

PLANNING BOARD
VILLAGE OF BUCHANAN
OCTOBER 24, 2019

PRESENT: Sean Murray, Chairman
Mike Wenz
Tracey Armisto
George Pommer, Village Consulting Engineer
David Stolman, F. P. Clark Associates
Rosemary Martin, Secretary

ABSENT: James Seirmarco (illness)
Mike Scott
Stephanie V. Porteus, Village Attorney

OTHERS: John Heimrich, Administrator of Marlborough Gallery
Pascal Spengemann, Vice President of Marlborough Gallery
Jim Annicchiarico, Engineer for the project
David Steinmetz of Zarin & Steinmetz
Frank Pignataro of Casabella Contracting

CALL TO ORDER:

Chairman Sean Murray called the regular meeting of the Planning Board to order at 7:30 p.m. on October 24, 2019. Chairman Murray informed all attending of the fire regulations and led them in the Pledge of Allegiance.

APPROVAL OF MINUTES:

Tracey Armisto, seconded by Mike Wenz, with all present in favor, made a motion to table approval of the minutes of September 19, 2019. Motion carried.

CAL NO. 1-19-PB: PUBLIC HEARING FOR SITE PLAN AMENDMENT APPROVAL FOR PROPERTY AT 350 BROADWAY FOR OUTSIDE STORAGE AND MISCELLANEOUS BUILDING ADDITION (CONTINENTAL BUILDING PRODUCTS)

Continental Building Products (CSP) is in the process of preparing their plan and would like more time. They asked that the public hearing be opened and adjourned.

Mike Wenz, seconded by Tracey Armisto, with all present in favor, made a motion to open the public hearing for site plan amendment approval for Continental Building Products at 350 Broadway for outside storage and miscellaneous building addition.

Tracey Armisto, seconded by Mike Wenz, with all present in favor, made a motion to adjourn and continue the public hearing on November 20, 2019.

CAL NO. 2-19-PB: PRELIMINARY SUBMISSION FOR ALTERATION/ADDITION (GARAGE) TO EXISTING SITE PLAN FOR PROPERTY AT 172 LINDSEY AVENUE/182 LINDSEY AVENUE. (CASABELLA CONTRACTING)

Village Consulting Engineer Pommer noted that Frank Pignataro of Casabella Contracting purchased this property from Robert Millen. He is proposing a 1-1/2 story wood frame

accessory structure next to the existing building to use as storage of archives. The plan does not show elevations and this was requested by the Planning Board. They would like to purchase the house next door to them. Chairman Murray asked if the purchase of the property was contingent on approval from the Planning Board. They are amending the existing site plan with the addition. The only electrical power is in the garage.

Chairman Murray advised that variances should be obtained before the Planning Board entertains approval. He did not see any issues and asked Village Consulting Engineer Pommer for his comments. He recommended because this is in the Village Circle, it should be attractive.

Chairman Murray asked if they plan to modify the parking. It was noted that the variance granted by the Zoning Board was based on a restaurant use. Village Consulting Engineer Pommer noted they have to reconfigure the parking lot and provide one parking space for each resident. He was advised their office space would only need five parking spaces. Village Consulting Engineer Pommer advised that the architect should denote this on the prints. Casabella Contracting has to meet the parking requirements.

Mr. Pignataro was asked if his architect calculated the lot coverage. Village Consulting Engineer Pommer advised them to update their plan; show the loss of two spaces and show reconfigured coverage. If they left the lot coverage at 70% or reduce it, they would not need a variance. The site plan still has to be amended.

Chairman Murray did not know the terms and considerations for this property. The documents have to be reviewed. It has to conform to the zoning code. Village Consulting Engineer Pommer advised them to speak with the fire department if there is a change in access.

Mr. Pignataro was advised to submit two plans with the way he wants it to be. Zoning calculations should be shown on the plan. Traffic patterns have to be accounted for. Mr. Pignataro stated there is a possibility they will buy the adjacent property (zoned residential.) Everyone agreed with the suggestions. The architect is SJB Architecture+ Design.

A date will not be set for a public hearing at this time. The Planning Board will continue the application as a preliminary submission. Village Consulting Engineer Pommer stated that Village law requires applicants to provide escrow, so they have to set up an account. Chairman Murray explained the process. If you are changing from a deli to office, it is a use permitted by right.

CAL NO. 3-19-PB: PRELIMINARY SUBMISSION FOR SPECIAL PERMIT FOR CHANGE OF USE/OCCUPANCY (WAREHOUSE STORAGE OF ART) AT 2 GREENTOWN ROAD. (MARLBOROUGH GALLERY, INC.)

David Steinmetz from the law firm of Zarin and Steinmetz was present representing Marlborough Gallery. Also present was John Heimrich, Administrator of Marlborough Gallery, Pascal Spengemann, Vice President of Marlborough Gallery, and Jim Annicchiarico of Cronin Engineering.

Mr. Steinmetz advised his client is in contract to purchase 2 Greentown Road for the purpose of storing works of art not currently on exhibition. This is a change from the storage warehouse use by White Plains Linen. It is a change in tenancy and is still storage. The certificate of occupancy lists the use as "warehouse use."

The proposed art storage use is identical to the current warehouse of the property. The property is in an M-1 zone and is a special permit use. Chairman Murray stated due to an agreement brought on by a lawsuit there are special regulations for that property. If the use was substantially different, they would have to go through the entire application process. Marlborough is purchasing three lots.

Chairman Murray asked is it structurally the same. He was advised they are not proposing any structural or exterior modifications, nor any parking or circulations changes. There will be no retail sales. They plan to install state of the art burglar and fire alarm systems. The gallery will utilize the existing loading dock to accommodate deliveries. Mr. Steinmetz advised that Marlborough is one of the oldest private galleries.

A memorandum dated October 24, 2019 was submitted by David Stelman of F. P. Clark Associates and included a draft negative declaration he prepared for the Board's review. The environmental assessment form and other materials were reviewed. This had previously been granted a special permit for use as a warehouse. Marlborough wants to use a portion of the premises for storage of works for art. The proposed action does not involve the exterior modification of the site and will not have any significant adverse impact on the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

It was noted that a public hearing is not necessary.

Chairman Murray called for a motion to approve the special permit. Motion made by Tracey Armisto, seconded by Mike Wenz, with all present in favor to approve the special permit for Marlborough. Motion carried.

Motion made by Mike Wenz, seconded by Tracey Armisto, with all present in favor, to adopt the negative declaration. Motion carried.

ADJOURNMENT:

Mike Wenz, seconded by Tracey Armisto, with all present in favor, made a motion to close the meeting at 8:10 p.m. Motion carried. Chairman Murray requested that the next Planning Board meeting be changed from November 21 to November 20. All present agreed. The next meeting is November 20, 2019.

Respectfully submitted,


Rosemary Martin, Secretary