

VILLAGE OF BUCHANAN
PLANNING BOARD
JUNE 17, 2021

PRESENT: Jeffrey Faiella, Chairman
Eileen Absenger
Jennifer Bakker
Stephanie Porteus, Village Attorney
Marcus Serrano, Village Administrator
George Pommer, Village Engineer
Peter Cook, Building Inspector
Brian Cook, Building Inspector
Cindy Kempter

ABSENT: Tracey Armisto, school function

OTHERS: James Coleman
Brian Burke
Brian and Stephanie McNellis

CALL TO ORDER:

Chairman Jeffrey Faiella led the Board members in the Pledge of Allegiance. He called the meeting of the Planning Board to order at 8:00 PM on June 17, 2021 after a delay waiting for a Board member to reach a quorum.

This meeting was done via Zoom and Zoom audio and is being conducted in accordance with executive Order 202.1.

Please note that you may hear the meeting live by going to the Village Facebook page at the time of the meeting.

APPROVAL OF MINUTES:

Chairman Faiella called for a motion to accept the minutes of May 20, 2021 as written. A motion was made by Jennifer Bakker, seconded by Eileen Absenger, with all present in favor to approve the minutes of May 20, 2021. Motion carried.

CALENDAR NUMBER 2-21-PB: PUBLIC HEARING FOR PROPOSED POOL AND DECK ON PROPERTY AT 193 CATHERINE STREET. (BRIAN AND STEPHANIE MCNELLIS)

An application for amended site plan approval was submitted for a proposed pool and deck on property at 193 Catherine St. for Brian and Stephanie McNellis.

A review memo was submitted by Village Consulting Engineer Pommer dated June 17, 2021. This memo was circulated to the applicants Engineer and the Board members.

On a motion by Eileen Absenger, seconded by Jennifer Barker, with all present in favor, the public hearing was opened at 8:00 PM.

James Coleman, architect, spoke for the applicants and shared his screen for all to see. The house was built in 2015 and had an approved site plan. The applicants purchased the house in 2017. It complies with the zoning and doesn't require a variance.

James Coleman advised they will engage Cronin Engineering and they will comply with all the comments in Village Consulting Engineer Pommer's memo. Mr. Coleman stated they want to move this forward. Mr. Coleman reviewed the zoning code and did not find a screening requirement for residential properties/pools. There are requirements for commercial screening. Mr. Coleman asked if there were any questions or comments.

Chairman Faiella asked Building Inspectors Brian and Peter Cook if they had any questions about the privacy screen. Peter Cook advised he received an email from a neighbor Brian Burke of 191 Catherine Street who asked if zoning had height restrictions. Mr. Burke asked how do you apply existing zoning to something that is not permitted. Chairman Faiella noted they discussed privacy for both properties by using fencing or shrubbery. There will be privacy screening. Mrs. McNellis advised they repositioned the deck to the opposite side of the yard as a privacy concession. Chairman Faiella asked if they are still erecting a solid fence. He was advised there will be shrubbery and a fence.

Chairman Faiella asked what is the height of the fence around the pool. He was advised it was 48 inches. Village Attorney Porteus advised the fence height could be 6 feet. Chairman Faiella stated a 6 foot fence around a pool is a New York State law for safety. To address Mr. Burke's concern, he was told it would be designed by the engineers and the building inspectors and there should be no issue.

Village Consulting Engineer Pommer looked at the drainage. Cronin Engineering will be engaged and the drainage would be reviewed prior to the next meeting.

Chairman Faiella said the concrete is there for runoff. Village Consulting Engineer Pommer explained the block is a linear wall and will be constructed on a case by case basis. Chairman Faiella explained this to the satisfaction of Brian Burke. Village Consulting Engineer Pommer and Building Inspectors Brian and Peter Cook will be involved.

Chairman Faiella asked if there was anyone from the public who would like to speak. There was no one to speak from the public tonight.

On a motion by Jennifer Bakker, seconded by Eileen Absenger, with all present in favor, the public hearing was adjourned and will continue at the July 15, 2021 meeting. Motion carried. Mr. Coleman will follow up with the building inspectors and the engineer.

DISCUSSION – 3176 ALBANY POST ROAD

Chairman Faiella asked has the Village received any information regarding the steep slope analysis for property at 3176 Albany Post Road. He asked how much time would Raul Sarmiento have to submit this analysis. Village Attorney Porteus noted this information should be submitted by the next meeting. The secretary was directed to send a letter requesting the steep slopes analysis or the project will be deemed abandoned.

DISCUSSION REGARDING PROPERTY AT 226 TRAVIS AVENUE

Regarding 226 Travis Avenue, Village Attorney Porteus spoke with counsel and encouraged them to submit this. Mr. Calabro has retained another engineer. The secretary was directed to send Mr. Calabro a letter. Building Inspector Peter Cook had a meeting with Mr. Calabro's engineer one week ago. The Planning Board provided the applicant with three options and the applicant has chosen option one, the terrace scenario.

On a motion by Jennifer Bakker, seconded by Eileen Absenger, with all present in favor, a letter will be sent.

Please respond to this email as to what action you will take to fulfill this requirement. Thank you.

ADJOURNMENT:

The meeting was adjourned at 8:30 PM on a motion by Jennifer Bakker, seconded by Eileen Absenger, with all present in favor. Motion carried. The next meeting will be on Thursday, July 15, 2021.

Respectfully submitted,

Rosemary Martin, Secretary