

VILLAGE OF BUCHANAN
ZONING BOARD
FEBRUARY 8, 2023

PRESENT: Gary Bell, Chairman
Harmen Bakker
Mary Funchion
Ed Mevec
Marco Pinque
Marcus Serrano, Village Administrator
Cindy Kempter, Village Clerk-Treasurer
Sharon Murphy, Deputy Village Clerk

ABSENT: Stephanie Porteus, Village Attorney

CALL TO ORDER:

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

APPROVAL OF MINUTES: A motion to approve the September 14, 2022 minutes as presented was made by Ed Mevec, seconded by Mary Funchion with all in favor.

OLD BUSINESS:

Calendar No. 1-2022-ZBA: Reopen Public Hearing for March 8, 2023 regarding the Application of an Area Variance Under Zoning Code §211.15 (Bakker).

Harmen Bakker stated that he is officially withdrawing his application to the Zoning Board. He has submitted a formal letter. Chairman Bell mentioned that Mr. Bakker has a few items he needs to discuss with Assistant Building Inspector Peter Cook.

A motion to accept the withdrawal of Harmen Bakker application was made by Mary Funchion, seconded by Marco Pinque with Gary Bell and Ed Mevec in favor.

Village Administrator Serrano stated that at the February 7, 2023 Village Board Meeting, the Board voted to increase the lot coverage in all the zones in the Village. The Zoning Board did not have any objection to the lot coverage increase.

A motion to close the public hearing was made by Ed Mevec, seconded by Mary Funchion, with all in favor and Harmen Bakker a no vote.

NEW BUSINESS:

Discussion of Zoning Text Amendment

Village Administrator Serrano explained that the AMS project by the hardware store is asking for a zoning text amendment to increase the density, the height and eliminate the commercial piece that is required. The Village Board is declaring its intent to be lead agency for the zoning text amendments and site plan. The Village Board has asked both the Planning and Zoning Board to provide any comments on the proposed changes. The other property is the Carbone Property. The Planning Board has declared its intent to be lead agency. The only change they want is to sub-divide the lots to meet the zoning requirements. The commercial will be on one lot and the residential on the other. The Village Board has asked for comments on this project also. The DOT has total jurisdiction on Albany Post Road. They will be looking at a traffic study and a pedestrian review. Questions were raised about the sewer plant capacity, charging stations, fire department access, police coverage, garbage pick-up, snow plowing and parking.

ADJOURNMENT:

The meeting was adjourned at 8:05 P.M. on a motion by Marco Pinque, seconded by Ed Mevec, with all in favor.