

VILLAGE OF BUCHANAN
ZONING BOARD
JANUARY 10, 2024

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

ABSENT: Village Attorney Stephanie Porteus

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

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. There was a moment of silence for a long time Village employee, Penny Pierce-Baisley. Chairman Bell informed every one of the fire regulations.

APPROVAL OF MINUTES: A motion to approve the October 11, 2023 minutes as presented was made by Harmen Bakker, seconded by Marco Pinque with all in favor.

NEW BUSINESS:

Calendar No. 01-2024-ZBA – §43.16-2-11, Area Variance for 3176 Albany Post Road

Building Inspector Cook explained that Mr. Hernandez is presenting an application for a construction project at 3176 Albany Post Road. There is a rear addition going on the back of the building, a retail use on the first floor and two apartments on the second floor. There is a pre-existing, non-conforming addition with the building structure itself. The C zone has a 20feet minimum setback in a combination left and right of 5 and 15 as a minimum. The building is 3.9 feet from the property line. The building is being extended backwards to allow for under parking and the stairwell to allow for access to the apartments. It is a 1.1-foot variance. Chairman Bell asked if the fee has been paid. Deputy Clerk Murphy responded that the fee was paid.

Mr. Hernandez explained that the property is in the C-1 district on the corner of White Street and Albany Post Road. They are in front of the Planning Board to obtain the site plan

approval. The front of the property is on Albany Post Road. There be parking underneath the building for the apartment. There will be landscaping along the retaining wall. Mr. Hernandez showed the view from White Street and Albany Post Road. The expansion to the back of the property is 22 feet. There will be sidewalks extending on White Street and across Albany Post Road. Mr. Bakker asked how many parking spots are needed for the apartments and how many for the commercial. Mr. Hernandez replied there will be four parking spots for the apartments and four parking spots for the commercial. Chairman Bell questioned what kind of commercial business will be there. Building Inspector Cook replied that the original application was for a deli and the new application is for a proposed liquor store. Mr. Bakker questioned what store can be put there. Village Administrator Serrano replied any kind of commercial use, not industrial use. Mrs. Funchion asked if there will be two ways to access the property – one in the back for the apartment and one in the front for the retail. Mr. Hernandez responded no there is only one entrance from Albany Post Road. They did look into access from White Street, but it was decided it was too close to the intersection. Building Inspector Cook stated that the dumpsters are located closer to the White Street side and no one wanted to see the dumpsters from White Street. There will be a sidewalk and landscaping on the White Street side. Mr. Bakker questioned if the applicant tried to develop a plan that did not need a variance. Mr. Hernandez responded that they wanted to align the back of the building and have a canopy for parking. If they moved the stairs in, then the parking would be very tight. Mr. Hernandez will mark the site where the extension will be for the Zoning Board site visit. Chairman Bell questioned if there were any tanks in the ground when it was gas station. Village Administrator Serrano replied that we have confirmation this was remediated.

A motion to call for a public hearing on February 14, 2024 was made by Mr. Mevec, seconded by Mrs. Funchion with all in favor.

ADJOURNMENT:

The meeting was adjourned at 7:26 P.M. on a motion Mr. Pinque, seconded by Mr. Mevec, with all in favor.

