

VILLAGE OF BUCHANAN
PLANNING BOARD
JULY 15, 2021

PRESENT: Jeffrey Faiella, Chairman
Eileen Absenger
Tracey Armisto (via Zoom)
Jennifer Bakker
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
George Pommer, Village Engineer
Cindy Kempster, Village Clerk-Treasurer
Peter Cook, Building Inspector
Brian Cook, Building Inspector

OTHERS: Theresa Knickerbocker, Mayor (via Zoom)
James Coleman, Architech (via Zoom)
Brian and Stephanie McNellis (via Zoom)
Brian Calabro
Rob Roselli, Engineer
Paul Berte, Engineer (via Zoom)

CALL TO ORDER:

Chairman Jeffrey Faiella called the meeting of the Planning Board to order at 7:30pm and led the Board members in the Pledge of Allegiance.

APPROVAL OF MINUTES:

Chairman Faiella called for a motion to accept the minutes of June 17, 2021 as written. A motion was made by Jennifer Bakker, seconded by Eileen Absenger, with all present in favor to approve the minutes of June 17, 2021. Motion carried.

Mayor Knickerbocker thanked the Chairman for the opportunity to speak to the Board. Mayor Knickerbocker spoke briefly about conflict of interest. There are two members who work for Holtec – Trustee Sean Murray and Planning Board Member Jennifer Bakker. Going forward for anyone who is not sure of whether there is a conflict of interest, please contact the Village Attorney, Stephanie Porteus. Mayor Knickerbocker appreciates your dedication to our Village, as do our residents and thanked the Board for all they do.

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.

James Coleman, architect, spoke for the applicants and shared his screen for all to see. He received extensive comments from Hahn Engineering. Cronin Engineering submitted an engineer plan and an item by item response to the comments. George Pommer, stated that Cronin Engineering responded to about half of the comments, but there is nothing in there that

would stop them from moving on with the project. The resolution that was presented mentioned compliance with engineering comments. If the Board wanted to move forward with the project pursuant to completing all the responses, Hahn Engineering would not have an issue with that.

On a motion by Eileen Absenger, seconded by Jennifer Barker, with all present in favor, the public hearing was opened at 7:39 PM.

James Coleman spoke on the landscaping and stated that it will be a mutual benefit to the home owners and the neighbor. The privacy fencing will be no more than 6 feet high. George Pommer agrees that the landscaping plan and privacy fencing is sufficient to go ahead with the resolution.

Tracey Armisto had a question about the lighting. The paperwork said there will be no lighting around the pool. James Coleman said this has not been discussed with the homeowners as of now, but if they do install lighting it will be shown on the plan.

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 closed. Motion carried.

Chairman Faiella read the Resolution approving preliminary and final site plans for 193 Catherine Street. SBL 43-11-14. A motion to accept this resolution as made by Eileen Absenger, seconded by Jennifer Bakker, with all present in favor. Motion carried.

CALENDAR NO. 1-20-PB: STEEP SLOPES PERMIT TO CONSTRUCT A MODULAR CONCRETE RETAINING WALL FOR PROPERTY AT 226 TRAVIS AVENUE (CALABRO)

A review memo was submitted by Village Engineer Pommer dated July 15, 2021. In the front of the house there are some issues with topography and other minor things. The first 8 comments are about the wall in the rear. Some of the wall was built on the neighboring property. They should get written approval from the neighbor. George Pommer would like to see a plan showing all the walls together. There is an issue with the fence. When you add a fence to the top of the wall it can't exceed 6 feet in height. There is nothing showing the fence. Rob Roselli just received the comments this afternoon and will address them. Stephanie Porteus asked if the work being done in the front is now part of this project. Brian Calabro explained that there are two projects – the rear wall and the addition to the house. He will put in an application for the addition and front landscaping. George Pommer requested that Mr. Calabro reach out to the neighbor about the section of wall that is on the neighboring property. There was discussion about the neighbors shed that is an illegal structure and was built partly on the Calabro property. write a letter to that homeowner. Brian Calabro requested that the wall and the addition be two separate items. The items to move forward with the wall are: updated plans, responses to George Pommer's July 15 memo, a letter from the Building Inspector requesting the neighbor to remove the shed and a letter from the neighbor regarding the wall that is on his property.

DISCUSSION – 3176 ALBANY POST ROAD

Chairman Faiella questioned if anything has been received. George Pommer stated that nothing has been received. The site has been stabilized and are waiting for the steep slope analysis and responses to the memo. The letter that was to be sent out last month was not

sent. Stephanie Porteus will write a letter requesting the missing information within 15 days or the project will be abandoned.

Paul Berte from ARQ PC stated that he is the engineer representing 3176 Albany Post Road. They are working on the paper to process this application. Chairman Faiella stated that there are requirements for the steep slope analysis and the memorandum from Hahn Engineering needs to be addressed. This needs to be in two weeks prior to the next meeting or this project will be abandoned.

DISCUSSION – VILLAGE PLANNER

Victor Minerva stated he will be the primary planner. David Stolman is going into semi-retirement, but will still provide technical advice. Victor Minerva has 30 years' experience in planning and has worked on a wide range of studies. He looks forward to working with the Village.

ADJOURNMENT:

The meeting was adjourned at 8:19 PM on a motion by Eileen Absenger seconded by Jennifer Bakker, with all present in favor. Motion carried. The next meeting will be on Thursday, August 19, 2021.