

VILLAGE OF BUCHANAN  
ZONING BOARD  
SEPTEMBER 13, 2023

PRESENT: Chairman Gary Bell  
Members Harmen Bakker, Mary Funchion, Marco Pinque  
Village Attorney Stephanie Porteus  
Village Clerk, Treasurer Cindy Kempter  
Building Inspector Peter Cook

ABSENT: Village Administrator Marcus Serrano  
Member Ed Mevec

OTHERS: Jim Annicchiarico, Cronin Engineering  
Ralph Mazzacone

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 April 12, 2023 minutes as presented was made by Mary Funchion, seconded by Marco Pinque with all in favor and Ed Mevec absent.

NEW BUSINESS:

Calendar No. 02-23-ZBA – §43.11-2-9 KJNY Management Corporation (Richard Jung) – Front Yard Setback

Jim Annicchiarico explained that this is a single-family home on an approximately 23,000 square foot lot in the R-10 zoning district on Bleakley Avenue. They are requesting a front yard variance. The current requirement is 30 feet and they are looking to drop it down to 10 feet. It is a very steep lot with a lot of rock. The elevation on the front of the lot ranges from 20 – 26 feet and the elevation at the rear of the lot ranges from 40 – 60 feet. It is only a 100 foot-deep lot. The lot is 245 feet long. They are only proposing 1/3 of the actual lot coverage that is allowed for this lot. The lot line is set back quite a bit from the curb. It ranges from 10 feet on the northwest corner and 32 feet on the southeast corner from the curb. With the curb being so far away from the property, it makes the house look like it is setback even further. There are 19 other properties on Bleakley Avenue and 14 of them do

not meet the front yard variance. There is commercial property across the street from this property. There was further discussion about the parking, the driveway and removing the rock and disrupting the neighbors. The pillars that the house will be resting on will be about 10 feet high. A motion to set the public hearing for a front yard setback variance on October 11, 2023 was made by Marco Pinque and seconded Mary Funchion, with all in favor and Ed Mevec absent.

Calendar No. 03-23-ZBA – §43.20-2-1 Ralph Mazzacone – Consider a continuing lesser impact of a non-conforming use.

Ralph Mazzacone explained that the building was built as a shop and over the years there was heating and air conditioning there and recently ATM Glass. When they were ready to rent the space, they were informed about the proper zoning. He would like to rent to an artist who does murals. She will have a small showroom to display her work and will be open by appointment. There was discussion about the paint being used and the number of parking spaces. A motion to set the public hearing for a change of a non-conforming use §211.35 sub section C on October 11, 2023 was made by Mary Funchion and seconded Harmen Bakker, with all in favor and Ed Mevec absent.

ADJOURNMENT:

The meeting was adjourned at 7:45 P.M. on a motion by Marco Pinque, seconded by Harmen Bakker, with all in favor and Ed Mevec absent.