

VILLAGE OF BUCHANAN  
PLANNING BOARD  
SEPTEMBER 28, 2023

PRESENT: Jeffrey Faiella, Chairman  
Eileen Absenger  
Jennifer Bakker  
Nicolas Zachary (via zoom)  
Stephanie Porteus, Village Attorney  
George Pommer, Village Engineer  
David Smith, Village Planner  
Philip Greal, Traffic Engineer  
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: Anthony Carbone, 3095 Albany Post Road LLC  
Pasqualino Carbone, 3095 Albany Post Road LLC  
Ralph Mastromonaco, Engineer  
Joseph Thompson, Architect  
Steven Merino, Tim Miller Associates  
Veronica Prezioso, Kimley Horn-Traffic Consultant

**CALL TO ORDER:**

Chairman Jeffrey Faiella called the meeting of the Planning Board to order at 7:10 P.M. and led the Pledge of Allegiance.

**NEW BUSINESS:**

CALENDAR NO. 1-2023PB: Public Hearing to consider the application of Carbone Brothers 3095 LLC seeking a special use permit, subdivision and site plan approval for property located at 3095 Albany Post Road, Buchanan, New York, 10511. (Village Square).

A motion to open the public hearing was made by Eileen Absenger, seconded by Jennifer Bakker, with all in attendance in favor and Tracey Armisto absent.

Mr. Thompson gave an overview of the Village Square Project. The three buildings will be close to the street with parking in the back. The sidewalks along Albany Post Road will be a minimum of 6' in width. A monument sign is planned to identify the new development. Substantial landscaping is planned to compliment the building and

screen the mechanical equipment and parking areas. Mr. Merino spoke of the landscaping near the wetlands. Ms. Prezioso spoke about the traffic study. She stated that there would be no entrance to the retail site off of Lake Street. The Planning Board mentioned the use of stone treatment on the buildings. Building Inspector Peter Cook had discussed the use of comparable materials that could be reviewed by the applicant. Eileen Absenger mentioned the trees at the Welcher Avenue Plaza and how well they were maintained. She asked the applicant to find out what type of tree they are. Nicolas Zachary questioned what the pedestrian access to the coffee shop would be. There were public comments against this project concerning the increase in traffic. Paolo Chacon-Paul, 3109 Albany Post Road stated that she would be losing part of her driveway due to the proposed sidewalk and would be losing sunlight due to the height of the building. Patty Lang, 230 Rockledge Avenue asked if the old oil tanks were removed from the property. Diane Tangen, 240 Catherine Street and John Keenan, 245 Catherine Street questioned the number of apartments. Anthony Carbone stated that he will supply the Phase 1 and Phase 2 reports regarding the oil tanks.

A motion to continue the public hearing on October 26 was made by Eileen Absenger, seconded by Jennifer Bakker, with all in attendance in favor and Tracey Armisto absent.

**ADJOURNMENT:**

The meeting was adjourned at 9:15P.M. on a motion by Jennifer Bakker, seconded by Eileen Absenger, with all in attendance in favor and Tracey Armisto absent.