

VILLAGE OF BUCHANAN
ZONING BOARD
MAY 11, 2022

PRESENT: Gary Bell, Chairman
Ed Mevec
Marco Pinque
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney (via zoom)
Cindy Kempter, Village Clerk-Treasurer
Sharon Murphy, Deputy Village Clerk
Brian Cook, Building Inspector (via zoom)
Peter Cook, Assistant Building Inspector

ABSENT: Harmen Bakker
Mary Funchion

OTHERS: John Lentini, Architect for Harmen and Jennifer Bakker – 4 Valerie Court

CALL TO ORDER:

Chairman Gary Bell called the meeting of the Zoning Board to order at 7:00 p.m. He led the Pledge of Allegiance and informed every one of the fire regulations.

APPROVAL OF MINUTES: A motion to approve the January 12, 2022 minutes as presented was made by Marco Pinque, seconded by Ed Mevec with Chairman Bell in favor. Harmen Bakker and Mary Funchion were absent.

NEW BUSINESS:

CALENDAR NO. 01-22-ZBA: Application for an area variance under Zoning Code §211.15

Chairman Gary Bell stated that Harmen Bakker is a member of the Zoning Board and will not be here tonight. Mr. Lentini, will represent the Bakker residence. Mr. Lentini stated that the Bakker's are seeking a variance determination on coverage for 4 Valerie Court. The historical photos from the County show that the pool and the house first appeared in 2000. There was also a smaller patio and somewhere between 2018 and 2021 the patio was expanded. Mr. Lentini has examined the work and the quality is beautiful and the drainage is positive. He has been there after rainfall and there is no adverse rain condition. The

coverage allowed is 30% and Mr. Lentini's calculations show 37%. Mr. Lentini read some points from the code. Mr. Lentini said that they could take out a few stepping stones and walls, but they still wouldn't comply. He advised that there was never any intention of getting away with anything and it was never imagined that what was being done there would actually have this percentage problem.

Peter Cook stated that the backyard is attractive and barely visible to see how close to the coverage there is. Mr. Cook asked the Bakker's to hire a licensed professional to get the actual calculations on the lot coverage. Mr. Cook does not see any adverse effect with the way the property is situated for drainage or any impact on the neighbors.

There will be a site visit to 4 Valerie Court at Saturday, June 4 at 9:00 a.m.

A motion to call for a public hearing on June 8, 2022 at 7:00 p.m. was made by Ed Mevec, seconded by Marco Pinque, with Chairman Bell in favor.

ADJOURNMENT:

The meeting was adjourned at 7:23 p.m. on a motion by Marco Pinque, seconded by Ed Mevec, with Chairman Bell in favor.