

VILLAGE OF BUCHANAN
ZONING BOARD
DECEMBER 8, 2021

PRESENT: Gary Bell, Chairman
Harmen Bakker
Mary Funchion
Ed Mevec
Marco Pinque
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
Cindy Kempter, Village Clerk-Treasurer
Sharon Murphy, Deputy Village Clerk
Brian Cook, Building Inspector
Peter Cook, Assistant Building Inspector

OTHERS: Romelane and Cameron Cole – 201 Henry Street

This meeting was done via Zoom and Zoom audio and is being conducted in accordance with Chapter 417 of the Laws of 2021.

CALL TO ORDER:

Chairman Gary Bell called the meeting of the Zoning Board to order at 7:02pm and led in the Pledge of Allegiance. A moment of silence was held for Rosemary Martin.

NEW BUSINESS:

CALENDAR NO. 01-21-ZBA: Proposed Commercial Activity in a R-10 Zone for the growing of microgreens in basement

Mrs. Cole explained that she is a plant lover and likes to promote healthy diet and lifestyle which is why she would like to start this business. Marco Pinque questioned if this is done hydroponically or in soil. Mrs. Cole responded that she is using soil. Marco Pinque asked how long from when the seeds are germinated do you have to harvest them. Mrs. Cole stated it would be between 7 and 14 days depending on the seeds. Marco Pinque asked who would the market be. Mrs. Cole replied that her target would be restaurants and juice bars. Chairmen Bell stated that he and Peter Cook went over code 211-19b and that the Board should be able to come to some agreement to make this work for the Cole's. Chairman Bell said that Mrs. Cole paid the Zoning Board fee and the escrow fee. Mary Funchion asked about NYS regulations with microgreens. Mrs. Cole spoke to the Agriculture Department and they do not require a permit because you sell microgreens whole. It would be the business that sells the ready to eat product that would need the permit. Marco Pinque stated

that he looked it up and at the time they are ready microgreens are not FDA regulated. Harmen Bakker asked if fertilizers or chemicals will be used. Mrs. Cole replied that at this time she is not using fertilizers. Stephanie Porteus said that this would be by special permit since this is a home occupation. A motion to set up a public hearing for January 12, 2022 was made by Marco Pinque, seconded by Ed Mevec with all in favor.

ADJOURNMENT:

The meeting was adjourned at 7:25 PM on a motion by Mary Funchion, seconded by Harmen Bakker, with all present in favor. Motion carried. The next meeting will be on Thursday, January 12, 2022.