

VILLAGE OF BUCHANAN
ZONING BOARD
JUNE 8, 2022

PRESENT: Gary Bell, Chairman
Mary Funchion
Ed Mevec
Marco Pinque
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney (via zoom)
George Pommer, Village Engineer (via zoom)
Cindy Kempter, Village Clerk-Treasurer
Sharon Murphy, Deputy Village Clerk
Peter Cook, Assistant Building Inspector

OTHERS: Harmen Bakker
John Lentini, Architect for Harmen Bakker – 4 Valerie Court

CALL TO ORDER:

Chairman Gary Bell called the meeting of the Zoning Board to order at 7:00 P.M. He led the Pledge of Allegiance and informed every one of the fire regulations.

APPROVAL OF MINUTES: A motion to approve the May 11, 2022 minutes as presented was made by Ed Mevec, seconded by Marco Pinque with Chairman Bell in favor and Mary Funchion abstaining. Harmen Bakker was absent.

OLD BUSINESS:

CALENDAR NO. 01-2022-ZBA: Public Hearing on an area variance under Zoning Code §211.15 (Bakker)

Chairman Gary Bell stated that at the last meeting Mr. Lentini gave a rundown of the Bakker's back yard and said that their lot coverage is at 37%. The Zoning Board made a site visit to 4 Valerie Court on Saturday, June 4 at 9:00 A.M. Mary Funchion asked if the Board could go into executive session. At 7:07 P.M. a motion was made to go into executive session by Marco Pinque, seconded by Mary Funchion, with all in favor. At 7:39 P.M. a motion to close executive session was made by Marco Pinque, seconded by Ed Mevec, with all in favor.

A motion to open the public hearing was made by Marco Pinque, seconded by Mary Funchion, with all in favor.

Mr. Lentini gave a brief description of the site. Through the years, an accumulation of improvements has put the coverage over. The coverage consists of the driveway, the house, a walk, a walkway to the backyard, a patio, and a pool. The Bakker's are seeking relief from the requirement which is only 30%. They are at 37%. Mr. Lentini read the points from §211-39 B. 1-7 and stated reasons why the variance should be permitted.

Chairman Bell stated that the Zoning Board in the past has only granted a variance to 33.9%. The Board as a whole, with the advice of our attorney and building inspector, would like to keep it at that. Chairman Bell acknowledged that the site is beautiful, but the code is the code and for the Board to move ahead, it needs to come down to 33.9%. Chairman Bell conveyed to Mr. Bakker that he also needs to close out the open permits for electrical and plumbing before the Board approves any variances. Chairman Bell stated that we will hold the public hearing open for a month or two so Mr. Lentini can get the plans ready, they can be checked and then the work has to be done. Mr. Lentini replied that he will probably not be ready in a month and will advise the Board if he won't be ready for July 13.

A motion to carry the public hearing over to July 13 was made by Marco Pinque, seconded by Mary Funchion, will all in favor.

ADJOURNMENT:

The meeting was adjourned at 8:10 P.M.. on a motion by Marco Pinque, seconded by Mary Funchion, with all in favor.