

VILLAGE OF BUCHANAN
ZONING BOARD
OCTOBER 9, 2024

PRESENT: Chairman Gary Bell
Members Mary Funchion, Ed Mevec, Marco Pinque
Village Attorney, Stephanie Porteus
Village Clerk, Treasurer Cindy Kempter
Deputy Clerk Sharon Murphy
Building Inspector Peter Cook

ABSENT: Member Harmen Bakker

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 September 18, 2024 minutes as presented was made by Mr. Pinque, seconded by Mr. Mevec with all in favor, and Mr. Bakker absent.

NEW BUSINESS:

Calendar No. 07-2024-ZBA – §43.19-4-42 & 43 Public Hearing for a Variance for an Accessory Structure (Shed – 10' x 20') (Spatta)

Mr. Daniel Spatta explained that he is looking for a shed in order to clean out the garage.

A motion to open the public hearing was made by Mr. Pinque, seconded by Mrs. Funchion with all in favor and Mr. Bakker absent.

Chairman Bell stated that no green cards were returned. 26 cards were sent out.

There were no public comments.

A motion to close the public hearing was made by Mr. Mevec, seconded by Mrs. Funchion with all in favor and Mr. Bakker absent.

Mr. Bell stated there are seven factors that need to be taken into consideration.

- 1) That the variation requested is not substantial in relation to the requirement.
- 2) That the effect of any increased population density which may thus be produced upon available services and facilities is not significant.
- 3) That a substantial change in the character of the neighborhood or a substantial detriment to adjoining properties will not be created.
- 4) That the difficulty cannot be alleviated by some method feasible for the applicant to pursue other than a variance.
- 5) That the variation would not cause adverse aesthetic, environmental or ecological impacts on the property or on surrounding areas.
- 6) That the requested variance is the minimum variance necessary to afford relief.
- 7) That, in view of the manner in which the difficulty arose and considering all of the above factors, the interests of justice will be served by allowing the variance.

The Board agrees to all seven points.

A motion to approve the variance was made by Mr. Mevec, seconded by Mrs. Funchion with all in favor and Mr. Bakker absent.

ADJOURNMENT:

The meeting was adjourned at 7:11 P.M. on a motion by Mrs. Funchion, seconded by Mr. Pinque, with all in favor and Mr. Bakker absent.