

VILLAGE OF BUCHANAN
PLANNING BOARD
AUGUST 24, 2023

PRESENT: Jeffrey Faiella, Chairman
Eileen Absenger
Jennifer Bakker
Nicolas Zachary
Stephanie Porteus, Village Attorney
George Pommer, Village Engineer
David Smith, Village Planner
Cindy Kempter, Village Clerk, Treasurer
Sharon Murphy, Deputy Village Clerk
Peter Cook, Building Inspector

ABSENT: Marcus Serrano, Village Administrator
Tracey Armisto – Recused from Village Square Project

OTHERS: Pasqualino Carbone, 3095 Albany Post Road LLC
Ralph Mastromonaco, Engineer
Joseph Thompson, Architect
Steven Merino, Tim Miller Associates
John Canning, Kimley-Horn

CALL TO ORDER:

Chairman Jeffrey Faiella called the meeting of the Planning Board to order at 7:00 P.M. and led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Chairman Faiella called for a motion to accept the minutes of June 22, 2023 as written. A motion was made by Jennifer Bakker, seconded by Nicolas Zachary, with all in favor and Tracey Armisto absent.

NEW BUSINESS:

CALENDAR NO. 1-23-PB:

Proposed Village Square Residences & Commercial Development

DISCUSSION:

Chairman Faiella recapped his notes from the previous meeting. He asked if the original survey was found, about how many trees were 4 inch and above; is the whole

lot getting clear cut or what trees were being saved, the wastewater management plan, the hood ranges and dryers, the traffic, the management office and the elevator.

Mr. Thompson stated that since the last meeting in January, they have made a lot of progress on developing technical issues on the site, developing consistency with design guidelines and the comprehensive plan. Mr. Thompson presented a power point presentation. The project proposes three residential buildings with 17 units in each and a commercial building. The buildings are toward the street with the parking behind. Sidewalks are provided throughout the property. They will provide street trees and street lamps. There is only one curb cut per use to limit the amount of egress points into the development. The wetland area will have a woodchip trail. Most of this area is being preserved. They have had two meetings with the fire department and started to resolve some of the issues with building access and fire hydrant placement. The buildings will be fire sprinklered and there will be fire alarms in both common spaces and individual apartments.

Mr. Canning from Kimley-Horn prepared a traffic study and submitted it to Mr. Grealy. They responded to his comments. They provided the school dismissal hours as requested which was 2:30pm – 3:30pm. The analysis indicated that reasonably good traffic operating conditions will prevail and the additional traffic generated by the project at that time will have no perceptible impact. They provided all requested materials to the DOT. The applicant will need to get a permit from the DOT to do any work in the State right of way. They provided truck turning for the largest box truck there is. The commercial component of the project, if developed as a coffee shop, may generate as many as 100 customers in an hour. The least impactful way to accommodate the commercial component of the project is to provide it with its own driveway on 9A. The residential component will have access from Lake Street. Eileen Absenger asked if the driveway for the commercial component was a standard driveway. Mr. Canning replied that it is wider and is designed so a small tractor trailer or large box truck can get in and around the building. Village Engineer Pommer stated that the DOT regulates the entrance. They won't let you make it too wide or too short. Eileen Absenger questioned the sight distance with the trees and street lamps. Mr. Canning replied that the State has a requirement that you measure your sight lines a distance 14 ½ feet back from the fog line on the road. It is required for them to indicate the areas on the property that must not be vegetated or have monument signs put in that will block sight lines. Nick Zachary asked how it works if the DOT determines that a turn lane is required. Mr. Thompson replied that the applicant would incur that cost. Nick Zachary asked what the criteria was in terms of distance from the site for the traffic study. He questioned why Tate Avenue and Kings Ferry Road were not included in the study. Mr. Canning replied that the primary reason that it is limited is the two components - the residential which does not generate a lot of traffic and that for the commercial component, like a coffee house, the vehicles will already be driving through those intersections and instead of going to Dunkin Donuts they will stop in here so that doesn't add traffic. Village Engineer Pommer stated that he has a number of follow up comments that need to be addressed. Chairman Faiella questioned the durability of the street lamps and will the trees be hardwood for when the plows come down the road. Mr. Thompson replied that there is a large buffer between the curb and the sidewalk. The narrowest point is over five feet.

While the plow will push the snow with some force, the trees won't have any issues and the lamps will be mounted to large concrete footing bases which are standard for this type of fixtures. There is a generous buffer there. Chairman Faiella asked if there would be lighting on the building. Mr. Thompson replied that there will be decorative sconces flanking the doors, two ballard fixtures and the decorative street lamps. Chairman Faiella asked about the hydrant on Lake Street that belongs to Montrose Improvement District. Mr. Mastromonaco replied that they will have to get approval to move the hydrant. Nick Zachary questioned creating public access to the wetlands. If there is a path from the parking area to the wetlands, will the public have to walk through the parking lot to get to the wetlands? Mr. Thompson replied that it is private space. There will not be enforcement if someone walks those paths but it is not necessarily a public walkway. Nick Zachary stated that if public space is not created then there are fees that go into our recreation fund toward public space. Steven Merino from Tim Miller Associates mentioned that this is an isolated wetland from normal federal regulations. The Army Corp of Engineering is not currently doing jurisdictional determinations because they are understaffed and overworked. They are accepting professional opinion of the wetland scientist determination. In his November report he provided aerial photographs and documentation showing where the wetlands drain to. It disappears underground and along the train tracks and ultimately into the Hudson River. There is over one acre of wetlands and they are proposing to impact under half acre of that. A wetland functional analysis was completed and provided in November. They are taking a wetland that is not functioning well and creating a larger, more viable and better functioning wetland for habitat and water quality. They will be planting a significant number of new trees that are all native species.

Jennifer Bakker asked when the traffic study was done. Mr. Canning replied on March 22nd from 7-9am and 2-6pm. They placed the automatic traffic recorders on Lindsey Avenue, across Rt 9A and Rockledge Avenue from March 21 – March 28. Jennifer Bakker asked if they will be putting stone on the front of the building. Mr. Thompson replied that he is averse to above grade stone and doesn't see the benefit of proposing it because of the cost involved. Eileen Absenger asked where the bicycle racks will be placed. Mr. Thompson stated that they will be in the storage room. This will be for non-motorized bicycles. Village Planner David Smith recapped that in January the Board created their intent to be lead agency and circulated that to all involved agencies. At the March meeting the Board became lead agency. The document they have now is substantially complete and has enough information and detail so the public can understand what is being proposed. Mr. Smith's recommendation is with some minor additions, the Board should accept this for public circulation and schedule a public hearing.

A motion to set the public hearing September 28, 2023 was made by Nicholas Zachary and seconded Eileen Absenger, with all in favor and Tracey Armisto absent.

ADJOURNMENT:

The meeting was adjourned at 8:15P.M. on a motion by Nicolas Zachary, seconded by Eileen Absenger, with all in favor and Tracey Armisto absent.