

VILLAGE OF BUCHANAN

BOARD MEETINGS

PLANNING BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

October 23, 2025

7:05 p.m. - 8:40 p.m.

October 23, 2025

MEMBERS PRESENT:

Nicolas Zachary, Chairman

Eileen Absenger, Member

Tracey Armisto, Member

Jeffrey Faiella, Member

Kieran Outhouse, Member

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

George Pommer, Village Engineer

David Smith, Village Planner

Cynthia Kempter, Village Clerk, Treasurer

Dominic Evangelista, Deputy Treasurer

Peter Cook, Building Inspector

SPEAKERS:

Jim Annicchiarico, Cronin Engineering

Marco Mandra, Architect

Bernard Calabro, Gallon Measure

Henry Gallagher

1 October 23, 2025

2 (The board meeting commenced at 7:05 p.m.)

3 MR. NICOLAS ZACHARY: Okay. Thank you
4 for your patience everyone. We will get started.
5 If we could all have the pledge of allegiance to
6 start.

7 MULTIPLE: I pledge allegiance to the
8 flag of the United States of America and to the
9 Republic for which it stands, one nation under
10 God, indivisible, with liberty and justice for
11 all.

12 MR. ZACHARY: First item is the minutes
13 from the September 25th meeting. Does anybody on
14 the board have any comments, corrections on those
15 minutes, the verbatim minutes. I want to say that
16 I'm a little disturbed by these verbatim minutes.
17 Not because every time, you know, you pause and
18 do what I just did now, which sounds normal when
19 you're talking, but when you see it in print,
20 it's like a whole lot of hyphens and it makes me
21 sound really illiterate.

22 But that's not the issue. The issue is
23 that when people speak, it identifies them as UM
24 and UF, which it took me a minute to figure out.

1 October 23, 2025

2 That means unidentified male and unidentified
3 female. So in the last meeting the, I was
4 identified by name. Somehow this computer that
5 records the minutes knows me. They also seem to
6 know Jim. Everybody else was was UM and UF
7 unidentified male unidentified female. So in
8 terms of looking back at the minutes I think
9 you're supposed to know who's speaking and who
10 says what. So I think that's an issue with those
11 verbatim minutes. That said, a motion to approve
12 the verbatim minutes as recorded.

13 MS. TRACEY ARMISTO: Motion to approve.

14 MR. KIERAN OUTHUSE: Second.

15 MR. ZACHARY: All in favor?

16 MULTIPLE: Aye.

17 MR. ZACHARY: Okay. Our first item under
18 old business is calendar PB3-2025, which is, it
19 says here continuation of public hearing for a
20 site plan application for 3229 Albany Post Road.
21 It's actually not a continuation of the public
22 hearing because we closed the public hearing at
23 the last meeting. So we are here now having had a
24 chance to review the resolution for this property

1 October 23, 2025

2 to vote on the, on that resolution. And I will
3 just start with a couple of questions I had on
4 this and just a couple of things in the wording.
5 On page two, the first at the top of the first
6 whereas, the applicant sought and received zoning
7 board of appeals approval on 2/12/25 for a side
8 yard variance, variance from height of fence and
9 variance from lot coverage, was there not also a
10 variance for the rear property line of -- we're
11 good? Was there not also a variance? I want to
12 see how the verbatim minutes puts that down.
13 unidentified male or female beep, beep, beep,
14 beep. Okay. The rear variance, where they put up
15 that metal building, was that, is that one of the
16 -- is that?

17 MR. JIM ANNICCHIARICO: That's, that was
18 actually a side yard variance.

19 MR. ZACHARY: That's --

20 MR. SERRANO: That's side yard, yeah.

21 MR. ZACHARY: -- side yard?

22 MR. ANNICCHIARICO: Yes.

23 MR. ZACHARY: Okay. The property, the
24 part of the property facing the Con Ed, I mean

1 October 23, 2025

2 the Conrail lot is not rear?

3 MR. ANNICCHIARICO: That, it's not rear
4 because I guess the property kind of goes like
5 this and the lot line --

6 MR. ZACHARY: Oh, because of the weird
7 angle?

8 MR. ANNICCHIARICO: -- behind the metal
9 building --

10 MR. ZACHARY: Okay.

11 MR. ANNICCHIARICO: -- is considered the
12 rear.

13 MR. ZACHARY: All right. So then when,
14 so the side yard variance is referring to that.
15 Okay. Let's see. Page three, under comments at
16 the top --

17 MR. DAVID SMITH: I'm sorry, Mr.
18 Chairman, just before you get to that, at the
19 very bottom of the page, there's a reference to
20 the public hearing being closed. It was opened on
21 8/28/25.

22 MR. ZACHARY: On the very bottom of the
23 first --

24 MR. SMITH: On page two.

1 October 23, 2025

2 MR. ZACHARY: Yeah. So, could you just
3 confirm the date that the public hearing was
4 closed?

5 MR. ZACHARY: That was our last meeting.

6 MR. JEFFERY FAIELLA: Last month.

7 MR. ZACHARY: So that was 9/20, the
8 minutes 9/25.

9 MR. SMITH: Thank you.

10 MR. ZACHARY: Oh right. Thank you. The,
11 on page three, the, at the top where the list of
12 agencies or people that we got, that we
13 requested, received and got comments from, did we
14 also -- should we also include the fire
15 department? Was that, was the fire department
16 contact, you know. one of the --

17 MR. SMITH: Yes.

18 MR. SERRANO: Yes.

19 MR. ZACHARY: So that that should be --

20 MR. SMITH: We can add we can add that
21 in.

22 MR. ZACHARY: Add that in. And then just
23 to let, just to be clear because there were a
24 couple of conditions we left off with last time

1 October 23, 2025

2 that -- and one was that this is pending getting
3 the wetlands permit from the DEC. Is that
4 incorporated here in any way or is that just
5 being dealt with through the building department?
6 What is the -- right? That was one of the
7 conditions that was not --

8 MR. ANNICCHIARICO: What we had, we had
9 amended the application to include a wetland
10 permit.

11 MR. ZACHARY: Right. And then, but I
12 don't -- did we need DEC approval? No, I don't
13 think we do.

14 MR. POMMER: I don't think so, either.

15 MR. ZACHARY: So we're not waiting on
16 anything --

17 MR. ANNICCHIARICO: It would just be
18 local.

19 MR. ZACHARY: -- for that?

20 MR. SMITH: It would just be local,
21 yeah.

22 MR. ZACHARY: Okay, so local meaning
23 through our building department?

24 MR. SMITH: Yes.

1 October 23, 2025

2 MR. ZACHARY: Okay. And the other item
3 was completion of a oil/water separator. Is there
4 is that complete or is the drawing of it -- is
5 that also in the hands of the building
6 department?

7 MR. ANNICCHIARICO: I have to make some
8 minor technical comment that George had commented
9 on.

10 MR. ZACHARY: Okay.

11 MR. ANNICCHIARICO: So I, I have to, in
12 order for you to sign the site plan, I have to
13 make those change, some of those minor changes.

14 MR. ZACHARY: Okay. So this resolution
15 could go ahead, we just need to complete that
16 before I site sign off on the drawing?

17 MR. ANNICCHIARICO: Yep.

18 MR. ZACHARY: Okay. I think that is it.
19 And we, oh, and we were waiting for -- we had an
20 email documenting that the two properties were
21 merged, an email from the town. Is that?

22 MR. ANNICCHIARICO: Yes, yes.

23 MR. ZACHARY: So we're, so there's
24 nothing then that's that I see that would keep us

1 October 23, 2025

2 from proceeding voting on this. Is that, do you
3 guys all agree we're good to go here? Okay, we're
4 good to go then.

5 MR. SMITH: Yes.

6 MR. ZACHARY: Okay.

7 MR. ANNICCHIARICO: I just I just have a
8 few minor clarifications, I guess, more than
9 anything, for my client. So, sorry Jim
10 Annicchiarico, with Cronin Engineering. Page
11 five, number five, just there was no length of
12 time for the post of a maintenance security, when
13 they would get that returned to them, assuming
14 everything was, you know, up to par in that time
15 frame. I think it might be, it may say it later
16 on, but if you look at 16, on page six, it says
17 provision of a landscape maintenance bond to
18 remain in effect for two years. So I don't know
19 if that's the same duration for that as well?

20 MR. SMITH: You could certainly have it
21 as a similar time frame, unless Peter you have
22 some suggestion based on prior practice?

23 MR. ZACHARY: Well, those two seem to be
24 pretty much referring to the same thing. So, is

1 October 23, 2025

2 the time frame in number 16 -- I mean is there a
3 conflict?

4 MR. SMITH: No, number 16 is the
5 landscape maintenance bond. And then number five
6 is a maintenance security, which goes beyond just
7 landscape. It's landscaping, screening, safety
8 devices.

9 MR. ZACHARY: Okay.

10 MR. SMITH: That's typically during
11 construction of the, of the, you know, the
12 construction of the plan and the process itself.
13 So, they should be within, you should have
14 construction finished well within two years?

15 MR. ANNICCHIARICO: Right.

16 MR. SMITH: Right. So --

17 MR. SERRANO: And that'd be part of CO.

18 MR. SMITH: Yes.

19 MR. ANNICCHIARICO: So would that, would
20 that be, I guess, then that, would that, would it
21 be right to say that that would be returned upon
22 issuance of a CO?

23 MR. SERRANO: That makes that makes
24 sense.

1 October 23, 2025

2 MR. SMITH: Yes.

3 MR. ANNICCHIARICO: And the landscaping
4 bond would stay for two years beyond that.

5 MR. SMITH: Right.

6 MR. ANNICCHIARICO: Okay. That's fine.

7 MR. ZACHARY: So the wording's okay?

8 MR. SMITH: We could we could clarify in
9 number five that the bond would be returned upon
10 the issuance of a C of O.

11 MR. FAIELLA: Mr. Chairman, where are we
12 at with the checklist that Mr. Cook had for the
13 door and all that other stuff that was supposed
14 to be finished?

15 MR. ZACHARY: I think that -- I'll let
16 him answer that, but I think that last night we
17 talked about the fire door, that it was
18 completed?

19 MR. PETER COOK: The door was almost
20 completed. We're waiting on a panel for the door
21 that's on back order. That was on back order, but
22 everything else on the list has been addressed at
23 this time.

24 MR. ZACHARY: Anyone, are you -- do you

1 October 23, 2025

2 have other comments Jim?

3 MR. ANNICCHIARICO: Maybe just one more.
4 So on page four, number four. So that's required
5 to post a performance bond. I just want to
6 understand exactly what's going to be included or
7 what needs to be included for that bond. You
8 know, we don't have any, we don't have any
9 improvements within the village or DOT right of
10 way. So, you know, at least in my experience,
11 typically it's for those types of improvements in
12 case something doesn't get completed properly,
13 you know, there's a bond in place to be called to
14 complete it. So are we, I mean I wouldn't think
15 the building construction that we're proposing
16 needs to be included in that bond. So I'm not --
17 I just want to clarify what that referred to.

18 MR. ZACHARY: I'll defer to the, to the,
19 I guess to the engineer, since you're mentioned
20 in this. Is that is that something that we --
21 that you can clarify? I'm not too --

22 MR. POMMER: So usually that's if you
23 can't finish something. So, but we can, I think
24 that's more to discuss offline as part of your

1 October 23, 2025

2 improvements, the costs, you'll submit the costs
3 and we'll figure out what improvements, if you
4 don't do them, we would want to do, so.

5 MR. ANNICCHIARICO: You're obviously not
6 going to finish the building for us.

7 MR. POMMER: No, we wouldn't finish the
8 building, but if you get -- so, to that to that
9 end of if you started the building, we wouldn't
10 want to see it sit there.

11 MR. ANNICCHIARICO: Sure.

12 MR. POMMER: That would be something to
13 take that down, so.

14 MR. ANNICCHIARICO: Right. I mean, I get
15 it. Like for an AMS job, something like that, you
16 know, that's really important because you, it's,
17 it happened in my in my town up in Fishkill.
18 There was a, you know, self-storage project that
19 was started. The guy went bankrupt. It's been
20 sitting, you know, in, with a foundation
21 basically and nothing further than that. And it's
22 been a bone of contention in town for years.

23 But in this case, you know, they do
24 obviously operate a business here. They're

1 October 23, 2025

2 looking to, you know, do these things to improve
3 their business. So, you know, although anything
4 can happen, you know, I think, you know, it's a
5 good bet that they're going to finish everything
6 that they have to finish, so. Like you said, we
7 could talk about that offline, I guess.

8 MR. POMMER: Yeah.

9 MR. ANNICCHIARICO: I have no problem
10 with that as long as --

11 MR. ZACHARY: Okay. So, as far as --

12 MR. POMMER: Yeah, it is to, it's to
13 prevent blight, you know.

14 MR. ANNICCHIARICO: Yeah.

15 MR. POMMER: Something like that.

16 MR. ANNICCHIARICO: Yeah.

17 MR. ZACHARY: So that's an
18 administrative thing that that'll be held after.
19 It doesn't affect voting on the site plan
20 approval.

21 MR. ANNICCHIARICO: Right.

22 MR. ZACHARY: Okay. Anything else, Jim?

23 MR. ANNICCHIARICO: No, that's it.

24 MR. ZACHARY: Anyone else on the board?

October 23, 2025

Comments, questions? Okay. So, what the, what we have in front of us, the draft would have a date changed on page two as to when we closed the public, the public hearing. On page three, the fire department will be included in the list of agencies contacted for comments. A little clarification in the wording on page five, number five, regarding the maintenance security bond or fee and otherwise that's it. Okay. Then if there's no other questions, I' I'd like a motion from somebody on the board to approve the resolution for the site plan approval for 3229 Albany Post Road, Pacific Automotive. You don't have to repeat everything I said, you could say so moved.

MS. EILEEN ABSENGER: So moved. So moved.

MR. ZACHARY: So moved. And a second?

MR. OUTHUSE: Second.

MR. ZACHARY: All in favor?

MULTIPLE: Aye.

MR. ZACHARY: Okay, it is carried.

MR. ANNICCHIARICO: Thank you very much.

1 October 23, 2025

2 MR. ZACHARY: Thank you. Our next item
3 is new business and it is a site plan application
4 for 3106 Albany Post Road, calendar number PB4-
5 2025 for the Gallon Measure property. And just a
6 little background, I think if you guys will just
7 give me a minute, I'm going to -- I just want to
8 give a little background. We did previously have
9 a site plan application that went through, but it
10 largely involved the original building which was
11 a grandfathered building with nonconforming
12 setbacks. But when it had, when it was demolished
13 that made it lose its grandfathered status. So
14 the applicant has put together a new site plan
15 which is more conforming to our zoning actually
16 and it's always a good sub, it's always sort of a
17 sub goal of zoning and planning to bring things
18 into conformity. So in that way we might have a
19 positive aspect to this. And I know the applicant
20 is going to be interested in moving things along as
21 quickly as possible because it's been a long
22 process and this is the second time around. So, I
23 certainly feel we can do what we can, but we can
24 only do that while taking care to -- I will, I'll

1 October 23, 2025

2 take public comments afterwards. I see a hand
3 back there, but if you get, if you -- I will,
4 there will definitely be a period where you can
5 comment if you're in the public. But I would like
6 to start first with my comments, the board's, and
7 the applicant's.

8 So, I'm going to I'm going to jump ahead
9 a little bit here and point out that there seem
10 to be two main questions here that we have to
11 that we have to look at. And, one of them is
12 regarding the parking. The new site plan is
13 showing the parking on the 9A side of the
14 property, whereas before it was behind it, facing
15 the residential section. And while our overlay
16 zone, which is sort of a little subchapter to
17 the, like a master plan, it says in general to
18 try and avoid parking up front.

19 The AMS project which is the big housing
20 development behind the hardware store has a
21 parking garage, but they also have some parking
22 up front. But there was care taken to make sure
23 there was sufficient landscape, so it's not in
24 your face so to speak. So we would have to, so

1 October 23, 2025

2 this board has to weigh having that parking on
3 9A, if that's a problem or perhaps it would be
4 more of a problem and a disturbance to the
5 neighborhood to have it on the other side where
6 it was. So, you know, I think there is pros and
7 cons. And we have to look at that, and ask
8 questions about that and look at the site plan.

9 And the other issue that seems a little
10 contentious coming up right now is the, I always
11 thought it was a tea kettle, but I'm hearing it
12 referred to as an oil can. And the new site plan
13 eliminates that. It is not a legally historic
14 landmark. It's not, doesn't have landmark status.
15 However, it is a sensitive, perhaps a sensitive
16 or emotional issue for some people because it's
17 kind of iconic. And what, what is done with that,
18 if it's eliminated or if they're going to have to
19 find some way to preserve it, is also part of
20 this site plan process here. So those are the two
21 issues that I foresee being going to have the
22 most discussion right now. I have some specific
23 stuff on the site plan, but before I get to
24 those, I will let you present it, Jim.

1 October 23, 2025

2 MR. ANNICCHIARICO: Sure.

3 MR. ZACHARY: And let's make sure
4 everybody cites their name, anybody who speaks,
5 because otherwise you're going to be an
6 unidentified male and an unidentified or an
7 unidentified female on the computerized minutes
8 that that we're using right now. So, Jim, state
9 your name and go ahead.

10 MR. ANNICCHIARICO: Okay. Jim
11 Annicchiarico with Cronin Engineering, the,
12 engineer for the applicants, Bernie and Brian
13 Calabro. With me is Marco Mandra, the architect
14 for the project. We were both obviously in
15 involved in the first go round, if you will. So
16 maybe I'll just start there real quick. As you
17 said, it's not our intention to be back here with
18 a different plan, but circumstances have us here
19 now, that, you know, when the roof of the
20 building was removed, it was found that the walls
21 just were not structurally sound enough to even
22 build on.

23 So they came down and as you mentioned,
24 you know, we lost our preexisting nonconforming

1 October 23, 2025

2 status, mainly because the building was always
3 over the property line. We had gotten a variance
4 for that, to build straight up from that corner
5 and not go any further out into the street,
6 obviously. And we lost that obviously. And it was
7 determined because of the way the village code is
8 written that we couldn't even build right in that
9 same exact footprint if we wanted to. It just,
10 the code did not allow for that to happen.

11 That was our preference, by the way, but
12 so be it. We are here now. That building, as you
13 mentioned provided parking to the west, right up
14 against the residential neighbor on Rock Ledge.
15 It also had parking all along the northern
16 property line with the residential neighbors to
17 the north of us. It did have an out in the front
18 of the building onto Rock Ledge. It had a had a
19 driveway, which was going to be egress only,
20 which was based on the New York State DOT's
21 comments, because it was so close to the
22 intersection. They didn't want cars going in and
23 out of there, just out.

24 Our new site plan has the building

1 October 23, 2025

2 located to the west, all the way to the west
3 within the zoning setbacks. So, sure, we could do
4 that, if I remember how far it is. Is that that
5 one?

6 MR. ZACHARY: Is this up on the screen
7 there?

8 MR. SERRANO: Yes.

9 MR. ZACHARY: So people in the --

10 MR. SERRANO: That's why we got it, so
11 that way everybody can see the same thing.

12 MR. ZACHARY: On both sides of here?

13 MR. SERRANO: Yes. That's why we went to
14 this.

15 MR. ZACHARY: Okay.

16 MR. ANNICCHIARICO: Yeah. Can we go to
17 the other one, Marcus first?

18 MR. SERRANO: The other one?

19 MR. ANNICCHIARICO: Yeah. First. Yeah.
20 We'll come back to this one. Sorry.

21 MR. ZACHARY: Site plan. Is that what
22 you're looking for?

23 MR. ANNICCHIARICO: Yeah.

24 MR. ZACHARY: There you go.

1 October 23, 2025

2 MR. ANNICCHIARICO: Yeah, thank you.

3 MR. SERRANO: You can zoom out and zoom
4 in, whatever you want to do.

5 MR. ANNICCHIARICO: Yep. Okay, so, yeah,
6 there you go. So the building is located to the
7 west, as I mentioned. I'm going to go to the next
8 page which --

9 MR. SERRANO: On the bottom right hand
10 side. You see numbers and the door -- to the
11 right. See the numbers?

12 MR. ANNICCHIARICO: There you go.

13 MR. ZACHARY: So now, can you and zoom
14 on that?

15 MR. SERRANO: Yeah, you can zoom in.

16 MR. ANNICCHIARICO: I can zoom in. I'm
17 going to outline the --

18 MR. SERRANO: Zoom in first before you
19 outline because then it's not going to match.

20 MR. ANNICCHIARICO: Okay. All right. So,
21 this is the zoning setback line. And so the
22 building is totally within the zoning setbacks,
23 doesn't require a variance for setbacks at all.

24 MR. ZACHARY: Can I just interrupt one

1 October 23, 2025

2 second? Just so people know, when you have a
3 corner property, they usually have to determine
4 which is the architectural front, and based on
5 the setback shown here, 9A would be considered
6 the front. So that on Rockledge is considered a
7 side. So it's a 10-foot setback required on
8 Rockledge, a 30-foot setback I believe -- is it
9 30 on --

10 MR. ANNICCHIARICO: It is 30.

11 MR. ZACHARY: -- on the 9A side.

12 MR. ANNICCHIARICO: Well --

13 MR. ZACHARY: And on the backyard.

14 MR. ANNICCHIARICO: The rear yard, front
15 yard, and side yard.

16 MR. ZACHARY: Side yards are 10.

17 MR. ANNICCHIARICO: Right here, 10.

18 MR. ZACHARY: From the village, from the
19 property line?

20 MR. ANNICCHIARICO: Yeah.

21 MR. ZACHARY: Okay.

22 MR. ANNICCHIARICO: So, as I mentioned,
23 we, so we do meet all the setbacks. We have
24 parking in front. We also are compliant with our

1 October 23, 2025

2 coverage, which is 75 percent in this zone. We
3 have the area behind the building, to the west
4 and to the north as grass, as was approved for
5 the first site plan. We've left those plantings
6 pretty much the same as they were approved
7 originally back here. I think we did change some
8 of the trees, so they weren't 70 feet high. We
9 did do that. We have landscaping in this area
10 right here along Rockledge, landscaping here, we
11 have some shrubs here, some other shrub -- for
12 which outline?

13 MR. ZACHARY: The yellow is hard to see.

14 MR. ANNICCHIARICO: Okay. Black? Red?

15 Those are red.

16 MR. ZACHARY: Red. Or brighter yellow
17 maybe. That's --

18 MR. ANNICCHIARICO: I don't think I have
19 that option.

20 MR. SERRANO: Or a pen, get the
21 highlighter, take a pen, the dark, the magic
22 marker.

23 MR. ANNICCHIARICO: This one?

24 MR. SERRANO: No, to your right.

1 October 23, 2025

2 MR. ANNICCHIARICO: This?

3 MR. SERRANO: No, keep on going.

4 [unintelligible] [00:25:42].

5 MR. ANNICCHIARICO: This?

6 MR. SERRANO: So it's nice and thick.

7 Now you're just taking [unintelligible]

8 [00:25:49].

9 MR. ANNICCHIARICO: Red. How's that?

10 All right, so --

11 MR. SERRANO: Can you see that better
12 now?

13 MS. ARMISTO: Yes. [unintelligible]

14 [00:25:56].

15 MR. ZACHARY: That's okay. It's okay.

16 If you spoke up and said that, other people
17 probably felt the same.

18 MR. ANNICCHIARICO: So, we have
19 plantings in those areas. Plantings in, all along
20 the front.

21 MR. ZACHARY: Plantings as in shrubbery?

22 MR. ANNICCHIARICO: And again, these
23 were, a lot of these were the same for the
24 previous site plan. So --

1 October 23, 2025

2 UNIDENTIFIED MALE: Is that along the
3 sidewalk?

4 MR. ANNICCHIARICO: Excuse me?

5 UNIDENTIFIED MALE: Is that alongside
6 the sidewalk?

7 MR. ANNICCHIARICO: Yes. Yes, sir.
8 There's --

9 UNIDENTIFIED MALE: On both
10 [unintelligible] [00:26:33].

11 MR. SMITH: Mr. Chairman.

12 MR. ZACHARY: That's correct.

13 MR. SMITH: Mr. Chairman, again, you're
14 going to run into this issue with the minutes.
15 You have an unidentified male who's speaking.

16 MR. ZACHARY: Yes. Thank you.

17 MR. SMITH: So, I don't -- you want may
18 want to hold until you have --

19 MR. ZACHARY: Okay. So when we give you
20 a chance to come up, we'll get your name so
21 you're not UM on the minutes. Thank you. Thank
22 you, Dave.

23 MR. ANNICCHIARICO: So sidewalk remains
24 the same as was originally approved. We've

1 October 23, 2025

2 actually, this is our 24-foot wide curb cut that
3 where you would get into the front of the
4 building and the parking area. We've moved that,
5 I don't know exactly how far, but we've moved it
6 probably at least 24 feet to the west --

7 MR. ZACHARY: In.

8 MR. ANNICCHIARICO: -- to the west, yes.

9 MR. ZACHARY: Yes.

10 MR. ANNICCHIARICO: We also --

11 MR. ZACHARY: And then there's another
12 driveway at the back there?

13 MR. ANNICCHIARICO: Yes, this is the
14 existing, this is the existing curb cut. I don't
15 know if everybody recalls, but this curb was
16 installed all the way up to here. The village
17 installed that curb. So there is a drop curb here
18 and, you know, we're proposing to maintain this
19 existing curb cut.

20 MR. ZACHARY: So cars can pull in there?

21 MR. ANNICCHIARICO: It really probably
22 less for cars, it's more for people to come in --

23 MR. ZACHARY: To walk into the office.

24 MR. ANNICCHIARICO: The office is

1 October 23, 2025

2 located here and it's probably more for that.

3 MR. ZACHARY: If people see a curb cut
4 they're going to pull in. Is there room for a
5 car? If somebody pulled --

6 MR. ANNICCHIARICO: You could pull --

7 MR. ZACHARY: -- pulls up and runs into
8 the office, there's room?

9 MR. ANNICCHIARICO: You certainly could,
10 yes. Absolutely. Absolutely.

11 MR. ZACHARY: Even if it's not a
12 designated parking spot, I'm sure people are
13 going to pull up there.

14 MR. ANNICCHIARICO: Yep.

15 MS. ARMISTO: There's gates on that,
16 too.

17 MR. ZACHARY: Is there a gate on that,
18 at that point?

19 MR. ANNICCHIARICO: The old site plan
20 showed this fence here.

21 MR. ZACHARY: Right.

22 MR. ANNICCHIARICO: And this fence here.
23 I think some of the comments that were made maybe
24 by George and by David talked about, you know,

1 October 23, 2025

2 maybe taking those out. So it's a little cleaner
3 and, you know, you don't see necessarily a fence
4 and we don't have a problem with that.

5 MR. ZACHARY: You're not, yeah, you're
6 not trying to gate in the whole property, fence
7 in the whole property?

8 MR. ANNICCHIARICO: No. We actually have
9 no other gates anywhere else.

10 MR. ZACHARY: Right. Right.

11 MR. ANNICCHIARICO: They were just kind
12 of left over from the original one.

13 MR. ZACHARY: Okay. Pointless.

14 MR. ANNICCHIARICO: I kind of rushed
15 myself a little to get this in. But --

16 MR. ZACHARY: Yeah.

17 MR. ANNICCHIARICO: -- so that's an item
18 that can easily be taken out.

19 MR. ZACHARY: Okay.

20 MR. ANNICCHIARICO: In fact, we even
21 think, we talked about taking these walls that
22 were going to be moved back. This is a very small
23 wall, like 18 inches high. It's more decorative
24 than anything. And --

1 October 23, 2025

2 MR. ZACHARY: Where's that wall?

3 MR. ANNICCHIARICO: It's right here.

4 MR. ZACHARY: The front of the
5 plantings.

6 MR. ANNICCHIARICO: In front of these
7 plantings.

8 MR. ZACHARY: So, it's like a raised
9 bed?

10 MR. ANNICCHIARICO: It is.

11 MR. ZACHARY: Okay.

12 MR. ANNICCHIARICO: Correct. And it
13 needed to, in the previous site plan application,
14 it needed to be moved back slightly because we
15 were going to provide a four-foot wide grass
16 strip in front of them in case the village ever
17 wanted to bring the sidewalk through further. We
18 would be ending the sidewalk right here, as we
19 were with the previous application, so --

20 MR. ZACHARY: Well, just, so there's not
21 going to be a sidewalk to the property line? And
22 there's no sidewalk further up on Rockledge, so
23 it would just sort of be a sidewalk to nowhere?

24 MR. ANNICCHIARICO: It would be.

1 October 23, 2025

2 MR. ZACHARY: But what about a sidewalk
3 between your driveway and the office or they
4 would go around the other side?

5 MR. ANNICCHIARICO: Yeah, they most
6 people are going to come in here and walk over to
7 the office, most likely, park in a spot, walk
8 over to the office. So, you know, we didn't we
9 didn't propose that. It's, we left that the same
10 as it was originally, but we do, we have no
11 problem taking out the decorative retaining
12 walls. In fact, it would probably be better as we
13 just have one, you know, one elevation here --

14 MR. ZACHARY: Okay.

15 MR. ANNICCHIARICO: -- with some
16 plantings. We do have five mechanic bays inside
17 the, inside the building itself. We have 15
18 parking spaces here. Code required 14. I
19 basically was just able to show 15, so I did.

20 MR. ZACHARY: Okay.

21 MR. ANNICCHIARICO: However --

22 MR. ZACHARY: Well, we'll get to that.
23 Our planner made a suggestion that I liked. I'll
24 go over that later.

1 October 23, 2025

2 MR. ANNICCHIARICO: Okay. No problem. We
3 have a parts supply room back here, which is off
4 the back of the building. Still, like I said,
5 within the zoning setbacks. And, you know, all
6 the bells and whistles. Oil/water separator like
7 we were going to have. We do have shown here the
8 dumpster, you know, the dumpsters for trash and
9 recyclables. There were some comments made about
10 that. We can talk about that. Drainage, you know,
11 same form via Cultec as we had proposed on the
12 first go around. It will probably be a few more
13 this go around, but we do have that here in the
14 parking lot with an overflow like we were going
15 to -- well, we were going to have an overflow to
16 the village system over there. We'll have it over
17 here now instead.

18 MR. SERRANO: Can you mark it up so the
19 public can know where you're talking about?

20 MR. ANNICCHIARICO: Sure. This is the
21 drainage, underground drainage. That'd be the
22 overflow to the existing catch basin. We'd have a
23 trench drain here. Capture any water so it
24 doesn't make its way out onto Rockledge. That

1 October 23, 2025

2 would be directed to there. These are the roof
3 leaders for the entire building going into the
4 Cultec.

5 MR. ZACHARY: And the paved area would
6 be would be slightly sloped towards that center?

7 MR. ANNICCHIARICO: Yeah, it's natural.
8 It's kind of almost naturally sloped anyway.

9 MR. ZACHARY: Okay.

10 MR. ANNICCHIARICO: We've got elevation
11 of 106 up here and it's probably down to about
12 103 down here --

13 MR. ZACHARY: Okay.

14 MR. ANNICCHIARICO: -- 105 up here. So,
15 what else is there? Like I said, green space all
16 back here to the north. And we'd have a new sewer
17 service here, a new water service here. There'll
18 be a bathroom, two, probably two bathrooms, one
19 for the office and one for the mechanics that'll
20 be accessed from inside the mechanics building.

21 MR. SERRANO: Gas, gas connection?

22 MR. ANNICCHIARICO: Yes.

23 MR. SERRANO: Where?

24 MR. ANNICCHIARICO: Actually Bernie, is

1 October 23, 2025

2 there gas, are we having gas? No, is it just --

3 MR. BERNIE CALABRO: [unintelligible]
4 [00:33:37].

5 MR. ANNICCHIARICO: -- it's, right now,
6 all the services are in this. So, we'd probably
7 just pick up the old service and bring it into
8 the building as we will, electrical will probably
9 come in here. So, they'll probably come into that
10 corner.

11 MR. SERRANO: [unintelligible]
12 [00:33:55].

13 MR. ANNICCHIARICO: Yeah. I mean, it's
14 kind of -- it really is up to Con Edison. But
15 this is where they are right now. Okay.

16 MR. ZACHARY: Okay. I have a few things
17 I would if you're --

18 MR. ANNICCHIARICO: Sure.

19 MR. ZACHARY: -- but I'll let you finish
20 if you have more.

21 MR. ANNICCHIARICO: I think that's about
22 it.

23 MR. ZACHARY: Okay. Can you mark where
24 the bay door where the bay doors going into the

1 October 23, 2025

2 work area are?

3 MR. ANNICCHIARICO: Oh, sure. Sorry.

4 MR. ZACHARY: If you could highlight
5 that.

6 MR. ANNICCHIARICO: So, we have a 20
7 foot wide door right here in the center, centered
8 on the building.

9 MR. ZACHARY: Okay.

10 MR. ANNICCHIARICO: And 16 foot high. We
11 have a second door here which is 12 foot wide, 16
12 foot high.

13 MR. ZACHARY: Both could be used for
14 vehicles?

15 MR. ANNICCHIARICO: Correct.

16 MR. ZACHARY: Yeah, so, I don't
17 understand the angling of the, of the bays and
18 like if you had a car in front, you wouldn't be
19 able to get into the back? So, you, you have to
20 sort of plan your work? I mean is --

21 MR. ANNICCHIARICO: Well --

22 MR. ZACHARY: -- the way I see it, is
23 that true?

24 MR. ANNICCHIARICO: It's maybe a little

1 October 23, 2025

2 bit misleading. This, so this is just a work
3 area. These areas around here, it's not really
4 the size of the car. So the car would be -- these
5 are the lifts.

6 MR. ZACHARY: Have you, yes. Yeah, okay.

7 MR. ANNICCHIARICO: And your car would
8 be, you know, here.

9 MR. ZACHARY: Okay.

10 MR. ANNICCHIARICO: So you'd be able to
11 drive in. They'd be able to pull it in, lift the
12 car. You'd be able to drive in here. The same do
13 the same for each vehicle.

14 MR. ZACHARY: Okay. Then there's a,
15 seems to be a fifth bay in the back, right?

16 MR. CALABRO: You'd be able to do the
17 same here.

18 MR. ZACHARY: Did you want to add to
19 this to that?

20 MR. CALABRO: No, I think --
21 [unintelligible] [00:35:28].

22 MR. ZACHARY: And state your name since
23 you'll now be an unidentified male.

24 MR. CALABRO: Bernie Calabro from Gallon

1 October 23, 2025

2 Measure.

3 MR. ZACHARY: Okay. So, so, so there's
4 no problem with -- those dotted lines are not the
5 vehicle sizes?

6 MR. CALABRO: Correct.

7 MR. ZACHARY: So, you could be working
8 in the front and still get a vehicle in the back?

9 MR. CALABRO: Absolutely, yes.

10 MR. ZACHARY: Got you, okay. That was
11 one question I had.

12 MR. ANNICCHIARICO: I guess while we're
13 on the subject of doors, we have a, you know,
14 there's a man door in this corner. The man door
15 to the office is right here.

16 MR. ZACHARY: Okay.

17 MR. ANNICCHIARICO: And that's it.

18 MR. ZACHARY: Okay.

19 MR. ANNICCHIARICO: And supply room
20 would be accessed from inside right there.

21 MR. ZACHARY: So now in the front there
22 where you have two parking spots?

23 MR. ANNICCHIARICO: Right here?

24 MR. ZACHARY: Right there.

1 October 23, 2025

2 MR. ANNICCHIARICO: Yeah.

3 MR. ZACHARY: It occurs to me that those
4 would be easier to pull in and out of if you
5 angle them slightly more parallel with the
6 building front rather than perpendicular to the
7 street. Not that much, but yes --

8 MR. ANNICCHIARICO: Something like that?

9 MR. ZACHARY: I think if you, I'm just
10 saying --

11 MR. ANNICCHIARICO: Yeah.

12 MR. ZACHARY: I mean that's not a --
13 like if you're swinging around into those, would
14 that be easier than?

15 MR. ANNICCHIARICO: Yes.

16 MR. ZACHARY: There's plenty of --

17 MR. ANNICCHIARICO: Or you could back,
18 certainly back into them. But --

19 MR. ZACHARY: -- yeah, okay just --

20 MR. ANNICCHIARICO: -- today as I was
21 reading some of the comments specific to your
22 question --

23 MR. ZACHARY: Thank you.

24 MR. ANNICCHIARICO: -- specifically the

1 October 23, 2025

2 comment by Chief Outhouse, the fire chief he
3 mentioned trying to eliminate these maybe. So he
4 had he said this was a little tight, he thought.
5 But there's really no way we can change this. So
6 he was wondering if one of these spaces could get
7 lost, which technically it could because we do
8 show 15 and we're required to have 14.

9 MR. ZACHARY: Okay.

10 MR. ANNICCHIARICO: My thought was, well
11 after I thought about it, I don't know, I just
12 had an epiphany I guess today. I said, well, I
13 don't know if the code -- in my opinion, the code
14 contemplates the area of your building and your
15 work area. That, that's one of the factors that
16 calculates how many spaces you need. So, I would
17 say that these are five spaces and maybe we only
18 need nine outside in my opinion. We'd probably,
19 you know, we'd obviously still be able to provide
20 more, just because we would want more and we have
21 the room for it, but that would allow us to
22 probably lose these two spaces.

23 MR. ZACHARY: Well, how many how many
24 spaces are we required to have here?

1 October 23, 2025

2 MR. ANNICCHIARICO: Fourteen.

3 MR. ZACHARY: Fourteen? But that the
4 five inside could possibly count as?

5 MR. ANNICCHIARICO: I did not count them
6 when I submitted my plan.

7 MR. ZACHARY: I'm not sure how that
8 works. Do you, Kieran?

9 MR. outhouse: I don't see why it
10 wouldn't.

11 MR. ZACHARY: Okay.

12 MR. ANNICCHIARICO: I mean they're,
13 they're, you know, if a car is there overnight --

14 MR. ZACHARY: Okay.

15 MR. ANNICCHIARICO: -- being worked on,
16 it could certainly --

17 MR. ZACHARY: Where I just suggested
18 angling those spots. What if you just had two
19 spots parallel parking?

20 MR. SMITH: Do you have the length?

21 MR. ZACHARY: Do you have the length
22 there to put two spots?

23 MR. ANNICCHIARICO: You mean like this?

24 MR. ZACHARY: Yep.

1 October 23, 2025

2 MR. ANNICCHIARICO: Well, I mean I think
3 the whole, I guess when I was thinking about this
4 issue of these parking spaces, it was because the
5 fire chief wanted to be able to swing around
6 there, but he can't get through there anyway.

7 MR. ANNICCHIARICO: Either that or just
8 get a, you know,

9 MR. ZACHARY: Okay. All right. So, we
10 could look at possibly eliminating those two
11 spots.

12 MR. ANNICCHIARICO: Right.

13 MR. ZACHARY: Okay. We could look at
14 that. Let's see. Where is your lighting along the
15 park for the, for the parking lot, outside
16 lighting?

17 MR. ANNICCHIARICO: So yeah, we would
18 have a light above the main door. We'd probably
19 have a light above this door and we'd probably
20 have a light above the, the door --

21 MR. ZACHARY: Any lighting --

22 MR. ANNICCHIARICO: -- and here as well.

23 MR. ZACHARY: Any lighting in the
24 parking area?

1 October 23, 2025

2 MR. ANNICCHIARICO: We didn't propose
3 any. We kind of thought that, you know, it really
4 didn't need it. Kind of street lights street
5 lights out and --

6 MR. ZACHARY: Street lights.

7 MR. ANNICCHIARICO: Albany Post Road and
8 whatnot. I think there are some on Rockledge as
9 well. So, sure, if we had to add him, we --

10 MR. ZACHARY: Was there, Dave, was it in
11 your comments something about lighting? Did I see
12 that?

13 MR. SMITH: Yes, we made a suggestion
14 that if there's going to be street lighting along
15 Albany Post Road, we could consider --

16 MR. ZACHARY: Dave, if you could give
17 your full name and who you are for the, for the
18 verbatim.

19 MR. SMITH: So I'm not an unidentified
20 male. Thank you. Dave Smith, planning consultant
21 to the village of Buchanan. So the, one of the
22 comments that we had raised was given that you
23 have other developments along Albany Post Road,
24 new developments that are, that have new street

1 October 23, 2025

2 or have street fixtures or lighting along Albany
3 Post Road, that if it makes sense here that if
4 lighting is needed that you include something
5 that's more decorative as part of the street
6 frontage, and consistent with what the Village
7 has been seeing with both Village Square and the
8 AMS project

9 MR. ZACHARY: And along the front of
10 their properties?

11 MR. SMITH: Correct. Yes.

12 MR. ZACHARY: Okay. All right. So that
13 that's aesthetic is, is one of it, one thing. But
14 also if it's in the winter when it's dark and you
15 have that parking lot, is there sufficient
16 lighting for the people that are getting their
17 cars or for possibly for security purposes in the
18 evening?

19 MR. ANNICCHIARICO: Well, I mean as
20 mentioned we would have the lighting on the
21 building itself. They would be downward facing
22 obviously because that's typically what everybody
23 wants.

24 MR. ZACHARY: Okay.

1 October 23, 2025

2 MR. ANNICCHIARICO: So we're not, you
3 know, bleeding light onto other properties. I'll
4 let Marco you know show you the lights that we
5 have for the building.

6 MR. ZACHARY: Okay.

7 MR. ANNICCHIARICO: We've got a, you
8 know, we've got a spec for that. If the board,
9 you know, thinks it's necessary, I mean, I'll,
10 we'll take a look and see what the lighting
11 situation is now currently. And if everybody
12 thinks it's necessary, then it wouldn't be a
13 difficult thing for us to add.

14 MR. ZACHARY: Yeah. Do we know where the
15 streetlights are?

16 MR. SERRANO: They're not on that side.
17 There's only one -- I'm sorry. Marcus Serrano,
18 village administrator, for the record. There's
19 one cobra head on the opposite side, there's no
20 other lights in that area. So when Village Square
21 gets put in, that's why I was on when Village
22 Square puts in, they'll have decorative lighting,
23 but I think there's one cobra head on the
24 opposite side of the road.

1 October 23, 2025

2 MR. ANNICCHIARICO: Okay.

3 MR. ZACHARY: Okay.

4 MR. ANNICCHIARICO: I can -- I believe
5 there is a streetlight right there.

6 MR. SERRANO: But not on Albany Post
7 Road.

8 MR. ANNICCHIARICO: I'm just saying
9 right here.

10 MR. SERRANO: Yes.

11 MR. ANNICCHIARICO: The other side?

12 MR. SERRANO: Yeah.

13 MR. ANNICCHIARICO: Oh, that one there.
14 Okay. So there is a, there is a utility pole
15 right here that obviously is staying. It's Con
16 Ed's pole and I believe that has a that has a
17 streetlight on it.

18 MR. SERRANO: Yeah, I was addressing the
19 Albany Post Road.

20 MR. ANNICCHIARICO: Where's that? It's
21 right about here.

22 MR. ZACHARY: There is a -- oh, there's
23 a streetlight there?

24 MR. ANNICCHIARICO: On Rockledge.

1 October 23, 2025

2 MR. ZACHARY: All right.

3 MR. SERRANO: A cobra head.

4 MR. ZACHARY: All right. So we can let
5 people comment on that and we could look at that
6 a little further. And the, there was a suggestion
7 from the village planner, being that you had more
8 spots than you needed of a way to enlarge the
9 landscaped area along nine, 9A rather. And do you
10 feel like going up there and using his
11 highlighter to show that.

12 MR. SMITH: I think Jim can do just a
13 fine job.

14 MR. ZACHARY: He can do that?

15 MR. SMITH: Yeah, Yeah, my days working
16 an etch-a-sketch right along, so

17 MR. ZACHARY: So, have you already
18 discussed this or no?

19 MR. SMITH: No, we haven't. But I think
20 Jim understands the concept.

21 MR. ZACHARY: Okay.

22 MR. SMITH: Yeah, that space right
23 there, if you eliminated that, you're able to
24 push the landscaping further to the west. So, you

1 October 23, 2025

2 could pick up six, seven, maybe eight feet.

3 MR. ZACHARY: Whatever the width of a
4 spot is there.

5 MR. SMITH: Right. And I think that,
6 again that's one of the considerations for your
7 board of how to treat the Albany Post Road
8 frontage.

9 MR. ZACHARY: Yeah.

10 MR. SMITH: What are you going to have,
11 where the building is located or whether you have
12 parking located there.

13 MR. ZACHARY: Right. Right. I think if
14 we're going to go with parking on that side of
15 the building, I think I would be very much in
16 favor of widening that landscape area in the
17 front on the 9A side by eliminating that spot and
18 just moving the other one, two, three, four, five
19 spots forward.

20 MR. ANNICCHIARICO: I think if we can
21 consider these five spaces inside the building,
22 you know, I think I think that's doable.

23 MR. ZACHARY: And these are spots that
24 you could eliminate that and probably the other

1 October 23, 2025

2 two as well.

3 MR. ANNICCHIARICO: So move that one and
4 move these [unintelligible] [00:44:50].

5 MR. ZACHARY: Yeah.

6 MR. ANNICCHIARICO: I mean, right now
7 this is probably nine feet wide.

8 MR. SMITH: No.

9 MR. ANNICCHIARICO: Eight, nine feet,
10 yeah.

11 MR. ZACHARY: Right.

12 UNIDENTIFIED MALE: I don't think it
13 needs to be any more than 9 feet.

14 MR. SMITH: I would want to have that
15 clarified because just looking at the parking
16 spaces that you're showing there are how wide?

17 MR. ANNICCHIARICO: These are nine.

18 MR. SMITH: That's 9 feet.

19 MR. ANNICCHIARICO: It's probably eight
20 feet.

21 UNIDENTIFIED MALE: Yeah, that's plenty.

22 MR. SMITH: Well, that's for the
23 planning board to determine.

24 MR. ANNICCHIARICO: Well, the other

1 October 23, 2025

2 issue is that there's utilities under there. So,
3 that's really limiting your, what you can plant.
4 You can only plant shrubs on top of a water --
5 you got sewer and you got this is the drainage.
6 This is the utility easement. So, you know, we
7 could --

8 MR. ZACHARY: Okay. Okay. So --

9 MR. ANNICCHIARICO: -- certainly move
10 that, you know, right up to the other spot.

11 MR. ZACHARY: Okay. Okay. So, it might
12 be some issues. I mean, I was, when I say
13 landscaping, I'm not talking about redwoods, you
14 know.

15 MR. ANNICCHIARICO: Sure. Yeah. We don't
16 want to plant [unintelligible] [00:45:59]. So,
17 you know, you got a drain pipe in here, you got a
18 sewer pipe going that way. You know, that's where
19 they are. So, they're more towards the Albany
20 Post Road property line than they are towards the
21 easement line, but we could certainly, you know,
22 we gain another probably three feet by moving it
23 right up to the, about to the easement line.

24 MR. ZACHARY: Yeah. Yeah. Okay. Well,

1 October 23, 2025

2 that's something we could we could look at.

3 MR. SERRANO: Can I make a comment real
4 quick? Marcus Serrano for the record. And if you
5 put the grass area over the easement, it'll be
6 easier also to access any of the, instead of dig
7 up black top in the future, too, in case you ever
8 needed access. So, it might be a good idea to put
9 it in the grass area. Just a suggestion.

10 MR. ANNICCHIARICO: Yeah. And I think
11 that'll do it. Yeah. If we went it right up to
12 the easement.

13 MR. ZACHARY: That's a good point. And,
14 you know, a little more than eight feet also
15 enables you to stagger plantings and create a
16 more interesting buffer. Not like you're looking
17 to put tall things or big things, you know, giant
18 trees or anything. Okay. Okay. So, did somebody
19 else on your team there want to --

20 MR. ANNICCHIARICO: Yeah, I can hand it
21 over to Marco and he can kind of go through the
22 rendering of the building and materials and
23 things like that.

24 MR. ZACHARY: Okay. So, before that, we

1 October 23, 2025

2 have a question.

3 MR. ANNICCHIARICO: It's on the other
4 plan. We got to stop sharing?

5 MS. ABSENGER: Oh, wait. Don't, don't
6 get rid of it yet.

7 MR. ZACHARY: Before, we're going to
8 have a board member has a question before we
9 switch.

10 MR. ANNICCHIARICO: Sure.

11 MS. ABSENGER: Eileen Absenger. Where is
12 the hazardous material and the sign for the fire
13 department located?

14 MR. ANNICCHIARICO: That would be in the
15 room itself.

16 MS. ABSENGER: In which room?

17 MR. ANNICCHIARICO: Or outside the room.

18 MS. ABSENGER: Outside what room?

19 MR. ANNICCHIARICO: The room in the
20 back.

21 MS. ABSENGER: The parts room.

22 MR. ANNICCHIARICO: The parts room
23 because that's where we would have our waste,
24 oil, acetylene.

1 October 23, 2025

2 MS. ABSENGER: Okay.

3 MR. ANNICCHIARICO: So, there'll be a
4 sign on the door out, you know, into that room
5 for the fire department. And as they requested,
6 like with Pacific Auto, same thing.

7 MS. ABSENGER: Right.

8 MR. ANNICCHIARICO: You know, they also
9 just wanted us to call out on the site plan where
10 it was so, so they know where it is ahead of
11 time.

12 MR. MARCO MANGRA: Hello everyone. Marco
13 Mangra, architect. So you obviously all know the
14 circumstances that we're under. So we've taken
15 very careful consideration on the new design,
16 both for the cost of the building, as well as how
17 fast this can be executed. So our approach is to
18 propose a pre-fabricated metal building which is
19 something that could be done rather quickly than
20 your, you know, traditional stick build or
21 masonry building. It's approximately 60 x 62
22 width and length. And obviously we want to take
23 some consideration into the residential area. So,
24 we have some materials. We're proposing stone on

1 October 23, 2025

2 the bottom here. I'm just going to draw here. So,
3 all along the bottom, four feet of the building
4 would be stone all the way wrapping around. And
5 then above that, all of this material would be a
6 metal cladding.

7 We have our gooseneck sconces here,
8 here, here, and should be, yeah, there's one
9 here, it's just not showing properly. This is to
10 light up the entrances, light up the garage
11 doors. We have our Gallon Measure sign up above.
12 And then we've also included some large windows,
13 both to break up the facade and also to bring
14 some natural lighting within the building.

15 So I can bring it to the elevations
16 here. This was another option, but we don't want
17 to talk about that. That one had stucco, so we
18 don't want to we don't want to do stucco. So this
19 is the front elevation. You can see the three
20 sconces here, the one by the entrance for the
21 office. Stone on the bottom again, all the way
22 wrapping around.

23 This is your entrance into the garage.
24 This is the back of the building, really not much

1 October 23, 2025

2 going on here. No windows. This is one window
3 which is into the bathroom. And then the two
4 opposite, what is this, north and south
5 elevations. You see lots of windows here. This is
6 facing --

7 MR. SERRANO: Is north up top?

8 MR. MANGRA: Yeah, this is north. Yeah,
9 facing the residents, and then this is facing
10 Rockledge. So, lots of windows, lots of natural
11 light within the building. It also helps to break
12 up the industrial look of the building and that's
13 pretty much it. Bernie, you want to add anything
14 for? Yeah, I mean, just you're going to have, you
15 know, a capping on top of the stone. We do have
16 some images, I don't know if you want to pass
17 these around. This is the goose neck sconce.

18 MR. ZACHARY: You could, let's just get
19 ones for the record.

20 MR. MANGRA And then this is actually
21 this back for the stone. Yeah. So, this is this
22 is the color of the stone that we like. It's
23 called Fitzwilliam by Delgado Stone, but it would
24 be in a different pattern. It would be more of a

1 October 23, 2025

2 ledger stone. This is more of a square and
3 rectangle pattern but we, this is essentially the
4 color that we're looking into.

5 MR. ZACHARY: Can I just, just to get
6 some clarification for the public and for the
7 other board members here, we had a meeting and we
8 talked about the idea of doing a metal building,
9 but we do have the design guidelines for this
10 area. And in that meeting we said that there's a
11 lot of -- that something I did not know is that
12 metal buildings can be, have siding or different
13 materials applied.

14 So I understand the stone but above that
15 you said it's is it just the metal building or is
16 there some applied siding? Because generally in
17 the area we're looking at looking at things that
18 kind of conform to the design guidelines and
19 there's, you know, it's more lighter earth colors
20 which that may be, it's a little hard to tell
21 from that illustration. But can you clarify what
22 is above the stone? Is that just the metal
23 building?

24 MR. MANGRA: Yeah. So, it it's the metal

1 October 23, 2025

2 building, but it has a board and batten
3 aesthetic.

4 MR. ZACHARY: Is there some place we
5 could see what this looks like?

6 MR. MANGRA: Their website?

7 MR. ZACHARY: Because, you know,
8 renderings are hard to interpret.

9 MR. MANGRA: Yeah. I mean, I think the
10 company that fabricates them, their website has a
11 lot of different illustrations of built
12 structures.

13 MR. ZACHARY: Any local building that we
14 could see that --

15 MR. MANGRA: I'm not aware.

16 MR. ZACHARY: Maybe that, maybe the
17 company that you're dealing with could recommend
18 a place where we could see this because I think
19 this is very hard to interpret for most people.
20 If you're familiar with it and have seen it a
21 hundred times maybe you, you know, that's another
22 thing. But I don't think we have.

23 MR. MANGRA: I'm not sure where we could
24 find an actual building but their website does

1 October 23, 2025

2 have photos of built structures on their --

3 MR. ANNICCHIARICO: I was I was driving
4 down 9W up in, I don't know, probably like
5 Monroe, that area last night and I was going a
6 little too fast to get, to stop and get a
7 picture. But a building caught my eye because in
8 fact that whole stretch through down 9W going
9 south, north and south, there's metal buildings
10 everywhere. They're, they're everywhere and I was
11 looking at every single one of them. And I came
12 across one where that looked I mean it caught my
13 eye because it looks so nice. So I think I could
14 drive by there and --

15 MR. ZACHARY: One that you think would
16 be similar to what you're planning on doing here?

17 MR. ANNICCHIARICO: Yeah.

18 MR. ZACHARY: Is that an area you drive
19 through regularly?

20 MR. ANNICCHIARICO: No, but I'll go
21 there.

22 MR. ZACHARY: Could you get some photos
23 and forward them to us?

24 MR. ANNICCHIARICO: Sure.

1 October 23, 2025

2 MR. ZACHARY: All right. Right, Bernie,
3 we talked at that -- when we met, we talked about
4 different possibilities and you mentioned
5 something about the building that's just south of
6 the hardware store. Is that, you know, there's
7 the residential, commercial residential building
8 just south of the hardware store on 9A?

9 MR. CALABRO: We talked about that.

10 MR. ZACHARY: And was that is that what
11 this is? If we go look at that, that's not the
12 same?

13 MR. CALABRO: I don't know exactly.

14 MR. ZACHARY: Okay.

15 MR. CALABRO: You were talking about
16 like finishing more when we talked.

17 MR. ZACHARY: Well, I don't know. We
18 were talking about that you could apply all sorts
19 of different siding and different things over the
20 metal and you know, I don't, you know, we'll let
21 everybody weigh in. But I think the design
22 guidelines for that area do not also include
23 metal buildings. So, so we were looking if you're
24 going to do a metal building to, to dress it up.

1 October 23, 2025

2 MR. CALABRO: Sure.

3 MR. ZACHARY: So, I think we're going to
4 need to see a little more on this and maybe get
5 those photos, samples or something that the board
6 can actually look at because it's very hard to
7 interpret what that's going to look like just
8 looking at that. Generally, we'll, you know, if
9 you look at the design guidelines for the overlay
10 zone, we're steering towards some of the, you
11 know, more lighter and earth tones and, classic
12 siding, stone combinations with siding. You know,
13 I think the, do you have, have you seen those
14 design guidelines?

15 MR. ANNICCHIARICO: Yes.

16 MR. ZACHARY: You have them. Okay. So --

17 MS. ARMISTO: I have a question. These
18 are the buildings like they're making the
19 barndominiums out of, right?

20 MR. ANNICCHIARICO: Yeah, similar, yes.

21 MS. ARMISTO: These metal buildings. You
22 can't tell the difference. It looks like you
23 would be shocked at what they look like.

24 MR. ZACHARY: Well, I might be shocked.

1 October 23, 2025

2 I'd be happy to be shocked. Tell me where to go
3 so I can look at it and be shocked.

4 MS. ABSENGER: What did you call them?

5 MS. ARMISTO: They're barndominiums.

6 MR. ZACHARY: Barndominiums?

7 MS. ARMISTO: People are building.

8 They're like big giant buildings downstairs, big
9 garages, and living space up top.

10 MR. ZACHARY: Barndominiums. That's a
11 new one on me. It's not a four-letter word,
12 though. Okay. Do you know where there's a
13 barndominium I can, that we could go look at? I
14 mean, I don't know. How do you know about
15 barndominiums?

16 MS. ARMISTO: I know one.

17 MR. ZACHARY: Okay. I need a need little
18 help from the applicant or any board members that
19 are familiar with something to steer us to things
20 that we could actually go look at or bring us
21 samples. You know, because I think I'm
22 comfortable saying for myself and probably for
23 other people on the board that is a little hard
24 to interpret.

1 October 23, 2025

2 MS. ABSENGER: It is it is hard to
3 interpret. On a website, do they have color
4 variations? Do they, you know, they're showing
5 you different types of buildings, but do they
6 give you different colors? Do they give you all
7 of this?

8 MR. ZACHARY: Okay. So, can we, can you
9 forward that website to us?

10 MR. CALABRO: They sent me some photos
11 of our color combination that we were looking
12 for. Obviously, this isn't what we're propos
13 proposing, but you might be able to see a little
14 bit better if I hand you this photo, if you want
15 to take a look at it. So, you can see the colors
16 that we chose.

17 MR. ZACHARY: Yeah. There.

18 MS. ABSENGER: Okay. Yeah.

19 MR. ZACHARY: I mean, I'm not throwing
20 it out. You know, I just I just want to be able
21 to see it, get a better look. Well, okay. I mean,
22 that still look still looks like a metal
23 building. And I think we're trying to avoid that.

24 MR. CALABRO: That was the color.

1 October 23, 2025

2 MR. ZACHARY: We're trying to avoid a
3 metal building that looks like a metal building
4 and have a metal building that's, you know,
5 dressed up sort of like a lion in sheep's
6 clothing, you know. You know, cladding, siding.
7 So, I'm going to let other people start making,
8 you know, weigh in, but, but I think that I'd
9 like to try and steer this to something that does
10 not look like a metal prefab building.

11 MR. CALABRO: Yeah. Well, the picture is
12 just for color reference --

13 MR. ZACHARY: Okay.

14 MR. CALABRO: So maybe you could see a
15 [unintelligible] [00:59:19].

16 MR. ZACHARY: Okay.

17 MR. CALABRO: We're going to have
18 buildings that have stone and trim.

19 MR. MANGRA: So, if we were going to
20 wrap the building in, let's say, a board and
21 batten or a lap siding or something, a shiplap,
22 would it be enough if we only did the area
23 between the stone and the trim, or would it have
24 to be the entire building?

1 October 23, 2025

2 MR. ZACHARY: Well, there's not -- you
3 mean just leave that, that the triangular area?

4 MR. MANGRA: Just leave the gable and
5 then this kind of area, you know, whatever the
6 metal building is.

7 MR. ZACHARY: That might, that might be
8 okay. But, you know, because that would bring it
9 --

10 MR. MANGRA: Just break it up a little
11 bit.

12 MR. ZACHARY: Yeah. I mean, that might
13 work.

14 MR. MANGRA: Okay. I mean, this was the
15 other option, which is basically just stucco.
16 It's stone and then stucco and then the metal
17 building just to show you what it looks like with
18 something else.

19 MR. ZACHARY: Is that stucco a hand
20 applied stucco or is that like a sheet of
21 material that is stucco material that you can
22 that you can --

23 MR. MANGRA: Yeah, there's a few
24 options. Yeah. And we'd have to discuss with the

1 October 23, 2025

2 manufacturer on how this would actually be
3 applied to their building.

4 MR. ZACHARY: So, I think I think I will
5 let, I'd like to let other board members, go
6 through the other board members and get their
7 comments and questions, if you don't mind. And
8 does anybody want to start with any questions or
9 comments? Follow up on what we just discussed?
10 Yes, Jeff.

11 MR. FAIELLA: On the floor plan --

12 MR. ZACHARY: Jeff Faiella, planning
13 board member.

14 MR. FAIELLA: -- where is the boiler and
15 the hot water heater in the building, because I
16 don't see it on the plans.

17 MR. CALABRO: Well, wouldn't there
18 wouldn't be a boiler.

19 MR. FAIELLA: Well, you have to have
20 heat. Would you have a heat --

21 MR. CALABRO: A furnace.

22 MR. FAIELLA: A furnace?

23 MR. CALABRO: And they're normally
24 ceiling mounted or mounted to the rear bay. And

1 October 23, 2025

2 then the office is going to have a heat pump and
3 air conditioning. So it won't have a traditional
4 furnace. And the hot water heater would be
5 located in the office.

6 MR. FAIELLA: So you're going to have
7 overhead heaters for the bays?

8 MR. CALABRO: Yeah, overhead heaters for
9 the bays.

10 MR. FAIELLA: And then how would you
11 heat the bathroom and the offices?

12 MR. CALABRO: Bathroom in the office
13 would be the heat pump. That works off the HVAC
14 system, you know, air conditioning and heat pump.

15 MR. FAIELLA: Okay. Thank you. That's
16 all I have, Mr. Chair.

17 MR. ZACHARY: Okay. Anyone else?

18 MR. OUTHUSE: A couple of things,
19 Kieran Outhouse, planning board member. Some of
20 them are just clarification for the public and
21 some are some questions that I think Dave may be
22 able to answer. One of the things I believe the
23 fire department recommended was the installation
24 of a sprinkler system. It's not required. I

1 October 23, 2025

2 believe there's one of four different categories
3 you have to hit to have it. They don't meet any
4 of them. So they are conforming with the code on
5 that. It would be nice if they had a sprinkler
6 system, but they are expensive and I think that's
7 understood.

8 The other question is related to the
9 email you sent about historical preservation. We
10 really don't have anything in the way, in the
11 village code, on historical preservation from
12 what I'm aware of. You did mention the New York
13 State Cultural Resource Information system, which
14 I think is run by the Office of Parks and --

15 MR. SMITH: Recreation and Preservation,
16 right.

17 MR. outhouse: And you said that's on
18 there. What, what does -- I'm, somewhat familiar
19 with the website, but what does that actually
20 mean in terms of --

21 MR. SMITH: So, at one point and with
22 our prior review memo, we actually included the,
23 the forms that were on the CRIS website. So
24 essentially what happened is that Westchester

1 October 23, 2025

2 County conducted a survey in a number of
3 different communities in Westchester County and
4 they documented this particular property. It
5 didn't rise to a level where it would be part of
6 a either a state or national historic resource.
7 But it was noted that it's a unique architectural
8 feature, because primarily because of the oil can
9 that is kind of the, kind of the landmark feature
10 for that building. So it's not it's not a
11 registered historic site, but it does have unique
12 character. And I think that's, that's part of
13 what the comment was. Not necessarily from a
14 historic preservation standpoint, but simply
15 from, as a part of the Buchanan community, that's
16 a unique feature within the community as you
17 drive up and down Albany Post Road.

18 Certainly as a planner when I, driving
19 through when I was first driving through
20 Buchanan, that stood out. And so that's why I
21 made the comment about you know the first
22 application you were keeping that that feature
23 and I thought that was a very commendable part of
24 their site plan application. So, I simply wanted

1 October 23, 2025

2 to raise the issue with the applicant and with
3 your board as to whether that feature could be
4 retained as part of the site plan, the current
5 site plan approval. So, I'm interested in hearing
6 from the applicant and his representatives as to
7 whether it can be saved or can't be saved or
8 whether that feature could be somehow
9 incorporated into the current design.

10 And I know they they've indicated
11 they've included the Gallon Measure sign, but is
12 there something else that could be used to kind
13 of reflect that that character within the
14 corridor?

15 MR. OUTHOUSE: I appreciate it because I
16 know sometimes that historic -- a building being
17 historical may just be sentimental to some
18 people, but that building does have some
19 significance and I know that's why a lot of
20 residents are kind of concerned about this
21 project.

22 MR. SMITH: Right.

23 MR. OUTHOUSE: So, I'm glad that that
24 was stated. That is all I have for now.

1 October 23, 2025

2 MR. ZACHARY: Tracey?

3 MS. ARMISTO: I have nothing.

4 MR. ZACHARY: Nothing. Okay. So, how big
5 -- go ahead.

6 MS. ABSENGER: I just thought of
7 something. Rock, Kieran asking about the oil can.
8 David, is there any way that corner, where you're
9 going to put that sign, if you don't incorporate
10 it into the building, is there any way to either
11 condense it a little bit or have it so that it's
12 in that corner that the you wanted more --

13 MR. SMITH: The northeast corner?

14 MS. ABSENGER: -- you wanted more grass.

15 MR. SMITH: You mean that that sort of
16 zone between the parking?

17 MS. ABSENGER: Yeah. I mean --

18 MR. ZACHARY: How big is that, do you
19 know the size of that thing?

20 MR. CALABRO: Of the, of the oil can?

21 MR. ZACHARY: Tea kettle, oil can. What
22 is that thing?

23 MR. CALABRO: I think it's about 12 15
24 feet or diameter 15 diameter, right around there.

1 October 23, 2025

2 MR. MANGRA: But we'd have to we'd have
3 to go and look at the condition of it to see if
4 it's going to be --

5 MR. CALABRO: Could be lifted.

6 MR. MANGRA: It's stucco. So moving that
7 is --

8 MR. CALABRO: The original plan was to
9 keep it, but how --

10 MR. MANGRA: Yeah. But if -- you're
11 proposing moving it to the corner?

12 MS. ABSENGER: Well, if you're going to
13 try to keep it for posterity --

14 MR. MANGRA: I think that makes -- if
15 we're going to do anything with it, that would
16 make the most sense, to move it and have it be
17 sort of a landmark on the property at the corner.
18 I don't see how incorporating it into the new
19 building can work.

20 MS. ABSENGER: I don't see how that can
21 happen.

22 MR. MANGRA: Or makes sense. But I think
23 it's going to be a very delicate situation
24 because it's quite old. It's stucco, so you know,

1 October 23, 2025

2 it would probably --

3 MR. ZACHARY: Hard to me.

4 MR. MANGRA: -- probably require a lot
5 of reinforcing, a crane, a lot of cost. So --

6 MR. ZACHARY: Tricky, tricky.

7 MR. MANGRA: -- a pad for it to sit on,
8 you know.

9 MR. ZACHARY: Yeah. Yeah. I was kind of
10 hoping we could move it to the village hall lawn
11 and make it the new office for the mayor.

12 MR. CALABRO: If they want it on the
13 lawn, you can have it, if you want to move it.

14 MS. ABSENGER: Would it be possible to
15 do -- if you're going to put a sign in that
16 corner or someplace over there, could we do a
17 replica of the oil can so that it's kind of
18 mimics it, but it's more sturdy, it doesn't cost
19 a lot of money.

20 MR. MANGRA: You want to build a half
21 scale model of it?

22 MS. ABSENGER: Well, something that, you
23 know.

24 MR. SMITH: That's not an unreasonable

1 October 23, 2025

2 request to at least ask the applicant to think
3 about if you're going to have signage and you're
4 going to remove the existing portion of that,
5 that oil can that's not an unreasonable request
6 to at least ask the applicant to look at that as
7 a as an alternative.

8 MS. ABSENGER: Rocco, look at that
9 please.

10 MR. ZACHARY: Bernie, there's Bernie.

11 MS. ABSENGER: No, Rocco.

12 MR. MANGRA: Marco. Marco.

13 MS. ABSENGER: Oh, Marco. Okay.

14 MR. MANGRA: I'm like who are you
15 talking to?

16 MR. OUTHUSE: And just to clarify, I
17 know some people, some couple residents said
18 something about the master plan. So, the way I
19 read it was when the survey was sent out, the
20 eight priorities, there was a list of priorities
21 that the village residents identified back in
22 2005 or whatever it was. I was quite young. And
23 it said on it that -- I still am. And it said on
24 it that historical like preservation was like the

1 October 23, 2025

2 eighth priority. So, not necessarily the highest,
3 but it actually mentioned the Gallon Measure
4 specifically in 2005. And then on the list of
5 goals, it said historic preservation.

6 Unfortunately, the village board, I don't think
7 any board has enacted any kind of historical
8 preservation laws or anything. But just keep that
9 in the back of your mind. I think that's why
10 there's some questions. It does mean a lot to the
11 residents here. And I understand it may not be
12 the most feasible thing, but --

13 MR. CALABRO: We tried to keep in the
14 original plan, but that plan fell apart.

15 MR. ZACHARY: Where does that sit in
16 that in that plan there? Where would you estimate
17 the location to be? Right there.

18 MR. MANGRA: Yeah. Right in --

19 MR. ZACHARY: Oh, that's handy.

20 MR. MANGRA: Yeah.

21 MR. ZACHARY: Yeah. Right. Right. Right.
22 Right.

23 MR. MANGRA: We thought about it every
24 other way to try to move the parking back.

1 October 23, 2025

2 MR. ZACHARY: Okay. Let's, let me, let
3 me -- well, I think aesthetically, the
4 intersection corner but that might block the view
5 of sight for turning traffic. Yes. So, probably
6 that that north corner where there's a dead space
7 between the parking.

8 MR. MANGRA: Can we leave that as like a
9 to be determined kind of thing?

10 MR. ZACHARY: Well, let's, let's do one.
11 Let's, you know, maybe you guys could in, in good
12 faith, you know, look at it and see is there any,
13 you know, is it sound enough to lift or is it
14 going to completely fall apart? If you could just
15 kind of look at it a little further and give us
16 your honest assessment on that. And then I'm just
17 going to ask because we don't usually get too
18 many people here. Are you, are the people in the
19 audience, if could you raise your hand if this is
20 what brought you here tonight? Oh wow, everybody.
21 Okay. So, and you know, clearly you got some
22 concern from the board and, and it's an issue
23 that the public is concerned about. So, let's,
24 let's examine it, see if it can withstand moving

1 October 23, 2025

2 in any way. If it could, I don't know if there's
3 any other alternate site, but maybe that spot
4 there. And then if you do move it, what happens?
5 I'd like to see an espresso station, but okay.
6 So, you know, if that would be between now and
7 the next meeting if we could examine that.

8 MR. ANNICCHIARICO: Yes.

9 MR. ZACHARY: And tell and give, get a
10 report to us. Also get us some samples or photos
11 of these materials that, send us that website and
12 tell us if you, if anybody comes across something
13 where we could actually see an example of this
14 that you know the board members could do a little
15 site visit to, that would be great. Okay, and any
16 on the board Kieran did you have another
17 question?

18 MR. OUTHUSE: No.

19 MR. ZACHARY: You covered it.

20 MR. OUTHUSE: Thank you.

21 MR. ZACHARY: Anybody else on the board?

22 MS. ABSENGER: I'm still thinking.

23 MR. ZACHARY: Okay. Now I think the goal
24 is to get us to, you know, to have a public

1 October 23, 2025

2 hearing. And before I, you know, go further
3 though, just to outline if based on what we've
4 discussed so far, are there any amendments to the
5 site plan that we want to see? We talked about
6 possibly, possible changes to the parking spaces.
7 Do we want to try and go ahead and allow that
8 five spaces inside to be five of your 14 spots,
9 in which case we could we could eliminate the two
10 spots in the front that there was a concern for
11 the fire department and having access all around
12 the building? Possibly and then coming in, I
13 think I would like to see the that elimination of
14 one more spot in the northeast corner there, like
15 we talked about and bringing those spots forward
16 and I would like to see it with a wider buffer
17 there just for aesthetic purposes since we're
18 going to allow, you know, the parking in the
19 front which is what we're, what our overlay zone
20 is seeking to avoid. But I think, I think it
21 would probably -- it's, there's some balance
22 because in the back all that parking is more of a
23 disturbance to me to the residences immediately
24 behind and nearby. So I think I would like to see

1 October 23, 2025

2 that. Does anybody else on the board a share that
3 opinion or? Yeah? Okay. I got two heads nodding.
4 Let the record reflect that two planning board
5 members shook their heads in agreement to my
6 right and on my left?

7 MR. FAIELLA: I have a question, Mr.
8 Chairman. Jeff Faiella, planning board. Do you
9 know what the material decibel for sound? Because
10 you're, you're moving the shop closer to the
11 residence. Is the steel building going to be able
12 to --

13 MR. ANNICCHIARICO: Well, it's going to
14 be insulated.

15 MR. FAIELLA: -- lessen the sound? So,
16 can you ask the manufacturer what the decibel --

17 MR. ANNICCHIARICO: Sure, we can ask
18 them.

19 MR. FAIELLA: -- sounding is for that
20 material because, because I don't really like it
21 that the shop moved closer to the houses.

22 MR. ZACHARY: Oh, you don't? Okay. You
23 prefer to see the parking on the other side?

24 MR. FAIELLA: I prefer it to be maybe

1 October 23, 2025

2 moved to the center and parking behind or
3 something. I don't know.

4 MR. ZACHARY: Okay.

5 MR. FAIELLA: But unfortunately, there's
6 not enough room in the center.

7 MR. ANNICCHIARICO: Yeah, I was going to
8 say --

9 MR. FAIELLA: It doesn't fit.

10 MR. ANNICCHIARICO: -- we took, we
11 looked at everything and the sheer geometry of
12 the, of the lot doesn't allow for us to move it
13 up. You know, that's really the size that they
14 need to get five bays in there. So it's just, it
15 doesn't work any other way.

16 MR. FAIELLA: So you would have to
17 provide to me that you, that building would
18 actually decrease any sound coming out of it
19 because I know when the summertime is the doors
20 may be up, or hopefully you have new AC in there,
21 it'd be down, that the neighbors don't hear the
22 guns going off.

23 MR. ANNICCHIARICO: Well, let me make
24 this point though. Before when the building was

1 October 23, 2025

2 where it was, we were going to have bays that
3 were facing the residents.

4 MR. FAIELLA: I understand.

5 MR. ANNICCHIARICO: So if those doors
6 were going to be open, they were going to hear
7 everything that was going on inside there. Now
8 there's nothing in the back that you know would
9 be open doors.

10 MR. FAIELLA: But the manufacturer may
11 be able to give you the information I'm looking
12 for.

13 MR. ANNICCHIARICO: Yeah, we'll do it.

14 MR. ZACHARY: Let's see if we can get
15 that.

16 MR. MANGRA: Whatever they give us for
17 the building, it's going to be increased because
18 we're going to also fur out the walls and
19 insulate.

20 MS. ARMISTO: Would that be spray foam
21 insulation?

22 MR. MANGRA: I think we talked about it
23 with the building department about what levels of
24 insulation it's going to require.

1 October 23, 2025

2 MS. ARMISTO: Because --

3 MR. MANGRA: It's actually more than the
4 manufacturer provides, so.

5 MS. ARMISTO: And then can't you put
6 that sound deadening stuff in the walls?

7 MR. MANGRA: I think once you get that
8 much spray foam, it's -- it's like sound --

9 MR. ANNICCHIARICO: We're going to meet
10 the energy code requirements.

11 MR. SERRANO: Peter, what did you say?

12 MR. COOK: I was saying the foam
13 insulation is a sound absorption item in its own
14 right and it's a steel building, there's no
15 walls, so to say. Usually you're foaming right in
16 between all the frame, the building members, to
17 insulate the building you because it's foam, if
18 that's what you're intending to use.

19 MR. ANNICCHIARICO: Yeah, the spray
20 should be attached to the metal.

21 MR. COOK: Yeah. It's spray, you fill
22 the bays. You know, and so that absorbs a lot of
23 sound.

24 MR. ZACHARY: Yeah. And I think Jim's

1 October 23, 2025

2 point is a good one. The open doors is where
3 you're going to, where more sound is going to
4 travel than any insulated wall. So the doors
5 being on the other side is a big factor I think.

6 MR. COOK: Peter Cook, Village of
7 Buchanan building inspector. I had a quick
8 question about the heat. Would you be introducing
9 a waste oil heater at the ceiling to try to
10 minimize storage and things? I'm just asking
11 because I've done a few of those.

12 MR. ANNICCHIARICO: No, natural gas.

13 MR. COOK: You have natural gas, you're
14 going to use, okay. Just asking.

15 MS. ABSENGER: On the metal frame,
16 what's the time frame for construction?

17 MR. MANGRA: Time frame for -- well, I
18 have to you know, one of the issues that we're
19 running into is I have to order all the
20 materials. It's going to take them three months
21 from deposit on contract to delivery of materials
22 from, you know, say if I order it tomorrow. So,
23 it's going to be three month wait until I get the
24 materials and then usually the building goes up

1 October 23, 2025

2 fairly rapidly. Couple weeks.

3 MR. ANNICCHIARICO: Within two weeks I
4 would say the building will be up. Not finished
5 obviously but, the steel membrane.

6 MR. MANGRA: Once the once the
7 foundation is poured.

8 MR. ANNICCHIARICO: Yes.

9 MR. MANGRA: So once the building's
10 engineered, they'll give us their load calcs.
11 We'll calc based on the point loads. We'll calc
12 the foundation requirements. The foundation can
13 then get installed while the building's being
14 fabricated. And then once it's shipped, it goes
15 up within a few days.

16 MS. ABSENGER: And is that also I
17 presume a metal roof?

18 MR. MANGRA: Yeah, a metal roof.

19 MR. ANNICCHIARICO: Everything's metal.
20 It'll have shingles, right? We're going to do
21 shingles or --

22 MR. MANGRA: No, I think a full like
23 [unintelligible] [01:17:49] like a metal roof
24 style.

1 October 23, 2025

2 MR. ZACHARY: Question. What's the
3 height of the roof on this on this, 34 feet?

4 MR. ANNICCHIARICO: No, I think it's
5 less than.

6 MR. ZACHARY: 34 feet to the ridge? And
7 previously there was a second, the last plan had
8 a second floor. What was the height on that?

9 MR. MANGRA: Roughly the same.

10 MR. ZACHARY: How is that? How is a one-
11 story building the same height as a two-story
12 building?

13 MR. MANGRA: I think --

14 MR. ZACHARY: A steeper, a steeper
15 grade, a steeper pitch?

16 MR. SERRANO: Can you kind of mark it so
17 the public can see it?

18 MR. MANGRA: So to here it's 34, 34 foot
19 3, and then to the eave it's 23. And then to the
20 middle, to the middle is 29. So and the height
21 requirement is 35.

22 MR. ZACHARY: Right. Well actually I
23 think in the overlay zone the height was the
24 height allowance is higher, yeah. Okay. So the

1 October 23, 2025

2 previous one was similar in height but uh the
3 eaves were higher, so there was less pitch to it.
4 Is that what we're saying?

5 MR. MANGRA Yeah. And the building was
6 narrower so the gables --

7 MR. ZACHARY: Got you, travels further,
8 got you. Okay. I'm going to -- all right. So
9 we're going to, we're going to amend the site
10 plan to increase that front buffer and adjust the
11 parking spots. Anything else from what we
12 discussed so far that we feel we'd like to see
13 amended on the plan? Okay. We're going to look at
14 the lighting, assess that if we need any
15 lighting, other lighting along the front of the
16 parking lot or something. I'm not sure if we do,
17 but take a look at what's there and make sure
18 that there's ample lighting if it's after dark
19 and people are out there, they don't need a
20 flashlight. So, what does the -- I'm going to
21 ask, I'm kind of asking everybody now. Are we
22 ready to set up a public hearing or do we need to
23 get the rest of this info and meet again before
24 we do that? Any anyone want to weigh in there?

1 October 23, 2025

2 I'd like some other --

3 MR. SMITH: I think the applicant has
4 heard some significant comments from the board
5 and from staff and certainly if they make a
6 commitment to try and address those issues, I
7 think it would be appropriate for the planning
8 board to schedule a public hearing and that way
9 the information becomes available as soon as
10 possible. It'll also allow all the people who are
11 interested in this project to participate as part
12 of the public hearing process.

13 MR. ZACHARY: Okay. And then if we --
14 so, if there is anything that has to get amended
15 or other information we need, the public hearing
16 can go to a second month?

17 MR. SMITH: Right.

18 MR. ZACHARY: We don't have to, you
19 know. So either way, we can we can get the info
20 we need and so between now and the next month
21 we're looking for you to check the sound rating
22 of the building, try to steer us towards a better
23 visual of what the materials are and make sure
24 that we're following those guidelines in the, in

1 October 23, 2025

2 the overlay design guidelines. We're going to do
3 a check of the of that teapot, oil can -- once
4 for all was it meant to be an oil can or is it --
5 yeah? It's an oil can. Wow. All these years I've
6 been calling it a tea kettle. All right. So, you
7 know, just to really, you know, in good faith,
8 let's look at that and see can it withstand
9 moving? Is there a way to do it? Because I think
10 that's going to be a contentious issue. Was there
11 anything else between -- I think we that covers
12 it. Okay. So, I'm going to the public I'm very
13 happy you all came. I'm, I don't want to spend
14 another hour because if we open a public hearing,
15 your comments will be on the record and I'd like
16 you all to come back. But other than the fact
17 that you all are, would be upset to see the oil
18 can, are there any other comments from the public
19 because I understand that that's a big issue, but
20 are there any other comments related to this that
21 --

22 MR. MANGRA: Can I ask --

23 MR. ZACHARY: One second sir. Yeah, go
24 ahead.

1 October 23, 2025

2 MR. MANGRA: That's fine. Just before
3 you know we open up for public conversation, is
4 there any way that since it looks like the
5 building is just at this point all the questions
6 are mostly aesthetical, is there any way that I
7 can start moving forward with this project so I
8 can get the building ordered?

9 MR. ZACHARY: Risky. I can't say that
10 because you know we haven't finished the process
11 and if we, you know, you mean to order the
12 building? Is that what you mean?

13 MR. MANGRA: Yes we -- because ordering
14 the building starts the engineering process so
15 they can start getting the foundation ready --

16 MR. ZACHARY: I understand but until we
17 give you, until the site plan's approved, you'd
18 be doing that at your own risk. I don't think you
19 want to do that.

20 MR. MANGRA: Just because, you know,
21 there's --

22 MR. ZACHARY: I know, I understand.

23 MR. MANGRA: -- a lot of
24 [unintelligible] [01:23:39] right now.

1 October 23, 2025

2 MR. ZACHARY: I understand, but it would
3 be, you know, if, you go ahead and order
4 something and then we amend the site plan or the,
5 you know, it turns out we, you know, that the
6 predominant view is such that something has to
7 change, you're kind of screwed. I would think --

8 MR. MANGRA: But we're just talking
9 aesthetics at that point right, it's all
10 aesthetic stuff.

11 MR. ZACHARY: Most likely, but I can't
12 tell you for sure. I can't, until the site plan's
13 approved, I would be, it would be negligent on my
14 part to say, sure, go ahead, no problem, get it
15 going. I don't think it would be a good idea. If
16 you do so, it's at your own risk because we
17 haven't finished the process and something could
18 change --

19 MR. outhouse: Especially if we hold
20 this public hearing and we get significant public
21 input that goes against just the aesthetical
22 stuff. We have to take that into account. We have
23 an obligation to listen to the public on this.
24 So, it's -- I see what you're saying, but it's --

1 October 23, 2025

2 MR. COLOBRO: When we conform the
3 zoning, there's zoning will allow the building to
4 go up. It's that's, you know, the building can be
5 ordered. It's just I kind of need the, the head
6 nod from the planning, you know, the people up
7 here to --

8 MR. ZACHARY: I can't give you a head
9 nod until we complete the process and get input
10 and have everybody vote. If, you know, like even
11 if I said 90 percent, you're taking a chance and
12 I don't think you want to do that. Sorry.

13 UNIDENTIFIED MALE: You're terrible, you
14 especially.

15 MR. ZACHARY: All right. Please let's
16 chill on that. Let's chill on that. Okay. Direct
17 your comments up here. Don't, please let's not
18 have --

19 UNIDENTIFIED MALE: [unintelligible]
20 [01:25:26]

21 MR. ZACHARY: Yeah. No. I, you may
22 disagree, but let's not get into personal
23 discussions back there, please. So, yes, sir.
24 Please state your name.

1 October 23, 2025

2 MR. HENRY GALLAGHER: My name is Henry
3 Gallagher. First, I never heard of anybody
4 demoing the Gallon Measure. Number one, nobody,
5 nobody said it was going to be demoed until
6 tonight. Okay. Now --

7 MR. ZACHARY: You mean the, the that
8 tea, the oil can?

9 MR. GALLAGHER: [unintelligible]
10 [01:25:53].

11 MR. ZACHARY: Oh, yeah, yeah. Yeah. Oh,
12 okay. Yeah. Yeah.

13 MR. GALLAGHER: I have some questions.
14 Do what did anybody do any soil testing, any air
15 testing or anything what was done on the
16 demolition already? And if so, I'd like to see
17 those results.

18 MR. ZACHARY: Uh, I would --

19 MR. GALLAGHER: Was anything done for
20 any testing of that property?

21 MR. ZACHARY: I am not aware of any is
22 unless the building inspector, was there any, was
23 there any testing involved because I think it was
24 taken down without us being informed. So I'm --

1 October 23, 2025

2 MR. GALLAHER: First of all, the roof
3 never was attempted to become off. I was there.
4 They demoed it right from the middle of the
5 building. So that's number one. It was a false
6 statement that they were trying to take the roof
7 off. That was false. I was right there. I got
8 pictures of it. So I'm asking the building
9 inspector, did you do any testing?

10 MR. COOK: Did I do any testing, Mr.
11 Gallagher? No, I did not.

12 MR. GALLAGHER: Why wouldn't you take a
13 test on a building that's 1946? You know, there
14 could be the word A. I don't want to say the
15 word, but there could be A involved with that
16 building. There could be oil in the soil that you
17 took out of there. Where did that soil go to?
18 Where did the soil go to?

19 MR. SMITH: This is more than a comment.
20 This is comments.

21 MR. GALLAGHER: Okay.

22 MR. SMITH: It's not questions.

23 MR. GALLAGHER: It's legal.

24 MR. SMITH: Well, it's not

1 October 23, 2025

2 MR. GALLAGHER: Not my sister's health.
3 My sister's health is involved.

4 MR. SMITH: Excuse me, excuse me, Mr.
5 Gallagher.

6 MR. GALLAGHER: Okay.

7 MR. SMITH: Excuse me. Mr. Chairman,
8 you're providing a courtesy to the public to
9 provide comments, right, so that you can
10 understand some of their preliminary --

11 MR. ZACHARY: Correct.

12 MR. SMITH: -- comments?

13 MR. ZACHARY: Correct.

14 MR. SMITH: So this is, this is a
15 courtesy, right. My suggestion is if there's
16 going to be a combative tenor here, that anybody
17 who's interested in this project, please submit
18 all your comments in writing. Because your
19 comment, you're asking specific comments.

20 MR. GALLAGHER: I'm asking here.

21 MR. SMITH: That's great. If you could
22 submit those comments in writing, that gives
23 everybody, including the representatives from the
24 village and the applicant, an opportunity to

1 October 23, 2025

2 understand what your concerns are and your
3 comments are and to have a, an opportunity to
4 provide a response.

5 MR. GALLAGHER: I would --

6 MR. SMITH: I understand that you --

7 MR. GALLAGHER: -- I would have loved to
8 had an off, off speak on this, because I'm
9 concerned about my sister's health.

10 MR. SMITH: Yeah.

11 MR. GALLAGHER: Okay. And they were told
12 to put a barrier up and it was never done.

13 MR. SMITH: Okay.

14 MR. GALLAGHER: Okay. Number one, my
15 sister's on oxygen and I don't want to see her
16 dying in this, over this project and it's going
17 to happen. You understand what I'm saying? It's a
18 health problem.

19 MR. SMITH: Yes.

20 MR. GALLAGHER: And one of the, and the
21 owner came on to my sister's property and I
22 showed it to him. My sister washed the table off
23 nine times during the day and I showed it to him.
24 I put my hand like this and my hand came out

1 October 23, 2025

2 black. So this is what my sister's breathing.

3 MR. SMITH: Understood. I don't like
4 that. Okay.

5 MR. SMITHER: Okay.

6 MR. GALLAGHER: We got a health issue.
7 And you're going up to 40 foot height in this
8 building. My sister's windows are only 10 feet
9 off the ground. What is she going to look at? The
10 side of a building?

11 MR. ZACHARY: Well, there they'll be --
12 there'll be there'll be landscaping, you know,
13 that, that --

14 MR. GALLAGHER: You're moving the
15 building back towards her house is what you're
16 doing.

17 MR. ZACHARY: Well, there was going to
18 be landscaping when it was a parking lot.

19 MR. GALLAGHER: [unintelligible]
20 [01:29:13] windows.

21 MR. ZACHARY: Yeah. Yeah. Okay.

22 MR. GALLAGHER: I just, as a comment.

23 MR. ZACHARY: We will look at the, to
24 make sure that there's sufficient buffering

1 October 23, 2025

2 there.

3 MR. GALLAGHER: [unintelligible]

4 [01:29:22].

5 MR. ZACHARY: Having buffering there to
6 the, to the residents is part of the plan. So we
7 will look at that.

8 MR. GALLAGHER: Thank you very much for
9 your help.

10 MR. ZACHARY: All right. Thank you for
11 your comments.

12 MR. GALLAGHER: And I wish everybody was
13 fined when you have a stop order, stop order
14 means you do not work on the property. A pipe was
15 just put in that property the other day. I don't
16 know if the building inspector seen it, but he
17 drove by. He must have seen the pipe going in.

18 MR. ZACHARY: Mm-hmm.

19 MR. GALLAGHER: It was a stop order. Why
20 is that pipe being put in? Nobody's going to
21 answer?

22 MR. GALLAGHER: I don't know.

23 MR. SMITHER: Mr. Gallagher, we need an
24 opportunity to review your comments and then

1 October 23, 2025

2 there'll be a response.

3 MR. GALLAGHER: Thank you very much. I
4 appreciate that.

5 MR. ZACHARY: Okay. Thank you. So again,
6 there's anger, there's opinions, but we're going
7 to go through this in the public hearing. I think
8 we're going to set this public hearing up for
9 next month. And you're all welcome to come back
10 and share your comments. I'm going to -- I don't
11 want to have arguing between people in the
12 audience. I want all comments to be directed up
13 here. And we will look at the site plan and, and
14 you know what we had originally doesn't exist
15 anymore. That building was taken down. The
16 building inspector has been dealing with the
17 applicant as far as any penalties that were as a
18 result of this. That's being resolved
19 administratively.

20 As a planning board now, our
21 responsibility is to look at the new site plan.
22 It's as though it's day one. You know, it's
23 coming to us, you know, it's a whole new deal.
24 The, any mistakes made in the demoing without a

1 October 23, 2025

2 permit, that's an administrative issue that we
3 cannot address here in the planning board. So, I
4 do want to hear your concerns, but, you know, our
5 jurisdiction is to look at the site plan and
6 other there may be other jurisdictions with
7 enforcement that that are outside of our, you
8 know. But we're going to do our best to look at
9 the site plan and balance it. It's got to it's
10 you know, there's got to be a balance because,
11 you know, certain -- shifting the building might
12 negatively impact somebody else. But, you know
13 there's, there's pros and cons to all the
14 different site plans. And we'll try to look at
15 this and weigh it and, and hopefully come up with
16 something good. So thank you for coming. I'm
17 going to ask you all, share your -- if you have
18 specific questions like Mr. Gallagher just had,
19 you're welcome to submit them ahead of time so we
20 can look into them. Otherwise you're welcome to
21 come and share your opinions at the public
22 hearing.

23 MR. SMITH: Mr. Chairman?

24 MR. ZACHARY: Yes sir?

1 October 23, 2025

2 MR. SMITH: If I could just, if anybody
3 has any public comments, my suggestion would be
4 is to direct them to Marcus Serrano who's the
5 village administrator. I believe your email
6 address is on the village website.

7 MR. SERRANO: Yes.

8 MR. ZACHARY: Oh, yes.

9 MR. SMITHER: And then he will
10 distribute them to you and to the staff and --

11 MR. ZACHARY: Yes. Okay. So for the
12 people here and for the people at home, if you
13 have any comments or questions, you can submit
14 them to the village administrator's email on the
15 website. You'll find the email for Marcus
16 Serrano, our village administrator.

17 MR. ANNICCHIARICO: And I was going to
18 say that I think that's a fantastic idea. It
19 allows me as, you know, the one who's submitting
20 all the information to your board and, and to,
21 and for the public's knowledge.

22 MR. ZACHARY: Yes.

23 MR. ANNICCHIARICO: It allows me to
24 respond for the next meeting.

1 October 23, 2025

2 MR. ZACHARY: Yeah.

3 MR. ANNICCHIARICO: So it's not a waste
4 of everybody's time.

5 MR. ZACHARY: So you're not blindsided,
6 of course.

7 MR. ANNICCHIARICO: So, you know, if
8 anybody has a comment and they can email it --

9 MR. ZACHARY: Some of the questions
10 might require doing a little homework on
11 somebody's part.

12 MR. ANNICCHIARICO: Absolutely.

13 MR. ZACHARY: So having them beforehand
14 is a good idea.

15 MR. ANNICCHIARICO: Yeah.

16 MR. ZACHARY: Thank you. Thank you. And
17 thank you to the audience.

18 MS. ABSENGER: I have something else to
19 add. I don't want to stop thinking. When you have
20 the filters, are they HEPA filters so that when
21 the fumes come up from the garage, they've got to
22 go someplace, I presume.

23 MR. MANGRA: They go out the front.

24 MS. ABSENGER: Do they go out the front?

1 October 23, 2025

2 Do they go out the side? Do they go up? Do they
3 go back? Where do they go? Any of the fumes that
4 are coming out.

5 MR. SERRANO: So the question is, if you
6 have if you're working on a car and your car is
7 on, don't you have to have like a hose going out
8 to the -- for the exhaust?

9 MR. ANNICCHIARICO: Yeah.

10 MR. SERRANO: Explain that.

11 MR. ANNICCHIARICO: So the people inside
12 the building don't, you know, die from poisoning.

13 MS. ABSENGER: Yeah, I don't want the
14 people inside the building, but I want to know
15 where it goes.

16 MR. ANNICCHIARICO: Right. You would
17 have a hose that, you know, typically a lot of
18 these places have hoses that go through the
19 garage doors and you know it goes out, you know.

20 MS. ABSENGER: So --

21 MR. ANNICCHIARICO: In this case, it
22 would be better to go out the front because it's
23 away from the residential.

24 MS. ABSENGER: Okay, I just want to know

1 October 23, 2025

2 where the fumes are going to go, you know.

3 MR. ANNICCHIARICO: I mean Bernie could
4 have -- I mean I'm not the mechanical engineer,
5 you know, for the project. But that that would
6 typically be what it is.

7 MR. CALABRO: And I think also any
8 venting, I'm talking about general venting in the
9 garage usually goes through the roof.

10 MS. ABSENGER: Goes through the roof.
11 Okay. All right. Okay. Just want to make sure.

12 MR. ANNICCHIARICO: You know, as any,
13 any furnace would in a house, you know, it would
14 go up through the through the flue and through
15 the through the roof. Same.

16 MR. ZACHARY: Okay. So, our next meeting
17 is on, November 24th, and I'm going to, ask for a
18 motion.

19 MR. outhouse: It's a Monday.

20 MS. ARMISTO: It's a Monday.

21 MR. ZACHARY: It is a Monday. Oh, thank
22 you. Yes. Yes. The regular meeting would have
23 landed on Thanksgiving. So, we have changed the
24 meeting next month to Monday, the 24th, the

1 October 23, 2025

2 Monday before Thanksgiving, right, at 7:00 p.m.

3 and that'll, it'll be on the village calendar.

4 MR. ANNICCHIARICO: Can I just ask is
5 the deadline early same?

6 MR. ZACHARY: Sorry, Jim?

7 MR. SMITH: It's November 10th.

8 MR. SERRANO: [unintelligible]

9 [01:35:08] have to digest.

10 MR. ANNICCHIARICO: I agree.

11 MR. ZACHARY: I'm sorry. What was that
12 Jim?

13 MR. ANNICCHIARICO: I was just going to
14 say is the deadline pushed further back because
15 of the meeting moving or is it the same deadline
16 as it normally would be, November 10th? So --

17 MR. ZACHARY: The submission deadline is
18 two weeks, before November 10th.

19 MR. ANNICCHIARICO: Okay.

20 MR. SERRANO: That way you have your
21 comments, our consultant will have comments and
22 get back to you before the meeting. So it'll
23 speed up the process.

24 MR. ZACHARY: All right. So board

1 October 23, 2025

2 member, please make a motion to set up a public
3 hearing for Monday, November 24th at 7:00 p.m. on
4 the Gallon Measure application, calendar PB4-
5 2025.

6 MR. OUTHUSE: I make a motion.

7 MS. ARMISTO: I'll second.

8 MR. ZACHARY: All in favor?

9 MULTIPLE: Aye. Okay, here we go. Thank
10 you.

11 MR. ANNICCHIARICO: Thank you. We
12 appreciate your time.

13 MR. ZACHARY: Thank you, everybody.

14 UNIDENTIFIED MALE: So usually a garage
15 has a ventilation fan somewhere that brings the
16 air.

17 [CROSSTALK]

18 MR. ZACHARY: Bernie, did you want these
19 papers that you passed?

20 UNIDENTIFIED MALE: Well, that would be
21 something to ask about the airflow coming into
22 the building?

23 MR. SERRANO: Chairman, do you want to
24 keep this on the record? All the [unintelligible]

October 23, 2025

[01:36:28]?.

MS. ARMISTO: Yeah. Did you adjourn the meeting?

MR. ZACHARY: Oh, no. We didn't. I felt so, I felt so done, I thought that was it.

MR. SERRANO: We're still on the record.

MR. ZACHARY: All right. For the record, a motion to adjourn the planning board meeting.

MS. ARMISTO: Motion to adjourn.

MR. OUTHUSE: Second.

MR. ZACHARY: All in favor?

MULTIPLE: Aye.

MR. ZACHARY: Planning board meeting is over.

(The board meeting concluded at 8:40 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Planning Board meeting of the Village of Buchanan on October 23, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: November 21, 2025

GENEVAWORLDWIDE, INC

228 Park Ave S - PMB 27669

New York, NY 10003