MR. ZACHARY: No, that's what, that's
10 when that item was, when that item was --

11 MS. ABSENGER: Anyway.

12 MR. ZACHARY: This is referencing the
13 previous review from different dates, but the
14 date July 23rd is the date that this is done.
15 Okay. So a motion to a motion to approve this, to
16 put forth this resolution.

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

18 MR. ZACHARY: And a second? We need a
19 second.

20 MS. ABSENGER: Second.

21 MR. ZACHARY: Well, if everyone's voting
22 no, I don't need a second. All in favor?

23 MULTIPLE: Aye.

24 MR. ZACHARY: Opposed? Everyone in

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2 favor, so carried.

3 MR. ANNICCHIARICO: We appreciate that.

4 MR. WARNER: Excuse me, Mr. Chairman. We
5 would also like to respectfully request to be
6 placed on your August 26th meeting now for a
7 public hearing. We've heard your comments. We'll
8 work on addressing those and we hope to be
9 prepared for that for that meeting.

10 MR. ZACHARY: Okay. And I think that we
11 have a few things. Can you summarize what are the
12 things that you're going to change on the site
13 plan?

14 MS. ABSENGER: Oh, I have the question.

15 MR. WARNER: Sure.

16 MS. ABSENGER: Landscaping, whoever
17 wants to take it.

18 MR. ZACHARY: We'll come back to that.
19 We're, before --

20 MR. ANNICCHIARICO: I think I know what
21 you're going to say. So, we're going to prepare a
22 full landscaping plan for the entire site.

23 MS. ABSENGER: I mean, this is what you
24 gave LS 4.0.

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2 MR. ANNICCHIARICO: Yeah. I thought it
3 was a little lacking, but it was it was basic.

4 MS. ABSENGER: But you gave it to us, so
5 I went ahead and looked at it. That's my job.

6 MR. ANNICCHIARICO: Yes.

7 MS. ABSENGER: Or you don't want me to
8 do my job?

9 MR. ANNICCHIARICO: No. No. I want you
10 to do your job. I was, I was saying we're going
11 to further enhance that, so.

12 MS. ABSENGER: Well --

13 MR. ZACHARY: Okay.

14 MS. ABSENGER: -- let me just ask this
15 question.

16 MR. ANNICCHIARICO: Sure.

17 MR. ZACHARY: We should look at it. We
18 should look at it meanwhile. Go ahead, Eileen.

19 MS. ABSENGER: I mean what is the, I
20 don't know if it's a walkway or if it's between
21 the garages that go to the front door?

22 MR. ZACHARY: That white?

23 MS. ABSENGER: No, the green.

24 MR. SERRANO: Hold on. I got to log back

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2 in.

3 MR. ANNICCHIARICO: Flower beds?

4 MS. ABSENGER: No, they're not flower
5 beds. This.

6 MR. ANNICCHIARICO: Yeah. Flowerbeds.

7 MS. ABSENGER: And how big are they?

8 MR. ANNICCHIARICO: Grass and plants.

9 MS. ABSENGER: How big?

10 MR. ANNICCHIARICO: How big are they?

11 MS. ABSENGER: Yeah.

12 MR. ANNICCHIARICO: Well, they vary.

13 This is probably eight feet wide. These are all
14 probably about eight feet wide. This one's wider.
15 It's --

16 MS. ABSENGER: I know. I got that. I can
17 see that. I just wanted to know.

18 MR. SERRANO: Well, you got to go for
19 the public to hear you to.

20 MS. ABSENGER: The reason I asked that
21 question is because the trees that you have said
22 you would like to plant here, the white spruce, I
23 know grows quite large and you've put that on the
24 side towards the Bleakley Avenue. But the river

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2 birch and the sugar maple and the red oak can
3 grow anywhere from, unless it's a dwarf on that
4 river birch, 40 to 80 feet tall and 30 to 50 feet
5 wide. If you've got an eight foot space, are you
6 looking to plant for shade? And what is the root
7 depth? And is that going over the macadam? I
8 presume you're doing a macadam driveway.

9 MR. ANNICCHIARICO: Yes.

10 MR. GIORDANO: Well, generally, the
11 landscaping plan that you have before you is an
12 in general. When we actually do the job, our
13 landscape architect goes out there, he fits the
14 property well. And if you notice, any of our
15 personal jobs that we've done in Cortlandt and so
16 forth, I mean, we landscape to the fullest. So
17 what we try to do is we don't -- a lot of people
18 a lot of developers and builders and I'm not, you
19 know, singling anybody out but they do dwarf
20 planting. When we do our landscaping it looks
21 like it's been growing and it's there. So it's
22 there's immediate --

23 MS. ABSENGER: Well, you know, I'm just
24 looking at the size of the trees because I looked

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2 them all up.

3 MR. GIORDANO: No, they'll be
4 appropriate sizes for growth and so forth.

5 MR. SERRANO: If I may, if the board
6 does consider a public hearing, you would need to
7 provide that information to the planning board
8 before the next planning meeting.

9 MR. GIORDANO: We can do that.

10 MR. SERRANO: So that way, the planning
11 board can --

12 MR. GIORDANO: Actually, we'll bring our
13 landscape architect with us.

14 MS. ABSENGER: Yeah, that's why I'm
15 bringing it up so that --

16 MR. GIORDANO: And he'll --

17 MR. SERRANO: Well, we'll need that
18 before the planning board --

19 MR. GIORDANO: We will.

20 MR. SERRANO: -- so Eileen can take a
21 look at it.

22 MR. GIORDANO: That's fine. We'll bring
23 that.

24 MS. ABSENGER: All right.

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2 MR. ZACHARY: Good point.

3 MS. ABSENGER: Thanks.

4 MR. ZACHARY: And so you'll maybe give
5 us a little bit more realistic plantings, even if
6 it's not the exact final?

7 MR. GIORDANO: We we'll give you a
8 legend of all the plants and that's, that would
9 be appropriate for it.

10 MR. ZACHARY: Yeah.

11 MS. ABSENGER: I went by what you
12 provided.

13 MR. GIORDANO: That's okay.

14 MS. ABSENGER: And, you know, just
15 looked it up because I know enough about trees
16 and especially white birch.

17 MR. ZACHARY: Yeah.

18 MR. GIORDANO: Good.

19 MR. ZACHARY: You need more, you need
20 smaller trees basically.

21 MS. ABSENGER: Either that or shrubs
22 because --

23 MR. GIORDANO: Yeah, grasses, we do like
24 grasses.

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MS. ABSENGER: Even grasses grow high.

MR. GIORDANO: Yeah.

MS. ABSENGER: So you don't want to impact that sight --

MR. GIORDANO: No. It'll be tasteful.

MS. ABSENGER: -- from driveway to driveway.

MR. GIORDANO: Yeah.

MR. ZACHARY: Anyone else on the landscaping plan? Okay. So, we'll get -- so that brings us back to what you were, you would like to schedule a public hearing for next month. Board members there's, we've asked for a few different things here, revisions to landscaping, revisions to parking, and in good faith, I think we can -- the client has made the revisions as we've asked for them. So I'm thinking that it's it's fine. Did they look trustworthy? So, I personally, I don't see any issue with moving forward to the public hearing. From our engineer or planner, do you see any reason not to?

MR. SMITH: No, it gives the public an opportunity to participate as part of the --

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2 MR. ZACHARY: Right.

3 MR. SMITH: -- the proposed plan, the
4 site plan process.

5 MR. ZACHARY: Sure. And there's notices
6 have to be sent out --

7 MR. SERRANO: Yes.

8 MR. ZACHARY: -- to what is it 1,500
9 feet? Within 1,500 --

10 MS. ABSENGER: Five hundred.

11 MR. SERRANO: Five hundred.

12 MR. ZACHARY: Five hundred feet? Is that
13 -- that doesn't get us very far up Bleakley, does
14 it? Was does that get us up like three, four
15 houses? But that's the requirement, 500 feet?

16 MR. SERRANO: That's the requirement.

17 MR. ZACHARY: Okay.

18 MR. SERRANO: Yeah.

19 MR. ANNICCHIARICO: I think it was 34, I
20 think, notices we had for the zoning board.

21 MR. ZACHARY: Businesses and residences,
22 right?

23 MR. ANNICCHIARICO: Yeah.

24 MR. SERRANO: Well, also notify the city

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2 of Peekskill and we might be farther away from
3 it, but I want to --

4 MR. ZACHARY: Yeah, and the village will
5 post it. So --

6 MR. SERRANO: Yeah, they got posted
7 signs already, too, new signs posted, new signs.

8 MR. ZACHARY: And anyone on the board,
9 any thoughts on this? Everyone fine with moving
10 ahead?

11 MS. ABSENGER: I just, George, did you
12 have a problem with the public hearing?

13 MR. POMMER: No.

14 MS. ABSENGER: No?

15 MR. POMMER: No.

16 MS. ABSENGER: Okay.

17 MR. ZACHARY: Okay. All right. So we
18 said our next meeting is the --

19 MS. ABSENGER: The 26th.

20 MR. ZACHARY: -- the 26th, a motion to
21 set up a public hearing for August 26, 2026, 7:00
22 p.m. meeting.

23 MS. ARMISTO: I'll make a motion.

24 MR. ZACHARY: We have a motion. Second?

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2 MR. OUTHOUSE: I'll second.

3 MR. ZACHARY: We have a second. Well,
4 it's going much better than the last one. All in
5 favor?

6 MULTIPLE: Aye.

7 MR. ZACHARY: Okay.

8 MR. WARNER: Thank you very much.

9 MR. ZACHARY: Yep.

10 MR. SERRANO: Have a good night.

11 MS. ABSENGER: Goodnight.

12 MR. ZACHARY: Is there anything else
13 before we go?

14 MR. GIORDANO: Thanks everybody. I
15 really appreciate it. Thank you.

16 MR. ZACHARY: Okay.

17 MR. ANNICCHIARICO: Thank you.

18 MR. SERRANO: Have a good night.

19 MR. ZACHARY: Thank you. Any anything
20 from anyone before I close --

21 MS. KEMPTER: I'll give them the notice
22 tomorrow.

23 MR. ZACHARY: We're done.

24 MR. ANNICCHIARICO: Thank you.

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MR. ZACHARY: Yep. Motion to adjourn.

MS. ABSENGER: Motion to adjourn.

MR. OUTHOUSE: Second.

MR. ZACHARY: Second. All in favor?

MULTIPLE: Aye.

MR. ZACHARY: Adjourned.

(The public board meeting concluded at
8:47 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Castano, certify that the foregoing transcript of the Planning Board meeting of the Village of Buchanan on July 23, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

Juliana Castano

Date: August 5, 2026

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