

VILLAGE OF BUCHANAN
PLANNING BOARD
MARCH 28, 2024

PRESENT: Jeffrey Faiella, Chairman
Eileen Absenger
Tracey Armisto
Nicolas Zachary
Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
George Pommer, Village Engineer
David Smith, Village Planner
Cindy Kempster, Village Clerk, Treasurer
Sharon Murphy, Deputy Village Clerk

ABSENT: Jennifer Bakker

OTHERS: Jorge Hernandez, RA, President of ARQ Architecture P.C. for
3176 Albany Post Road

CALL TO ORDER:

Chairman Jeffrey Faiella called the meeting of the Planning Board to order at 7:02 P.M. and led the Pledge of Allegiance.

APPROVE MINUTES:

November 13, 2023
December 20, 2023

A motion to approve these minutes was made by Ms. Absenger, seconded by Mr. Zachary with all in favor and Mrs. Bakker absent.

OLD BUSINESS:

CALENDAR NO. 3-2023: Application for Site Plan Review for 3176 Albany Post Road proposed mixed-use-building (§43.16-211).

Mr. Hernandez explained that they had been in front of the Zoning Board for a side yard variance on the White Street side. That variance was granted. They have not addressed all of the engineering comments, but are in the process of completing them. Mr. Hernandez gave a quick overview of the project. The project is at the intersection of White Street and Albany Post Road. There are two apartments above the commercial building, there is storage in the basement. They have removed the old canopy. There are eight parking spaces which meet the code requirements. They have extended the sidewalk to go up White Street. There are stairs going up to the apartments with three parking spaces underneath. The apartments are 850 square feet. Mr. Zachary questioned drawing S4 and asked for a brief description of each sequence. Mr.

Hernandez stated that the first sequence will be erosion control and preparation of the site. The second sequence will be doing the foundation, concrete work and parking. The third sequence will be the framing and completing the second floor and the finishes. The last will be the landscaping. Mr. Zachary questioned if there was an approximate time table. Mr. Hernandez replied that it will be approximately eight months for completion. Mr. Zachary stated that drawing S1 refers to the sidewalk and says it will be minimum width. Village Engineer Pommer said that the minimum width required is five feet. The sidewalk will continue from the sidewalk that is currently located on White Street. Mr. Zachary said the renderings on A3 shows stone and asked what kind of stone that would be. Mr. Hernandez stated they will have a sample at the next meeting.

Ms. Absenger questioned what is the actual square footage on A1. Ms. Absenger stated that it shows 1,400 square feet and asked if that is inclusive of the bathroom. Mr. Hernandez replied yes. Ms. Absenger asked where is 'H' on the window schedule. Mr. Hernandez replied it is on A3 where the cars are parked. Ms. Absenger asked if the two-hour fire rating was good. Mr. Hernandez stated that is a requirement between floors. Ms. Absenger asked if on T1 is there a fence which abuts the property on Lindsey Avenue. Mr. Hernandez replied that there is an existing fence there, but does not belong to them. Chairman Faiella stated that he previously suggested that they put a fence there because there were issues there before. Ms. Absenger asked about the trees that are on the White Street line on S3. Mr. Hernandez will have that sheet colored to show what trees are there. Ms. Absenger asked if there was a gate or an opening on White Street. Mr. Zachary stated that a gate doesn't matter as long as there is an entrance in from White Street. Ms. Absenger questioned where the fire hydrant is. She asked if the garbage truck will interfere with the parking spaces. She asked if someone has a large truck will they fit in the parking spaces underneath the apartment. Mr. Hernandez replied that they will have to park in the parking lot spaces.

Village Engineer Pommer explained that they have updated their list, but many items are pending. The property was originally surveyed November 2020 and revised October 26, 2022. Chairman Faiella suggested that Mr. Hernandez have the surveyor come back and put some stakes in the ground so they do not encroach on other people's property. Village Engineer Pommer asked what they were doing with site lighting. Village Administrator Serrano asked if they have any objection to putting up lights on the sidewalk. Village Administrator Serrano will get Mr. Hernandez the details of the lights. Ms. Absenger asked if there will be cameras in the front and the back of the building. Village Engineer Pommer asked about buffering. Chairman Faiella mentioned that on the Albany Post Road side, cars will have to see up the road so you don't want to have plantings all the way to the sidewalk. Mr. Smith said that he previously raised the issue of the applicant using native planting. Ms. Absenger questioned how large the Eastern Pine grow.

A motion to have a Public Hearing on April 25, 2024 was made by Ms. Armisto, seconded by Ms. Absenger, with all in favor and Mrs. Bakker absent.

ADJOURNMENT:

At 7:44 PM a Motion to adjourn this meeting was made by Ms. Armisto, seconded by Ms. Absenger, with all in favor with Mrs. Bakker absent.