

VILLAGE OF BUCHANAN  
ZONING BOARD  
JANUARY 12, 2022

PRESENT: Gary Bell, Chairman  
Harmen Bakker  
Mary Funchion  
Ed Mevec  
Marco Pinque  
Marcus Serrano, Village Administrator  
Stephanie Porteus, Village Attorney  
Cindy Kempter, Village Clerk-Treasurer  
Sharon Murphy, Deputy Village Clerk  
Brian Cook, Building Inspector  
Peter Cook, Assistant Building Inspector

OTHERS: Romelane and Cameron Cole – 201 Henry Street

This meeting was done via Zoom and Zoom audio and is being conducted in accordance with Chapter 417 of the Laws of 2021.

CALL TO ORDER:

Chairman Gary Bell called the meeting of the Zoning Board to order at 7:00pm and led in the Pledge of Allegiance.

APPROVAL OF MINUTES: A motion to approve the December 9, 2021 minutes as presented was made by Mary Funchion, seconded by Ed Mevec with all in favor.

OLD BUSINESS:

CALENDAR NO. 01-21-ZBA: Public Hearing for a Proposed Commercial Activity in a R-10 Zone for the growing of microgreens in basement at 201 Henry Street

Mrs. Cole gave a summary of her business. Assistant Building Inspector Peter Cook stated that an inspection of the property was done and there are a few items that the owners are addressing. Deputy Clerk Sharon Murphy stated that Mrs. Cole mailed out 32 public hearing notices and 28 return receipts were received and turned in to the office. A motion to open the public hearing was made by Marco Pinque, seconded by Ed Mevec with all in favor. Chairman Gary Bell stated that he had calls from Pauline Gudisman on 1<sup>st</sup> & Henry and Mary McGuire on Bannon & Henry. They both asked several questions about commercial

traffic and if the microgreens would be sold from the house. Chairman Bell assured them that no one would be coming to the house for pickup. Ed Mevec asked how many customers Mrs. Cole currently had. Mrs. Cole responded that she only has 3 or 4 personal orders right now. Ed Mevec asked if Mrs. Cole delivers to them and she responded yes. Chairman Bell advised that special permits are inspected by the building inspector once a year. Mrs. Cole asked if she could put up a sign outside her house. Village Attorney Porteus advised that the code states that you can have one sign not more than 2 square feet in size. This is under Village Code 211.19.b. Assistant Building Inspector Peter Cook stated that the owner of the special permit must contact the building inspector annually for the home inspection.

There were no other questions. A motion to close the public hearing was made by Ed Mevec, seconded by Marco Pinque, with all in favor. A motion for a proposed resolution granting a special permit for 201 Henry Street for the purpose of growing microgreens indoors was made by Marco Pinque, seconded by Mary Funchion, with all in favor. Village Attorney Porteus will write a Decision and Order.

ADJOURNMENT:

The meeting was adjourned at 7:21 PM on a motion by Ed Mevec, seconded by Harmen Bakker, with all in favor.