

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Jeff Faiella, Chairman and Members
Village of Buchanan Planning Board
Municipal Building
236 Tate Avenue
Buchanan, NY 10511

October 12, 2023

Re: Village Square Residences and Commercial Development
3095 Albany Post Road
Village of Buchanan, NY

Dear Mr. Chairman and Members:

Enclosed please find ten (10) copies of the following information:

1. Sets of plans as follows:
 - a. Site Plan / Preliminary Plat Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised October 9, 2023, sheet 1 of 8 sheets,
 - b. Utility Plan Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised October 9, 2023 sheet 2 of 8 sheets,
 - c. Erosion Control Plan Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised September 22, 2023, sheet 3 of 8 sheets,
 - d. Existing Conditions, Plan Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated June 12, 2023, sheet 4 of 8 sheets
 - e. Road Profiles / Sections Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 sheet 5 of 8 sheets,
 - f. Sewer Profile / Details Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated August 2, 2023 revised August 21, 2023 sheet 6 of 8 sheets
 - g. Details / Notes Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised August 10, 2023 sheet 7 of 8 sheets,
 - h. Village of Buchanan Standard Details Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated September 18, 2023 sheet 8 of 8 sheets
2. Preliminary Plat Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated August 10, 2023 revised October 9, 2023, sheet 1 of 1 sheets,
3. Garbage Truck Access Plan, Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated September 22, 2023,
4. Adjoining Property Section Plan, Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated October 10, 2023,
5. Plans by Joseph Thompson RA revised October 11, 2023, C1.01, Landscape Plan and G0.01 Rendering, two (2) sheets,

We received comments from James J. Hahn Engineering, PC dated August 18, 2023 and offer the following information:

Comments 1 through 40:

1. As previously mentioned, a sewer easement description will be required.

Response: The metes and bounds of the proposed easement are shown on the Plat. The sewer easement description will be provided prior to filing of the Plat.

2. As previously mentioned, all right-of-way improvements shall conform to Village and NYSDOT standards as applicable. Additionally, a proposed signage plan will be required, including pedestrian crossing signage. Signage visible and located along the NYSDOT right-of-way will need to be approved by the NYSDOT.

Response: The only signage proposed is a monument sign of the Village Square to be located at the south side of the residential buildings. No signs are proposed in relation to NYS DOT. Any signs for the commercial property will be provided at the Site Plan approval for the commercial lot.

3. As previously mentioned, turning movements should be provided for the proposed refuse collection trucks.

Response: The refuse areas have been consolidated to the center of the site and expanded in size. The private carter will roll-out the dumpsters. Turning Movements are provided.

4. As previously mentioned, the SWPPP must include all of the information required by the General Permit GP-0-20—001. This shall include inspection requirements, contractor certification, maintenance agreement, post-construction maintenance requirements, and all of the other items required by the permit.

Response: The Preliminary SWPPP will be updated for such information upon approval of the Site Plan.

5. As previously mentioned, curbing is proposed along Albany Post Road. Drainage may be required. Under existing conditions, runoff from Albany Post Road enters the site near the utility pole located at the northwest corner of the property and flows towards the wetland. Under proposed conditions this flow path will be cut off by the proposed curb and runoff may be directed onto neighboring driveways. Both the Village and the NYSDOT would require that this condition be addressed. Furthermore, any other comments from the NYSDOT, including those regarding drainage in the right-of-way, should be forwarded for review.

Response: We will further review this as there is no clear indication that flow travels from Albany Post Road.

6. As previously mentioned, a concrete wash-out location and detail should be provided. After pouring concrete, including sidewalks and foundations, the contractor will require a location to discharge concrete waste from deliveries. The note on the site plan indicating no concrete washout should be removed. Refer to page 2.24 of the NYSDEC Standards and Specifications for Erosion and Sediment Control (2016) for additional information. If the engineer needs a detail, this office can provide one.

Response: The restrictive distances from wetlands prohibit having concrete washout on site.

7. As previously mentioned, the Westchester County Planning Board Referral Review dated February 3, 2023, indicated that the drive—thru should be removed from the proposed retail site due to sites proximity to residential uses and conformance to other uses on Albany Post Road. The applicant has indicated that this is not the expectation of the developers. This should be reviewed by the Board.

Response: Agreed.

8. As previously mentioned, per Village Code §211-27.1, the project should include reservation of parkland or payment in lieu of. The Board of Trustees may consider the stormwater wetlands area as a recreational green space.

Response: Agreed.

9. Comments regarding the traffic plan by the traffic consultant should be addressed.

Response: These will be addressed by others.

10. As previously mentioned, the applicant should address comments from the wetland consultant.

Response: These will be addressed by Steven Marino, the applicant's wetland consultant.

11. As previously mentioned, screening plants should be provided between the parking lot and the school property.

Response: This is shown on the landscape plans by Joe Thompson.

12. As previously mentioned, water and fire suppression service connections and metering should be addressed with Building and Fire Departments prior to issuance of a building permit.

Response: Agreed

13. As previously mentioned, the area of the proposed stormwater wetland and any tributary offsite runoff from the school property should be considered in the HydroCAD model. Updated drainage maps were not provided.

Response: We will review this comment.

14. As previously mentioned, it appears the HydroCAD model used an empty wetland as the start of storage. In actuality, the wetland is proposed with a permanent pool elevation. The permanent pool elevation should be the start of the storage model. The complete analysis must be provided.

Response: The enclosed graphs represent this condition, and is similar to the materials submitted earlier, noting that there is no change in the original results using this procedure.

15. As previously mentioned, any trees to be protected should be shown on the plans. The Village does not define "Specimen Trees" referred to the response letter. Per Village Code §159-5, a tree shall be 8 inches or more in diameter measured 2 feet above ground level.

Response: A tree inventory was conducted by Link Surveyors.

16. As previously mentioned, a maintenance agreement and easement must be provided for the proposed stormwater practice as required by Village Code §211-97 and Part V.A.5. of the General Permit. A site-specific agreement must be provided for review. It must include the ability for the Village to enter the site for inspection and to maintain the facility should the owner or any subsequent owner fail to do so, as required by Village Code §211-97 B. and Part VII. M. of the General Permit.

Response: A note on the Plat currently indicates a blanket easement for utilities covering the stormwater practice, drainage, access and utilities. It is understood that the formal easement would be provided for approval prior to Site Plan Approval and filing the Plat.

17. As previously mentioned, the proposed commercial property is using the stormwater system on the residential property. A draft easement agreement should be provided.

Response: Agreed as in the above responses.

18. As previously mentioned, easement descriptions for the proposed easements should be provided, including stormwater, sewer, water, and sidewalks. Drafts of these items should be provided for review prior to site plan and subdivision approval.

Response: The sidewalk easement, as shown on the Site Plan, awaits NYS DOT concurrence and other easements are noted on the Plat currently. Upon finalization of the sidewalk easement all of the proposed easements will be provided for review.

19. As previously mentioned, the proposed easement description for the Village's water pit extending onto the property should be submitted.

Response: The water pit easement is shown on the Plat and the documents will be provided to the Village for approval prior to Site Plan approval and the filing of the Plat.

20. Per §171-20 C. of the Village Code, a survey of the existing property with topographic contours prepared by a licensed land surveyor must be provided.

Response: A check plot of the topography was done recently by Link Land Surveying. The Site Plans indicate that the original base survey was performed by Baxter Surveying.

21. The applicant appears to be using Westchester County GIS topographic information. The source of topographic information should be listed on the plans.

Response: An origination note has been added to the Site Plan.

22. The Tc calculations must be provided in the SWPPP. The flow path shown previously did not appear to be representative of actual conditions. The existing and proposed conditions flow paths must be shown on the drainage maps provided in the SWPPP.

Response: We added herein, in advance of re-creating the SWPPP, the exhibits indicating the travel time paths and computations.

23. A complete updated hydrologic analysis with drainage maps and flow paths that incorporate all of the requested items herein regarding drainage areas, flow paths, starting storage elevations, etc. must be provided for review.

Response: See previous response.

24. An emergency condition analysis utilizing no wetland storage or low flow orifices should be provided to demonstrate that in the event of failure or no maintenance, the 100-year storm can safely pass over the high-level overflow with adequate freeboard provided.

Response: An analysis was provided and we enclose two exhibits that examine the issue raised by the Village Engineer.

25. The wetland section on Sheet 6 of 7 should indicate pertinent elevations such as permanent pool, WQv, 1-year, 10-year, 100-year, overflow, etc.

Response: This will be done for the Final SWPPP.

26. Per the hydrologic model, during large storm events, the wetland will be a depth of nearly 5 feet and no safety bench is provided. As a result, a fence or barrier around the stormwater wetland should be considered.

Response: A fence has been added around basin.

27. In the comment response letter, reference is made to information from Steven Marino regarding connecting footing drains into the proposed stormwater wetland. That information should be included in the SWPPP.

Response: This will be addressed by Steven Marino since it is beneficial to maintain water flow to the wetland.

28. The NOI should be fully completed.

Response: This will be done after the drainage design is completed.

29. A copy of the NRCS Soil Survey should be included in the SWPPP.

Response: This was included in the Preliminary SWPPP.

30. RRv calculations and pre—treatment sizing must be provided in the SWPPP.

Response: This will be provided as needed by NYS DEC in the Final SWPPP.

31. The values used in the WQv calculation are inconsistent and must be corrected.

Response: This will be reviewed as WQv was computed in the SWPPP.

32. Proposed sewer connections and pipe crossings should be shown on the sewer profile.

Response: Sewer connections and pipe crossings have been added to the Profile.

33. Ductile iron pipe Class 54 should be used for the relocated sewer main.

Response: This is shown on the revised Site Plan.

34. The construction sequence should be revised to include the construction of retaining walls and the retail building. It should also be noted in Step #19 that the stormwater wetland should not receive runoff until the contributing tributary area is fully stabilized.

Response: This is included on the revised plans accompanying this letter report

35. The landscaping plan should be revised to provide a single comprehensive plan that includes the proposed plantings in and around the wetlands and screening plantings.

Response: This will be reviewed as the Landscaping Plans are entirely different being decorative near the buildings and for specific mitigation at the proposed wetland.

36. As shown in the table on the Site Plan, it is unclear how the wetland buffer area and disturbance to the buffer area has decreased from the previous plan. This should be explained.

Response: Earlier wetland buffer was off by 85 square feet since one wetland flag was left off the series. The current plans have the corrected areas.

37. A detail for the proposed fencing should be provided.

Response: The detail is provided on the revised plans submitted herein.

38. Three different crosswalk details are provided. It should be indicated where each type is to be used. Any unused details should be removed from the plans.

Response: The detail has been condensed from three options to one type.

39. Per the comment response letter, the applicant no longer is proposing to use natural gas. The Project Overview should be revised to be consistent with the response letter.

Response: This will be reviewed.

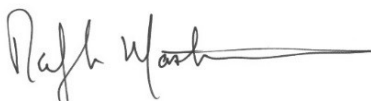
40. As per the New York State Department of Environmental Conservation (NYSDEC), plans are to be submitted to the Army Corps of Engineers for comments.

Response: Plans were sent to ACOE on August 18, 2023. The ACOE responded to us on September 21, 2023. We have decided to file for an Army Corps permit to expedite the process rather than seek a jurisdictional determination.

We are submitting the above materials for the October 26, 2023 meeting of the Planning Board.

Please call if you have any questions or require additional information.

Sincerely,



Ralph G. Mastromonaco, PE

Cc: A. Carbone, J. Thompson, RA, S. Marino, PWS

Figure: Analysis 100 Year Storm - Basin with Start Elevation 84.1 feet showing a reduction in peak flows.

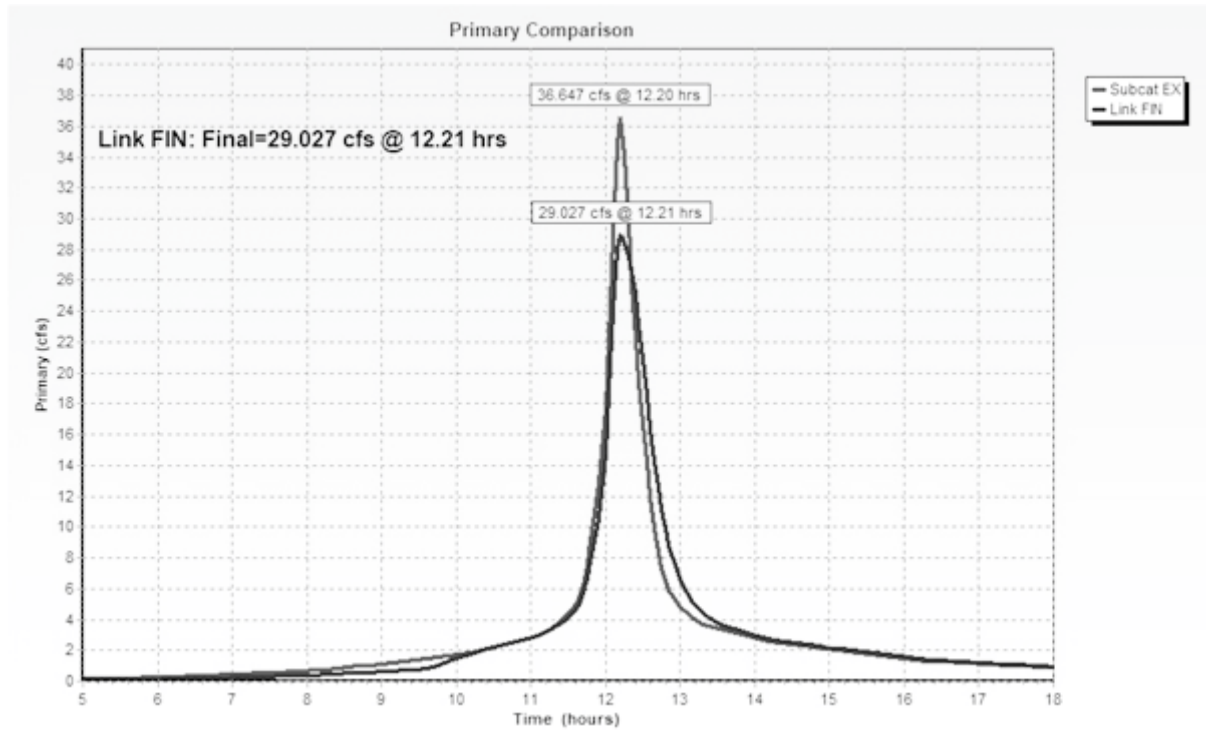
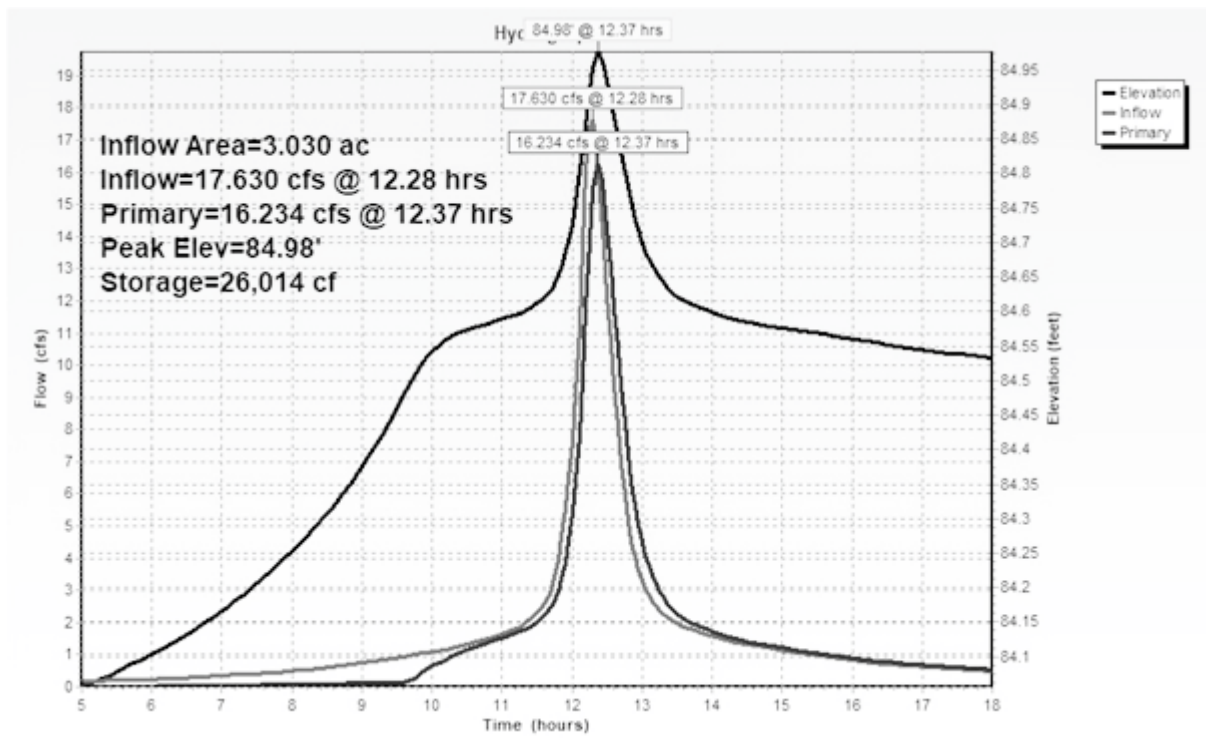
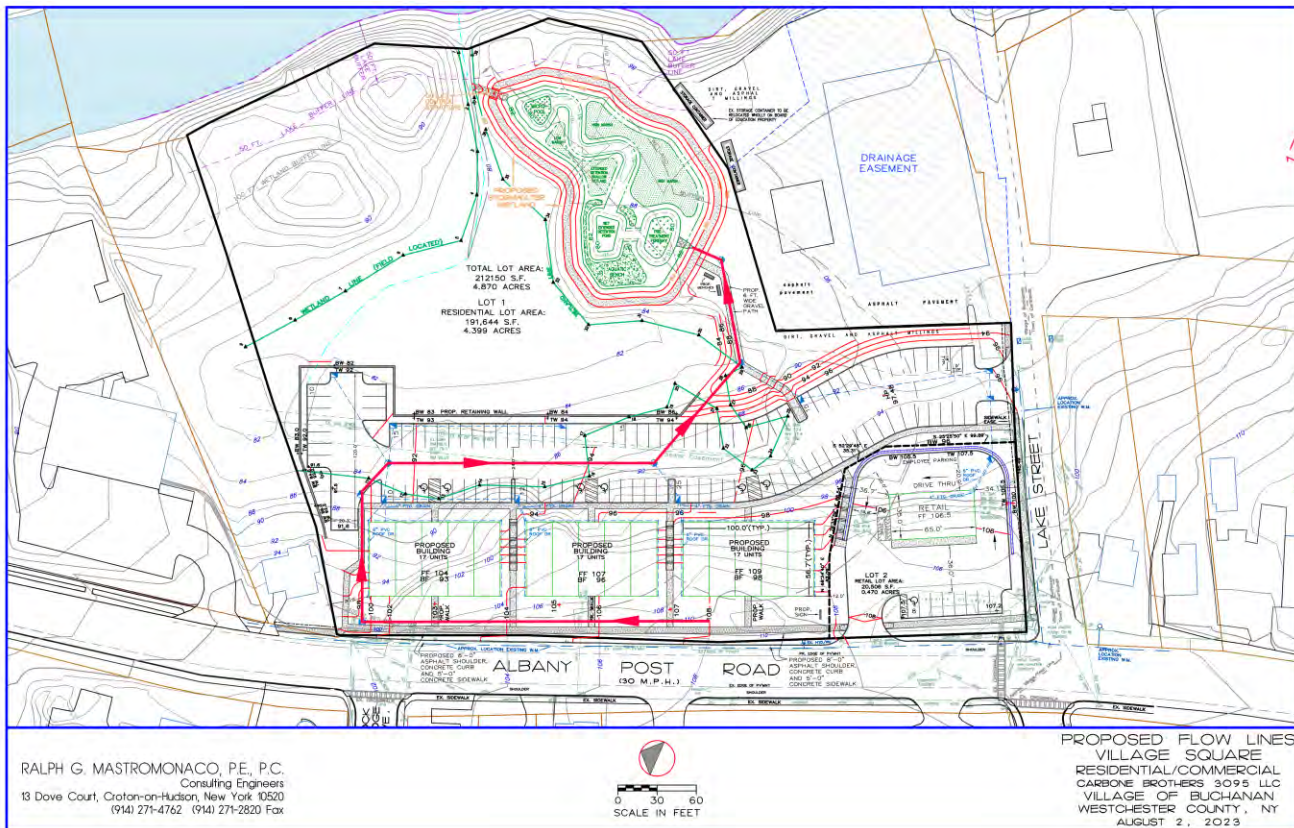
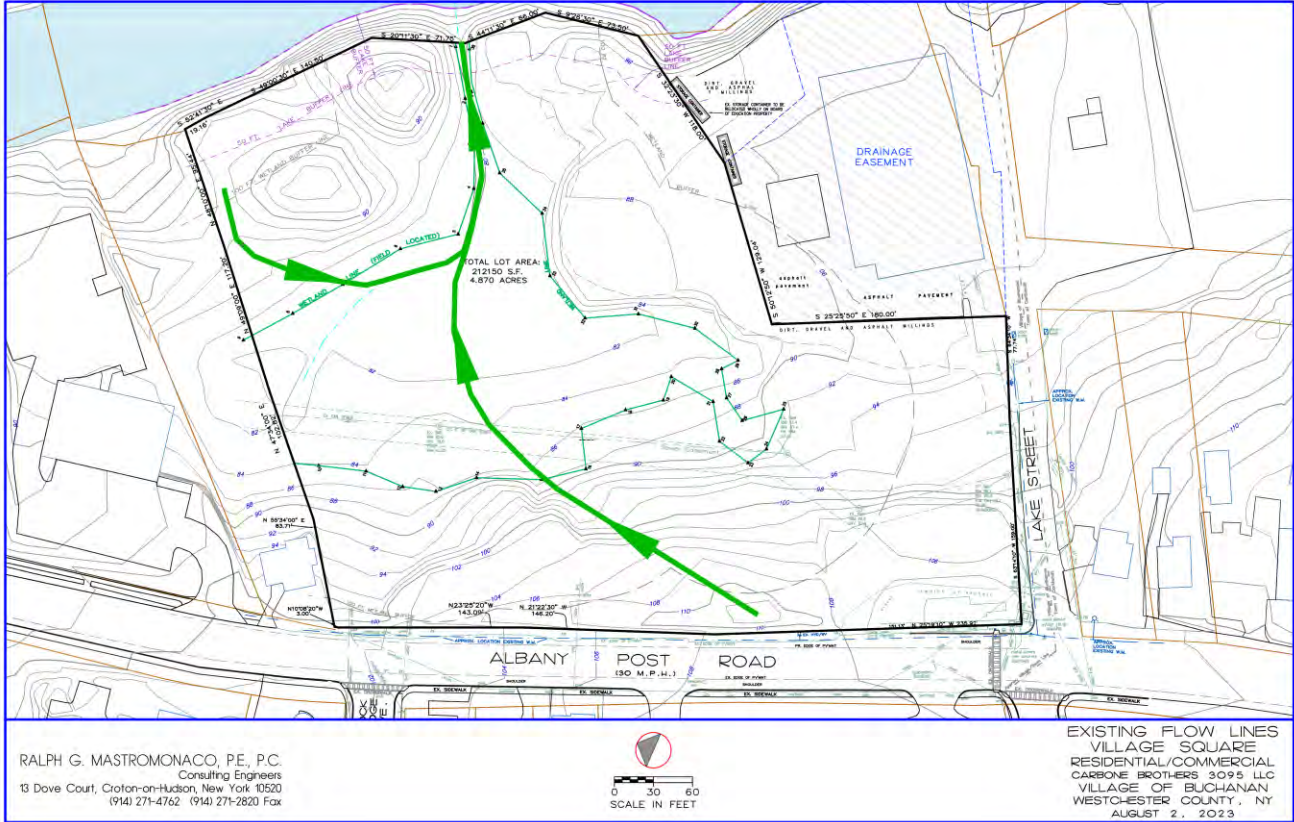


Figure: Analysis 100 Year Storm - Peak Elevation of 84.98 feet with Start elevation at 84.1 feet (The basin top elevation is 86.0 ft. – therefore there would be about 1 foot of freeboard provided in this case)



In regard to emergency events, the figures indicate proper operation of the stormwater basin even with a starting elevation of 84.1 feet being the low level outlet elevation.

Figures: Travel Time Paths



Sheets: Travel Time Computations – Existing

TT_CALC_S_CARBONE							
WS-EXISTING-SITE							
SHEET FLOW (L.T. 100 FT)	SLOPE	MANNING	2 YR PRP	DELTA Y	TRAVEL TIME		
LENGTH	PERCENT	n	(INCHES)	(FT)	HOURS	MINUTES	
(FT)							
92.70	7.180	0.400	3.450	6.656	0.195	11.67	
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)							
LENGTH	SLOPE			DELTA Y	TRAVEL		
(FT)	PERCENT			(FT)	TIME		
114.20	17.450			19.928	0.005	0.28	
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)							
LENGTH	SLOPE			DELTA Y	TRAVEL		
(FT)	PERCENT			(FT)	TIME		
88.50	4.630			4.098	0.007	0.42	
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)							
LENGTH	SLOPE			DELTA Y	TRAVEL		
(FT)	PERCENT			(FT)	TIME		
262.20	1.460			3.828	0.037	2.24	
					TOTAL HRS.	0.244	14.62
WOODS							
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)							
LENGTH	SLOPE	MANNING	2 YR PRP	DELTA Y	TRAVEL		
(FT)	PERCENT	n	(INCHES)	(FT)	TIME		
38.90	2.520	0.400	3.450	0.980	0.148	8.86	
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)							
LENGTH	SLOPE			DELTA Y	TRAVEL		
(FT)	PERCENT			(FT)	TIME		
66.70	6.02			4.02	0.00	0.28	
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)							
LENGTH	SLOPE			DELTA Y	TRAVEL		
(FT)	PERCENT			(FT)	TIME		
285.60	1.40			4.00	0.04	2.49	
					TOTAL HRS.	0.194	11.63

Sheets: Travel Time Computations - Proposed

TT_CALC_CARBONE											
PROPOSED SITE											
SHEET FLOW (L.T. 100 FT)											
LENGTH (FT)	SLOPE PERCENT	MANNING n	2 YR PRP (INCHES)							DELTA Y (FT)	TRAVEL TIME HOURS MINUTES
100.00	2.430	0.400	3.450							2.430	0.319 19.13
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)											
LENGTH (FT)	SLOPE PERCENT									DELTA Y (FT)	TRAVEL TIME
55.30	2.830									1.565	0.006 0.34
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)											
LENGTH (FT)	SLOPE PERCENT									DELTA Y (FT)	TRAVEL TIME
54.80	1.820									0.997	0.007 0.42
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)											
LENGTH (FT)	SLOPE PERCENT									DELTA Y (FT)	TRAVEL TIME
34.90	2.870									1.002	0.004 0.21
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)											
LENGTH (FT)	SLOPE PERCENT									DELTA Y (FT)	TRAVEL TIME
14.30	14.010									2.003	0.001 0.04
SHALLOW CONCENTRATED FLOW (UN-PAVED PATH)											
LENGTH (FT)	SLOPE PERCENT									DELTA Y (FT)	TRAVEL TIME
89.50	7.820									6.999	0.006 0.33
OPEN CHANNEL FLOW - PIPE SECTION											
LENGTH (FT)	ELEV1	ELEV2	SLOPE PERCENT	MANNING N	DIAMETER (INCHES)	BOTTOM WIDTH	AREA	WETTED PERIMETER	HYDRAULIC RADIUS	DELTA Y (FT)	TRAVEL TIME
97.00	93.0	87.1	6.093	0.010	8.000	8.000	0.349	2.094	0.167	5.910	0.002 0.145
OPEN CHANNEL FLOW - PIPE SECTION											
LENGTH (FT)	ELEV1	ELEV2	SLOPE PERCENT	MANNING N	DIAMETER (INCHES)	BOTTOM WIDTH	AREA	WETTED PERIMETER	HYDRAULIC RADIUS	DELTA Y (FT)	TRAVEL TIME
30.00	87.1	86.8	1.000	0.010	8.000	8.000	0.349	2.094	0.167	0.300	0.002 0.111
OPEN CHANNEL FLOW - PIPE SECTION											
LENGTH (FT)	ELEV1	ELEV2	SLOPE PERCENT	MANNING N	DIAMETER (INCHES)	BOTTOM WIDTH	AREA	WETTED PERIMETER	HYDRAULIC RADIUS	DELTA Y (FT)	TRAVEL TIME
203.51	86.8	85.8	0.501	0.010	24.000	24.000	3.142	6.283	0.500	1.020	0.009 0.510
OPEN CHANNEL FLOW - PIPE SECTION											
LENGTH (FT)	ELEV1	ELEV2	SLOPE PERCENT	MANNING N	DIAMETER (INCHES)	BOTTOM WIDTH	AREA	WETTED PERIMETER	HYDRAULIC RADIUS	DELTA Y (FT)	TRAVEL TIME
101.00	85.8	85.3	0.505	0.010	24.000	24.000	3.142	6.283	0.500	0.510	0.004 0.252
OPEN CHANNEL FLOW - PIPE SECTION											
LENGTH (FT)	ELEV1	ELEV2	SLOPE PERCENT	MANNING N	DIAMETER (INCHES)	BOTTOM WIDTH	AREA	WETTED PERIMETER	HYDRAULIC RADIUS	DELTA Y (FT)	TRAVEL TIME
24.00	85.3	85.0	1.083	0.010	24.000	24.000	3.142	6.283	0.500	0.260	0.001 0.041
										TOTAL HRS.	0.359 21.53

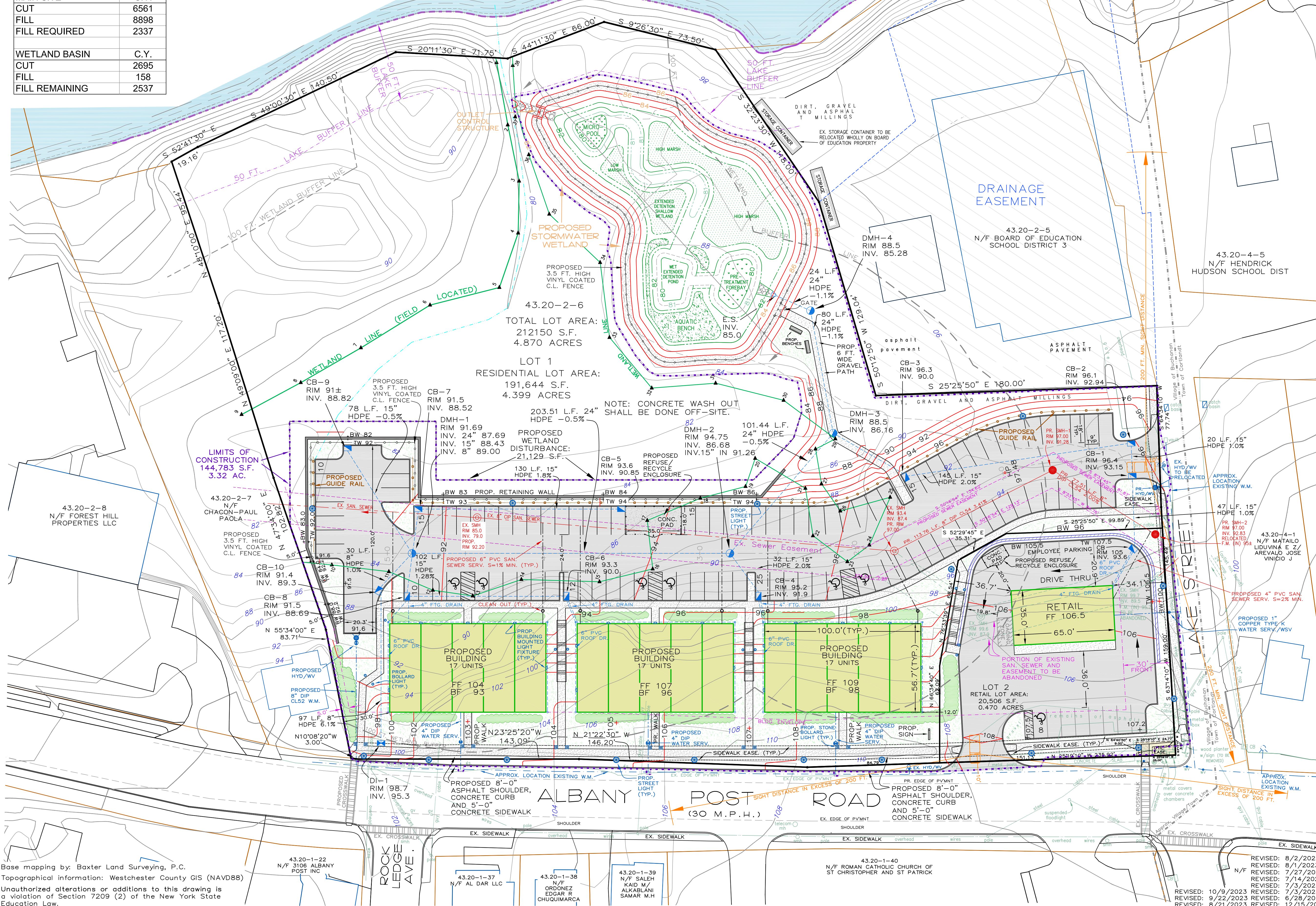
WETLAND/BUFFER SCHEDULE

	TOTAL AREA		TOTAL DISTURBED		NEW WETLAND	
	S.F.	AC.	S.F.	AC.	S.F.	AC.
WETLAND	50,265	1.15	21,129	0.48	21,148	0.48
WETLAND BUFFER	115,926	2.66	84,128	1.93	-	-

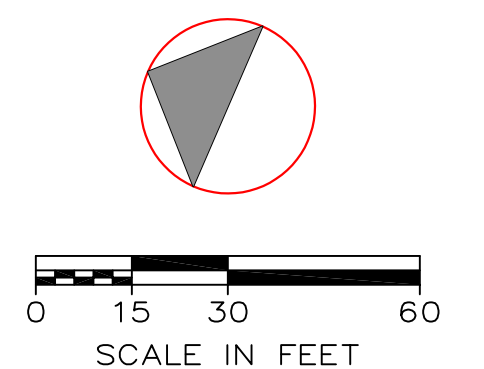
CUT-FILL SCHEDULE

MAIN SITE	C.Y.
CUT	6561
FILL	8898
FILL REQUIRED	2337
WETLAND BASIN	C.Y.
CUT	2695
FILL	158
FILL REMAINING	2537

LAKE
43.20-2-4
N/F CON EDISON CO OF NY



LOCATION MAP
N.T.S.



ZONING SCHEDULE

C-1/C-2 OVERLAY DISTRICT (211-10)
LOT 1 - RESIDENTIAL LOT AREA: 191,644 S.F. (4.39 AC.)

MINIMUM REQUIREMENTS:	REQUIRED	PROVIDED
LOT AREA (S.F.)	20,000	191,615
LOT WIDTH (FT.)	100	382
LOT FRONTAGE AT STREET LINE (FT.)	100	377
LOT DEPTH (FT.)	100	464
FRONT YARD (FT.)	30	30
SIDE YARD (ONE/BOTH) (FT.)	5/15	12/42
REAR YARD (FT.)	10	120
PARKING (2/DU)	102	102

MAXIMUM REQUIREMENTS:

BUILDING HEIGHT (STORIES/FT.) *	3/40	3/40
LOT COVERAGE (%)	50	10
DWELLING UNIT COUNT (COUNT/S.F.) *	12/40,000	9/40,000
DWELLING UNITS *	60	51

*-AS PER 211-10 C-1/C-2 OVERLAY DIST. (SPECIAL PERMIT)

C-1/C-2 OVERLAY DISTRICT (211-10)
LOT 2 - RETAIL LOT AREA: 20,506 S.F. (0.47 AC.)

MINIMUM REQUIREMENTS:	REQUIRED	PROVIDED
LOT AREA (S.F.)	20,000	20,535
LOT WIDTH (FT.)	100	149
LOT FRONTAGE AT STREET LINE (FT.)	100	151
LOT DEPTH (FT.)	100	145
FRONT YARD (FT.)	30	77
SIDE YARD (ONE/BOTH) (FT.)	5/15	34/69
REAR YARD (FT.)	10	30
PARKING (1/250 S.F.)	10	10

MAXIMUM REQUIREMENTS:

BUILDING HEIGHT (STORIES/FT.) *	3/40	1/12
LOT COVERAGE (%)	50	11

Applicant:
CARBONE BROTHERS 3095 LLC
2043 Albany Post Road
Croton, NY 10520

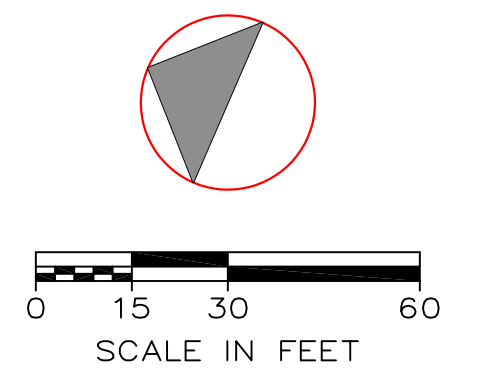
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Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax



SITE PLAN/
PRELIMINARY PLAT
VILLAGE OF BUCHANAN
RESIDENTIAL/COMMERCIAL
CARBONE BROTHERS 3095 LLC
VILLAGE OF BUCHANAN
WESTCHESTER COUNTY, NY
NOVEMBER 23, 2022
SHEET 1 OF 8 SHEETS

Base mapping by: Baxter Land Surveying, P.C.
Topographical information: Westchester County GIS (NAVD88)
Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISED: 8/2/2023
REVISED: 8/1/2023
REVISED: 7/27/2023
REVISED: 7/14/2023
REVISED: 7/3/2023
REVISED: 7/3/2023
REVISED: 10/9/2023
REVISED: 9/22/2023
REVISED: 8/21/2023



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		SAN. SEWER MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		HEADWALL
		END SECTION
		CONTOUR LINE

Applicant:
 CARBONE BROTHERS 3095 LLC
 2043 Albany Post Road
 Croton, NY 10520

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UTILITY PLAN
 VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 NOVEMBER 23, 2022

REVISED: 10/9/2023
 REVISED: 9/22/2023
 REVISED: 8/2/2023
 REVISED: 7/14/2023
 REVISED: 6/28/2023
 REVISED: 12/15/2022

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

EROSION CONTROL
 MAINTENANCE SCHEDULE

- The following is the generalized, proposed sequence of construction for this project:
1. Stake out limits of disturbance throughout the site
 2. Construct access road to the proposed Stormwater Wetland
 3. Install Silt Fence surrounding the proposed Stormwater Wetland
 4. Remove trees and brush at the Stormwater Wetland
 5. Excavate the temporary sediment control basin within the limits of the Basin
 6. Construct temporary diversion, berms, swales and silt fences along the proposed driveway for the portion of the site that is downslope from the commercial pad and first building to the south
 7. Construct temporary chain link security fence along road borders
 8. Remove Trees and brush surrounding Building 1 along driveway and at the slope towards Albany Post Road
 9. Direct overland flow to newly constructed sediment basin
 10. Grade commercial pad for construction staging area.
 11. Excavate slope for Residential Building No. 1
 12. Move excavated material to the roadway and compact. Install gravel tracking pads throughout to stabilize the fill area
 13. Commence construction of Building 1 in the first Section
 14. Upon substantial completion of Building 1 the Developer would clear trees and brush for the remaining portion of the driveway and parking area to the terminus
 15. Diversion swales, berms and silt fences would be in place to carry runoff to the sediment basin
 16. Excavation would continue for the two remaining buildings and the spoil would be placed and compacted in the parking area and compacted. The sewer manholes are to be raised to meet the finished subbase roadway elevation. The modifications to the sanitary sewer would be made and the old sewer abandoned and removed
 17. Work on the two remaining buildings, retail building and retaining walls will continue including the four water main taps in Albany Post Road
 18. Upon substantial completion of the remaining buildings the roadway would be prepped for binder paving
 19. The stormwater wetland would be cleared of sediment and work would begin to complete the final grading of the stormwater wetland. The stormwater wetland shall receive runoff only after the contributing tributary area is stabilized.
 20. The drainage system would then be installed to direct flow to the stormwater wetland
 21. Work to install amenities, such as sidewalks, lighting, and landscaping would then commence.
 22. Final paving, curbs and refuse stations would commence upon substantial completion of the three residential buildings and retail building.

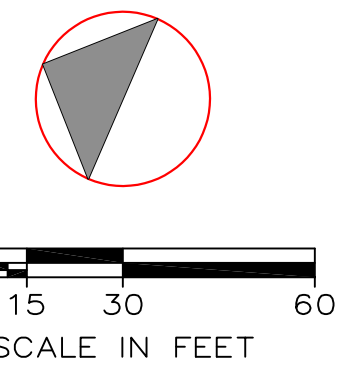
NOTE: CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES ON THE FOLLOWING SCHEDULE:

	WEEKLY	MONTHLY	AFTER RAINFALL	AS NECESSARY TO MAINTAIN FUNCTION	AS PROGRESS ELIMINATES NEED
HAYBALE/SILT FENCE SEDIMENT BARRIER	IN	IN	IN	REPL	REM
INLET PROTECTION	IN	IN	IN	CLN	
HAYBALE CHECKS	IN	IN	IN	CLN	REPL
SEDIMENT TRAPS	IN	IN	IN	CLN	REM

IN=INSPECT REPL=REPLACE CLN=CLEAN OUT REM=REMOVE

Note:
 The owner of the site is responsible for the maintenance of the Stormwater Wetland, as such, an easement is not required. The Site Plans refer to the NYS DEC "Maintenance Guidance" for "Stormwater Management Practices dated March 31, 2017" which would be followed by the sponsor.

This is available at:
https://www.dec.ny.gov/docs/water_pdf/smpmaintguidance.pdf

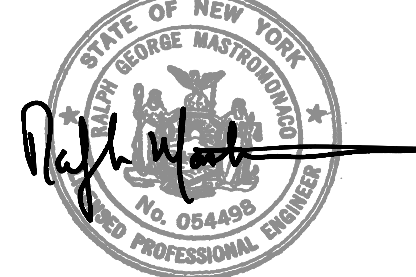


LEGEND

EXISTING	PROPOSED	
		CATCH BASIN
		DRAIN MANHOLE
		SAN. SEWER MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		HEADWALL
		END SECTION
		CONTOUR LINE

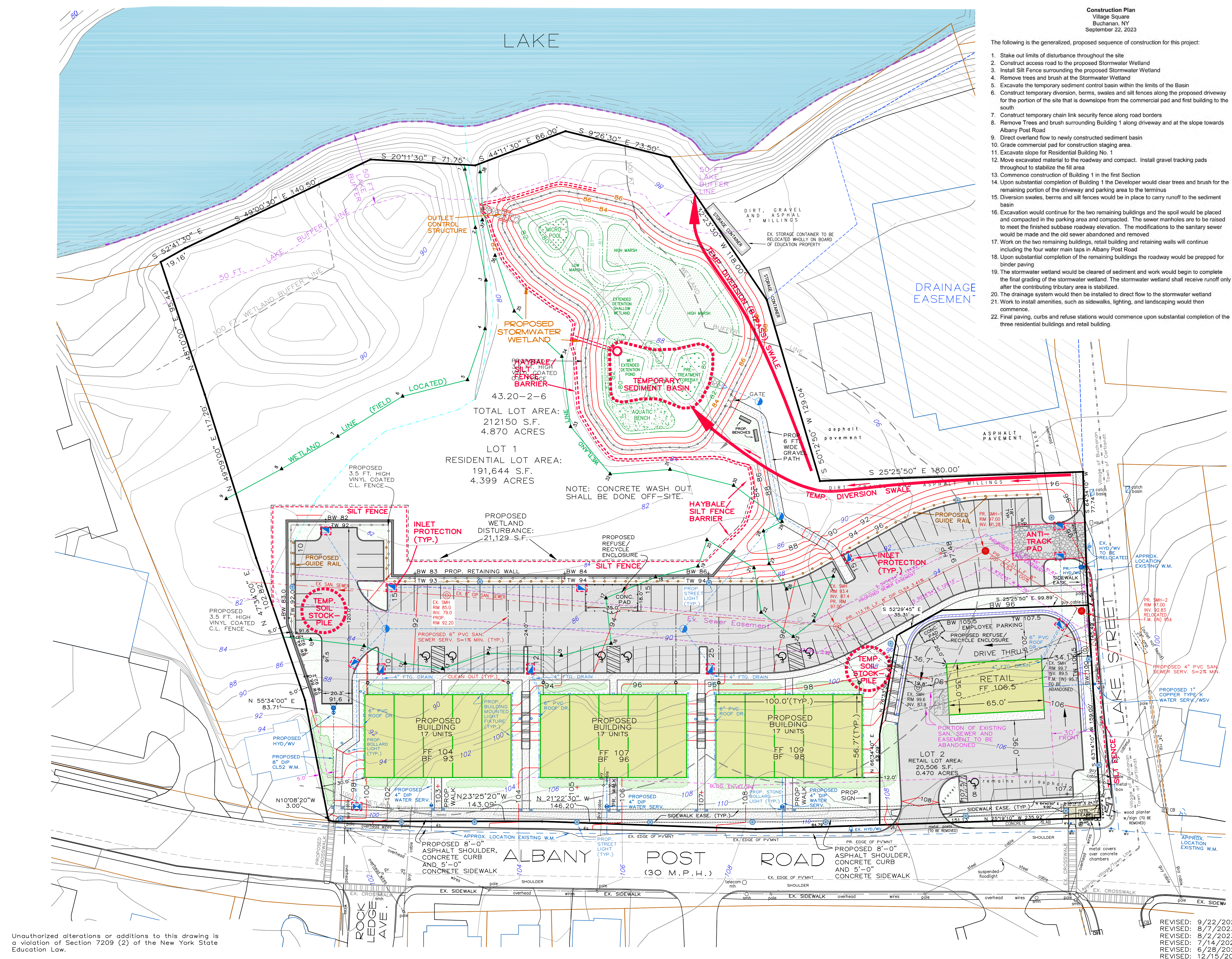
Applicant:
 CARBONE BROTHERS 3095 LLC
 2043 Albany Post Road
 Croton, NY 10520

RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2820 Fax

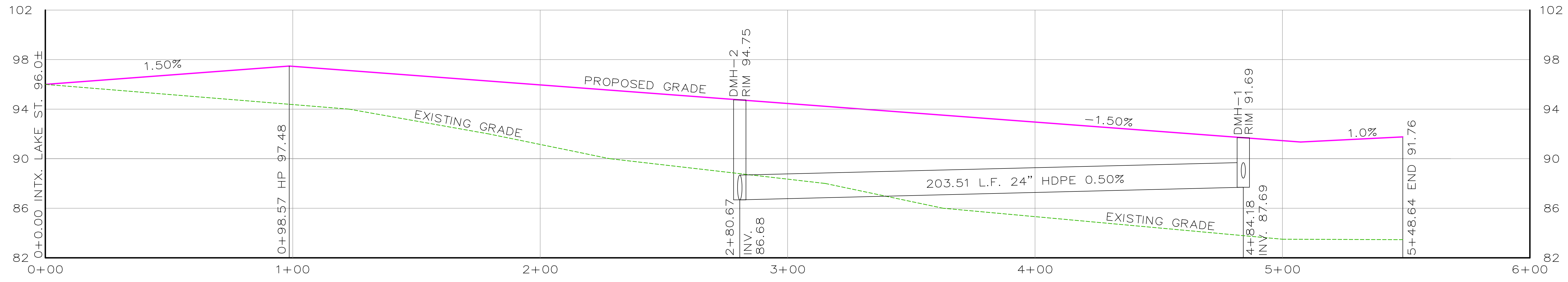


EROSION CONTROL PLAN
 VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 NOVEMBER 23, 2022
 SHEET 3 OF 8 SHEETS

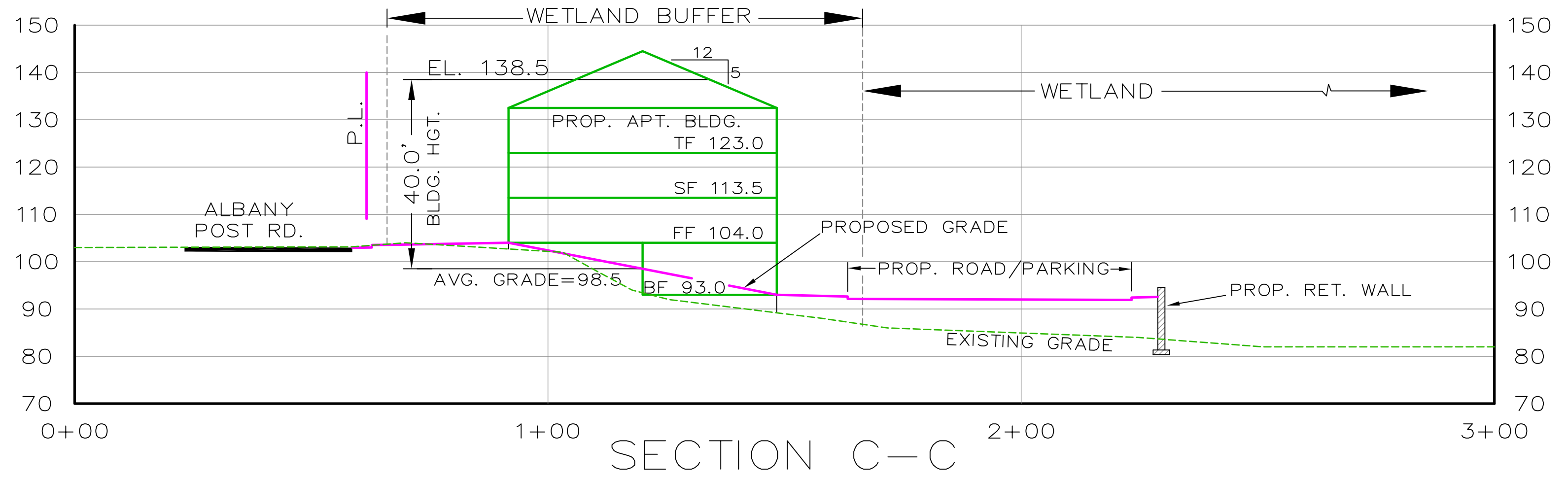
REVISED: 9/22/2023
 REVISED: 8/7/2023
 REVISED: 8/2/2023
 REVISED: 7/14/2023
 REVISED: 6/28/2023
 REVISED: 12/15/2022



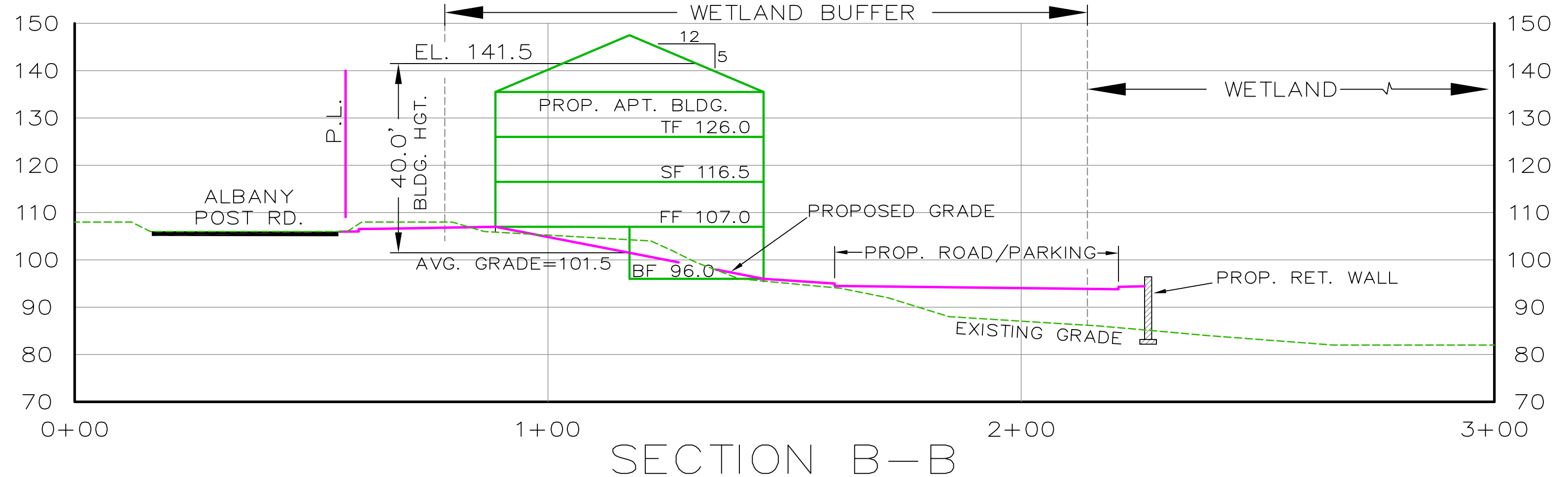
Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



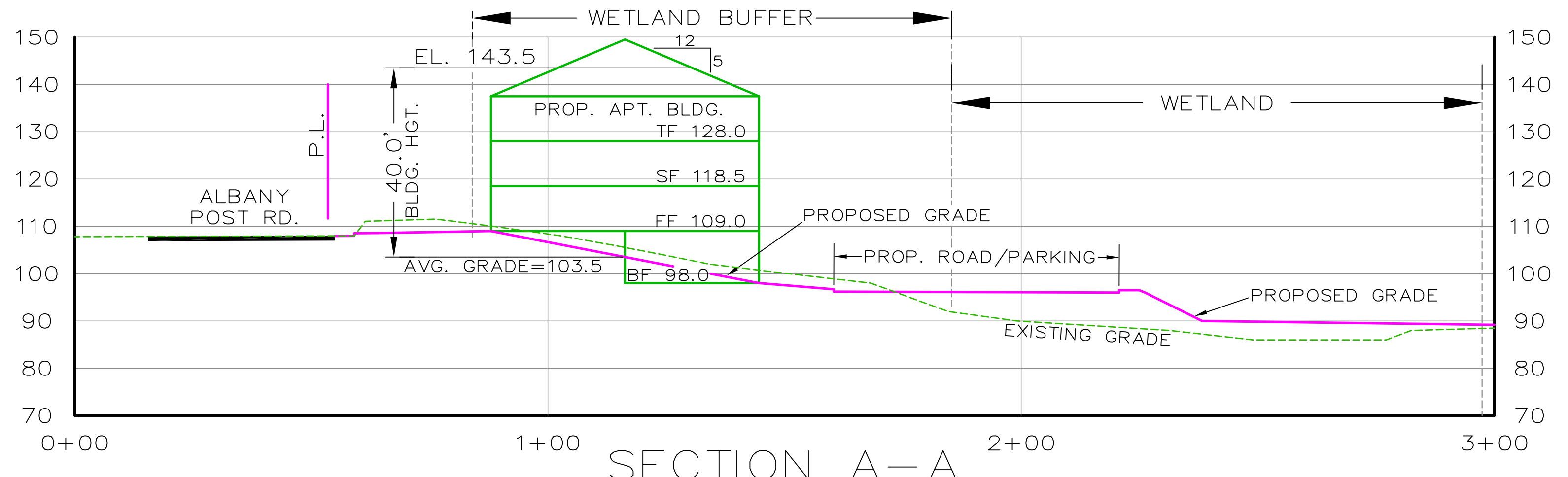
ROAD/RAIN PROFILE
 SCALE: HOR. 1"=20'
 VER. 1"=4'



SECTION C-C



SECTION B-B



SECTION A-A

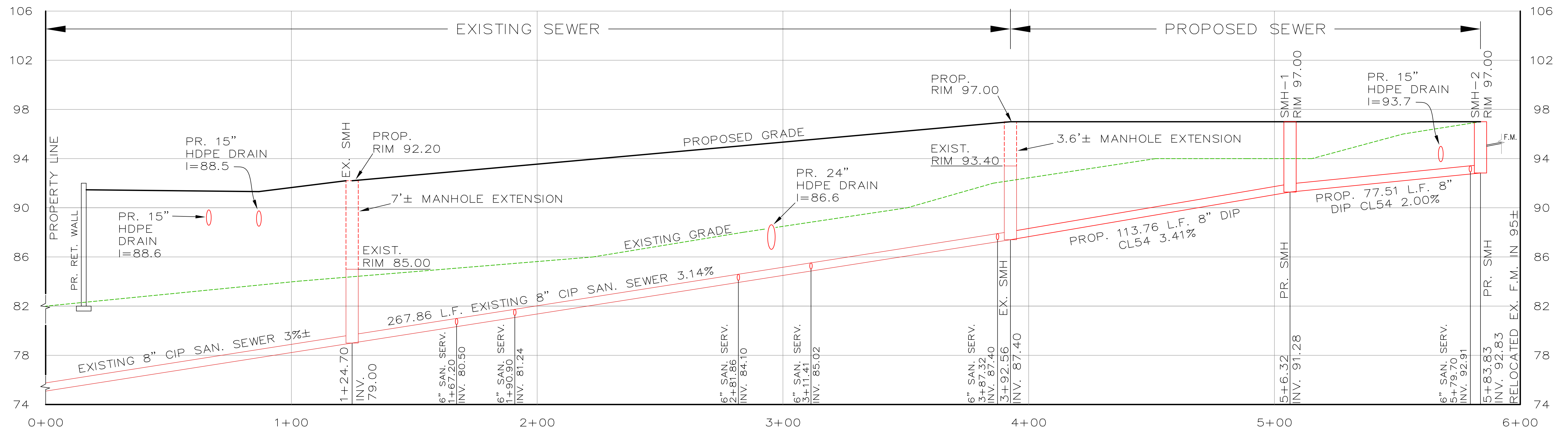
SECTIONS
 SCALE: HOR. 1"=20'
 VER. 1"=20'

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

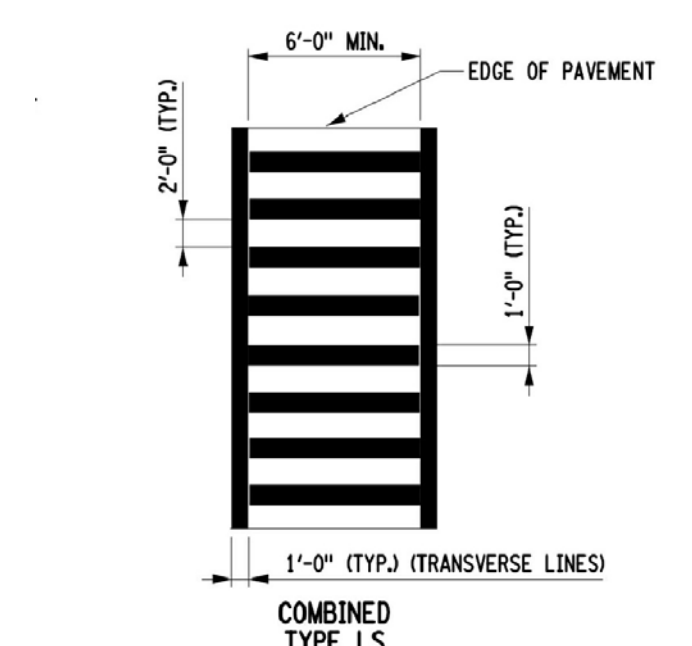
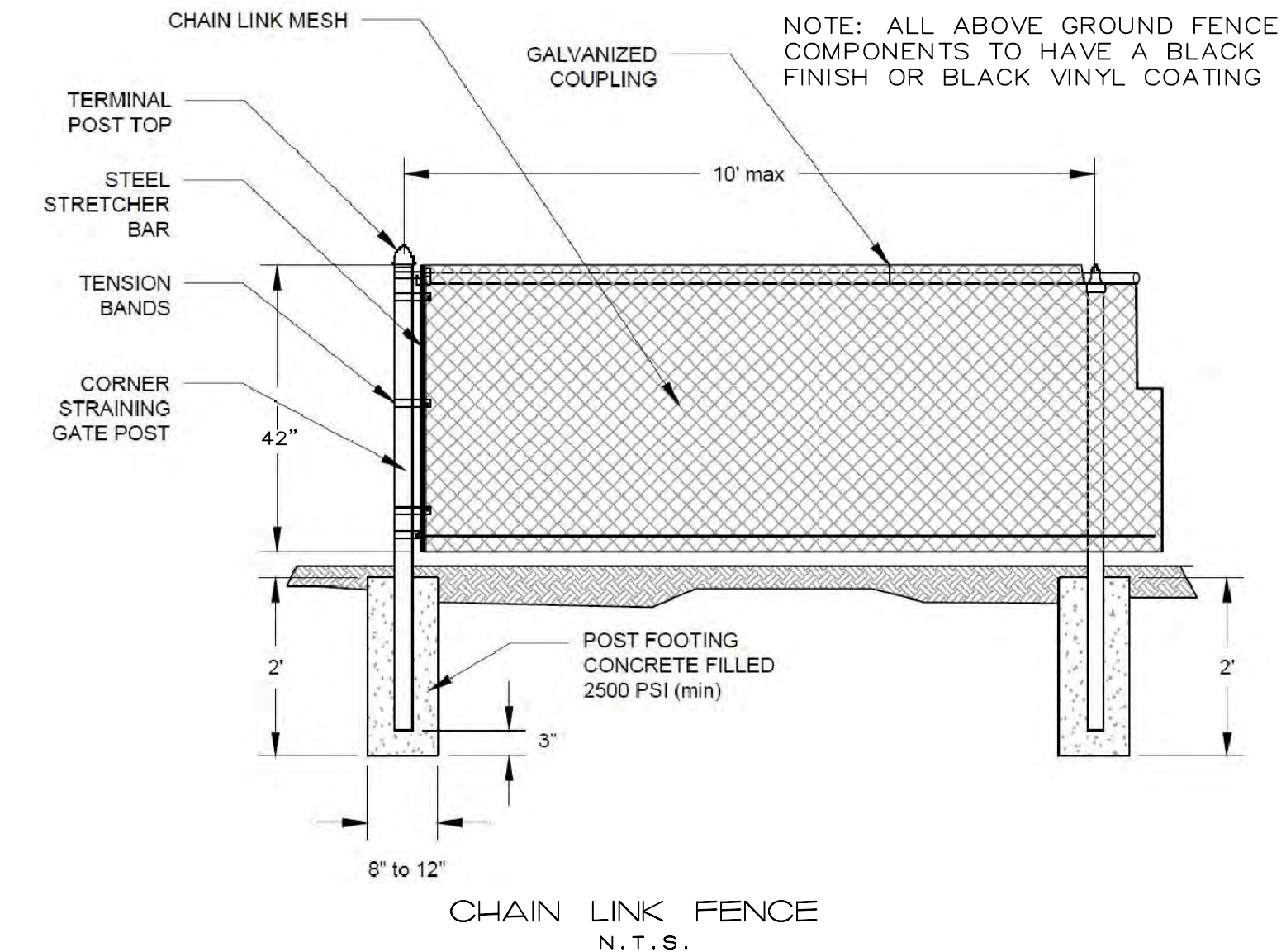
RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2820 Fax



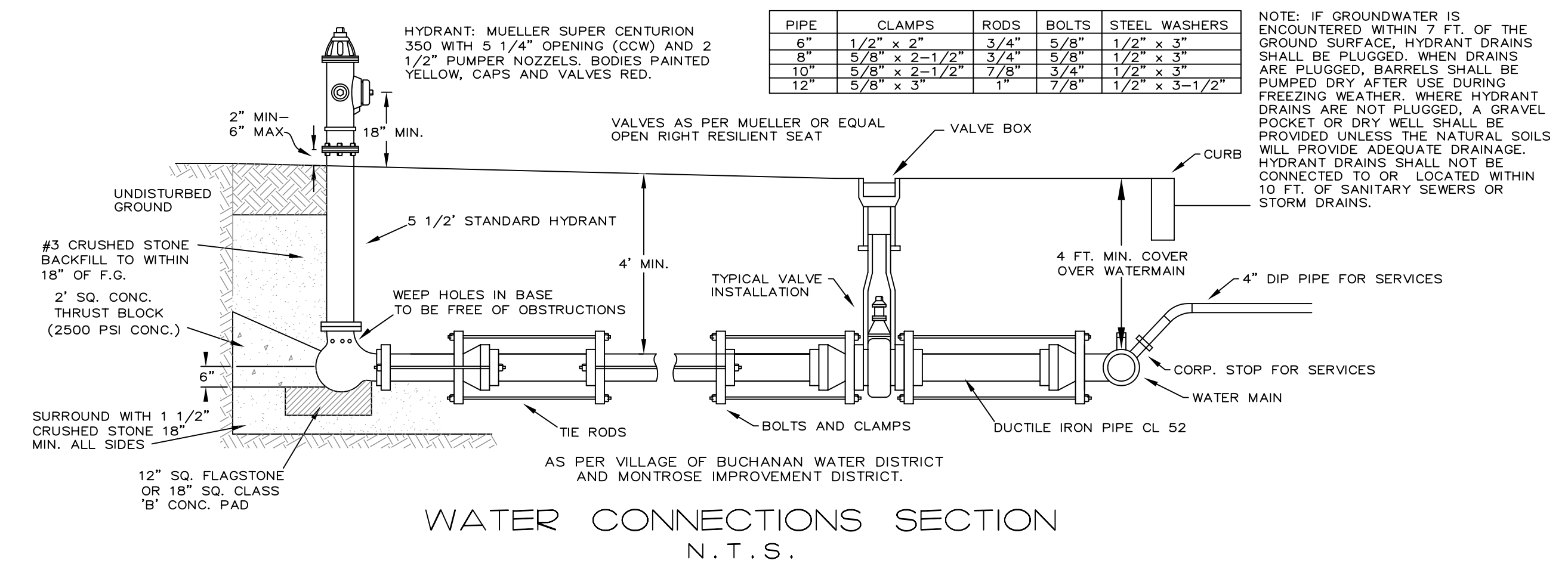
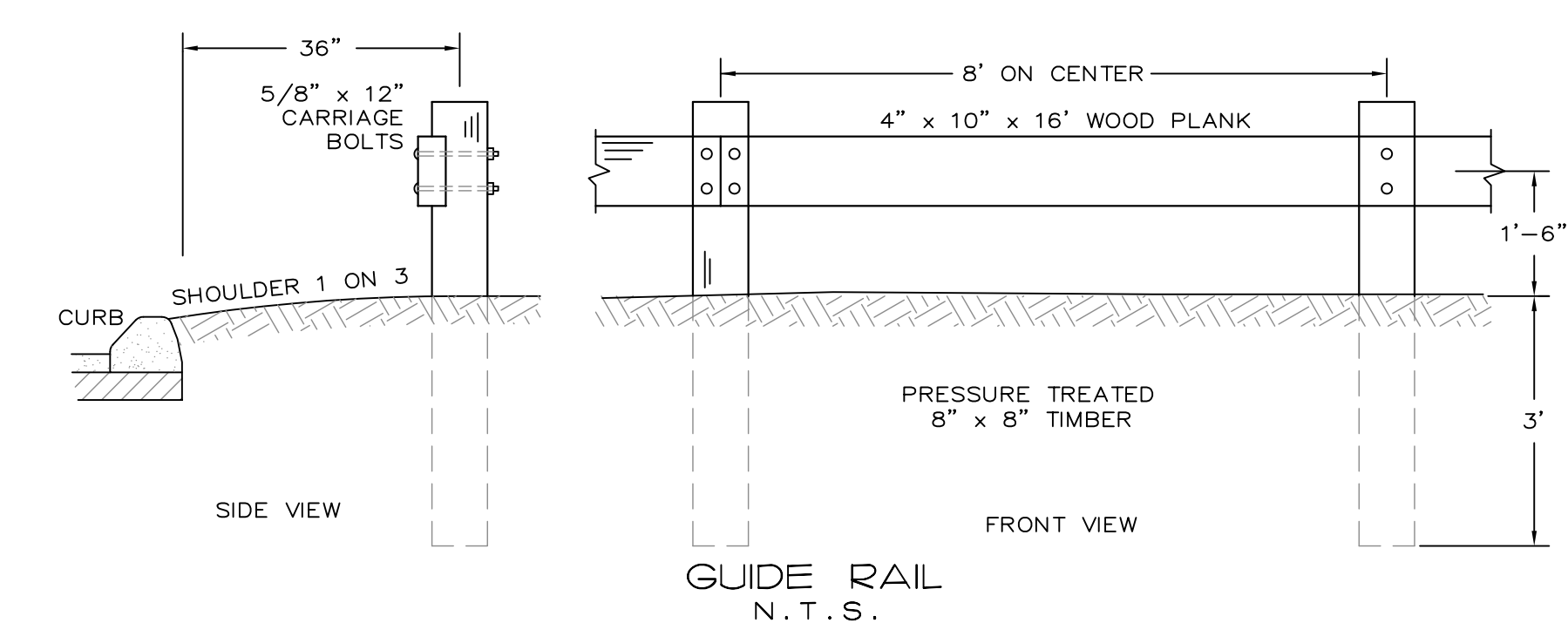
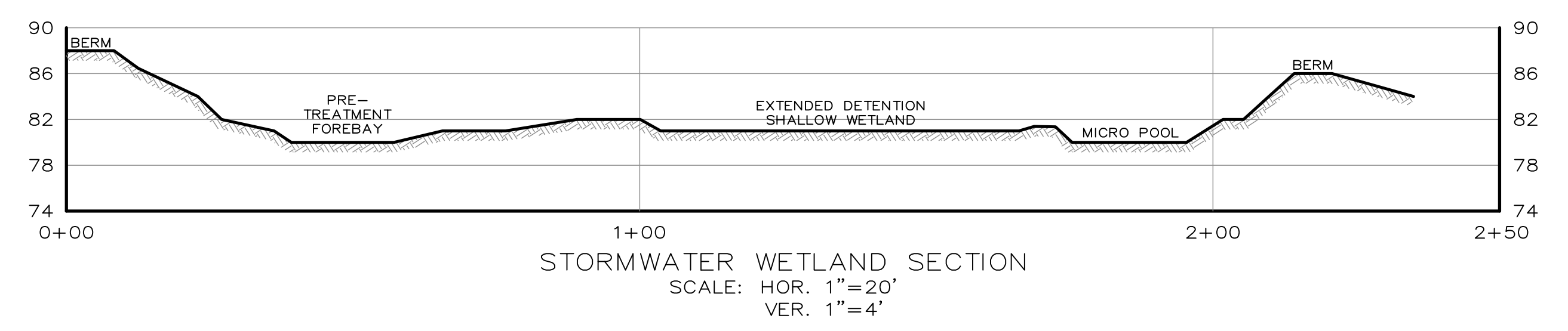
ROAD PROFILE/SECTIONS
 VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 NOVEMBER 23, 2022



SEWER PROFILE
 SCALE: HOR. 1"=20'
 VER. 1"=4'



NOTES:
 1. ALL CROSSWALK MARKINGS SHALL BE WHITE
 2. TYPE "LS" CROSSWALKS SHALL HAVE LONGITUDINAL LINES PARALLEL TO THE LANE LINES.



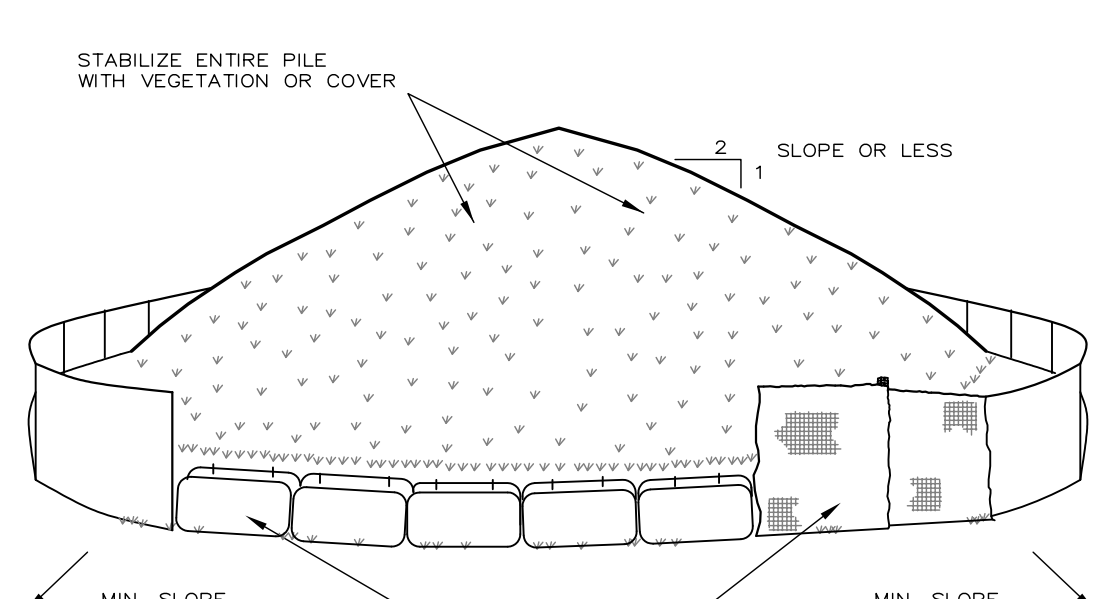
RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2820 Fax



SEWER PROFILE/ DETAILS
 VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 AUGUST 2, 2023
 SHEET 6 OF 8 SHEETS

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISED: 8/21/2023



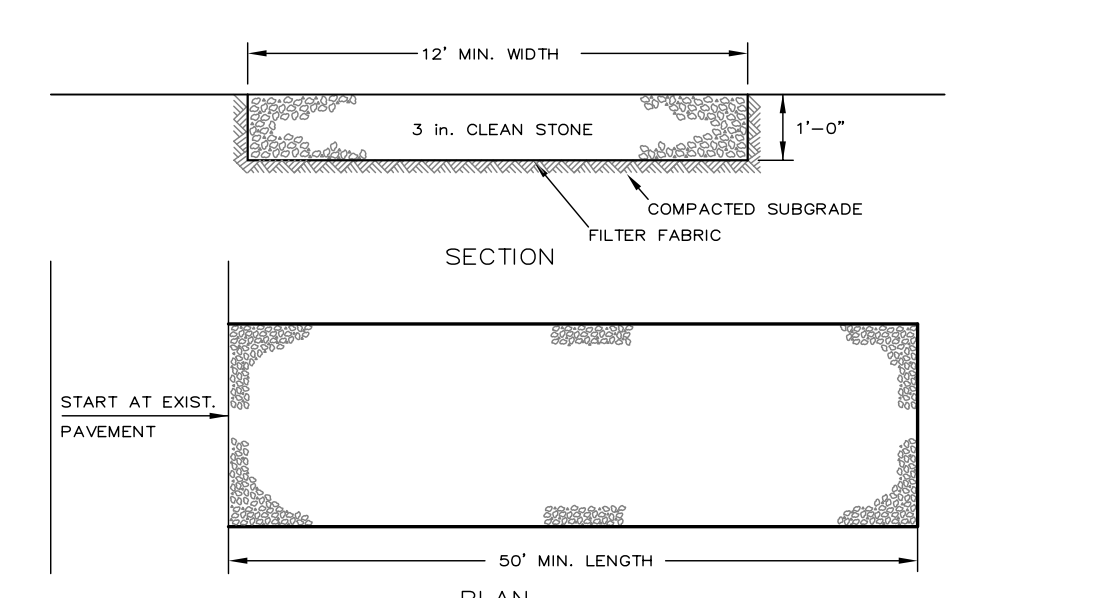
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILING N.T.S.

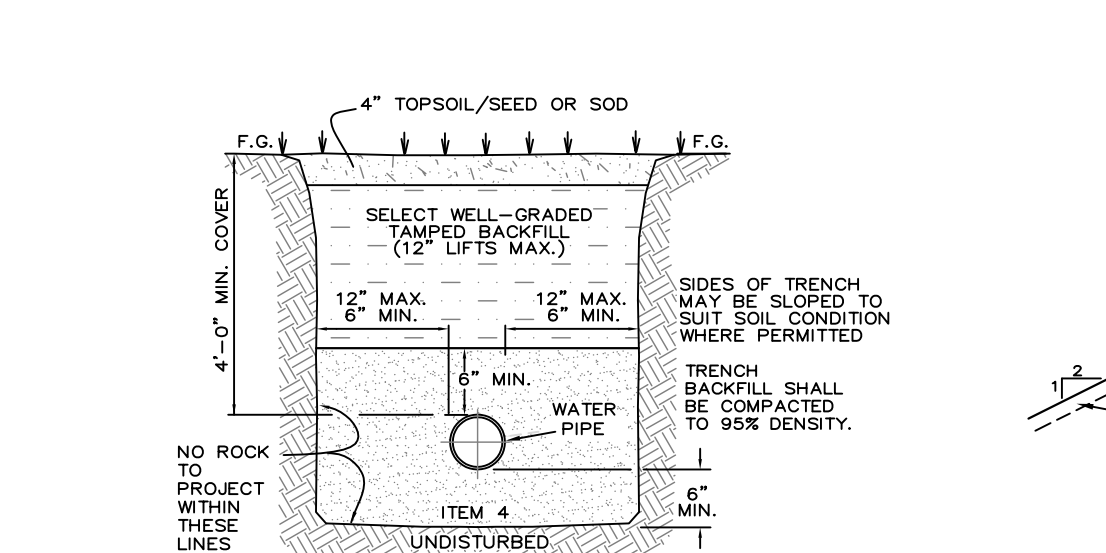


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

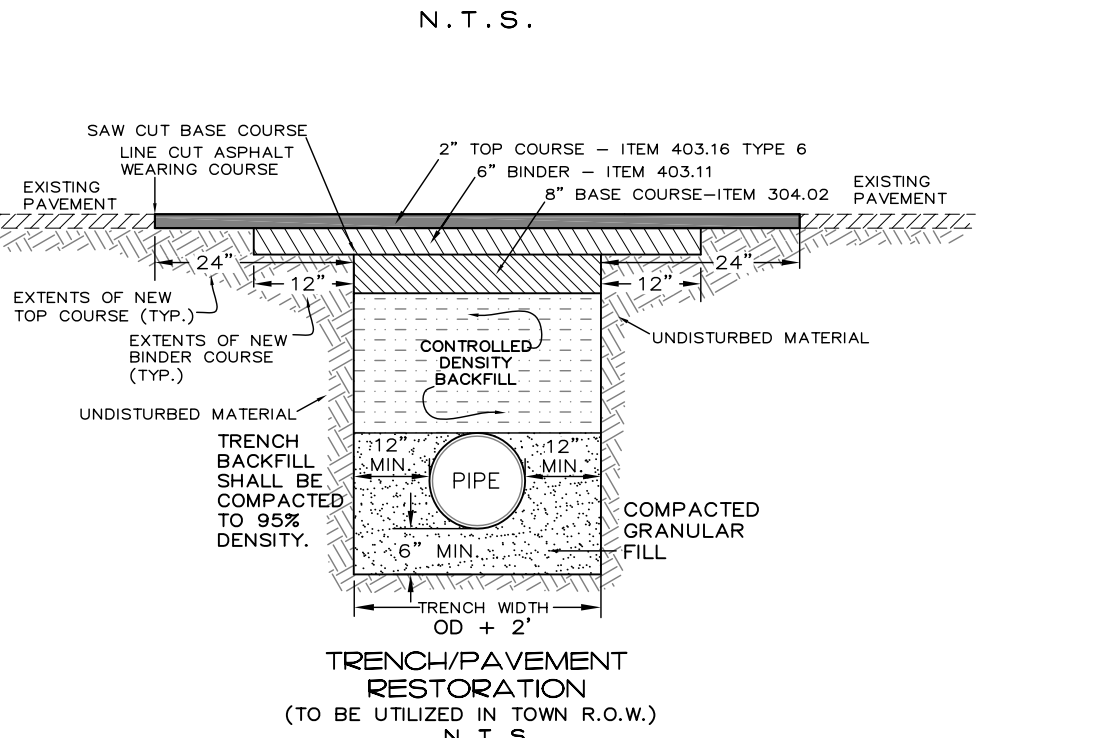
INSTALLATION NOTES

1. STONE SIZE - USE 3\"/>

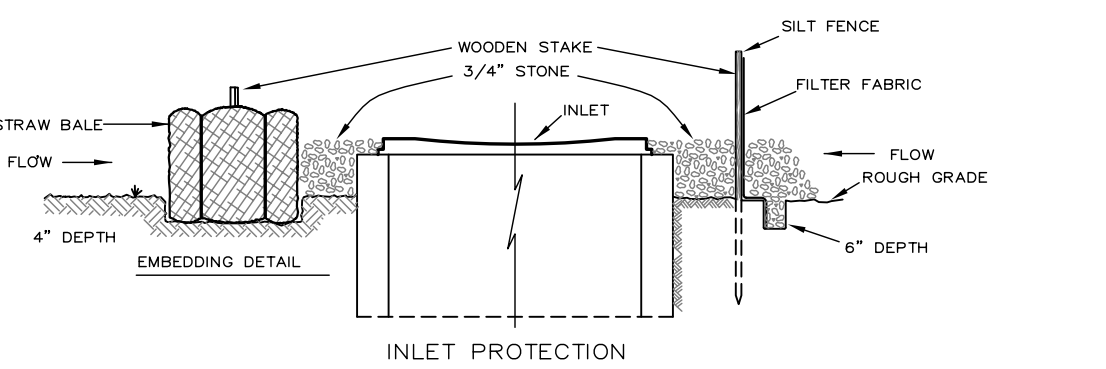
ANTI-TRACK PAD N.T.S.



WATER PIPE BEDDING N.T.S.



Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



INLET PROTECTION IS RECOMMENDED FOR SITES UNDERGOING ACTIVE CONSTRUCTION TO PROTECT EXISTING OR RECENTLY INSTALLED DRAINAGE, STORM DRAINAGE, OR OTHER WATER MANAGEMENT FEATURES. FILTER INLETS ARE INTENDED TO REMOVE COARSE SEDIMENTS FROM STORM RUNOFF. THEY ARE NOT A SUBSTITUTE FOR MORE EFFECTIVE SEDIMENT REMOVAL MEASURES, SUCH AS SEDIMENT BASINS OR SILT TRAPS, BUT THEY MAY BE APPLIED IN CONJUNCTION WITH THESE MEASURES.

SEVERAL TYPES OF FILTER INLETS ARE AVAILABLE AND HAVE DIFFERENT APPLICATIONS BASED ON SITE CONDITIONS AND THE TYPE OF INLET. RUNOFF ORIGINATING FROM LARGE DISTURBED WATERSHEDS (> 1 ACRE) SHOULD BE DIRECTED TO A TEMPORARY SEDIMENT TRAP BEFORE ENTERING THE FILTER INLET. FILTER INLETS CANNOT PROTECT AGAINST SEDIMENTATION DURING EXTREME STORM EVENTS OR IF THE WATERSHED IS NOT PROPERLY STABILIZED DURING AND AFTER CONSTRUCTION.

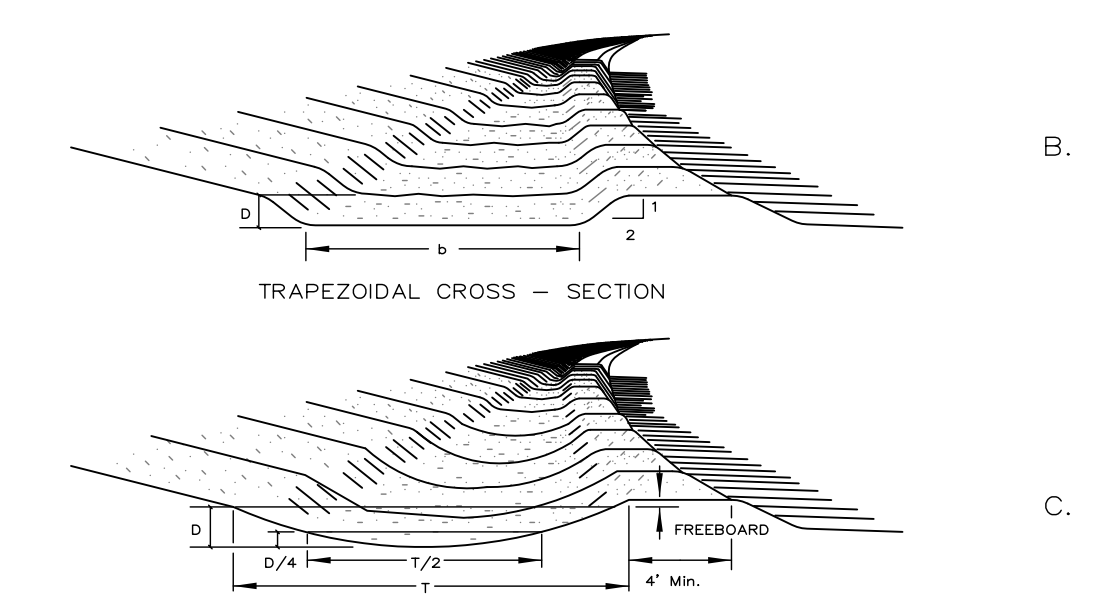
INSTALLATION NOTES

1. EXCAVATE A 6 INCH X 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE FENCE.

STRAW BALES

1. PLACE BALES OF STRAW WITH ENDS TIGHTLY ABUTTING OTHER BALES TO SURROUND THE INLET. WHERE SLOPE AND SPACE PERMIT, ESTABLISH THE LINE OF BALES 2\"/>

INLET PROTECTION N.T.S.



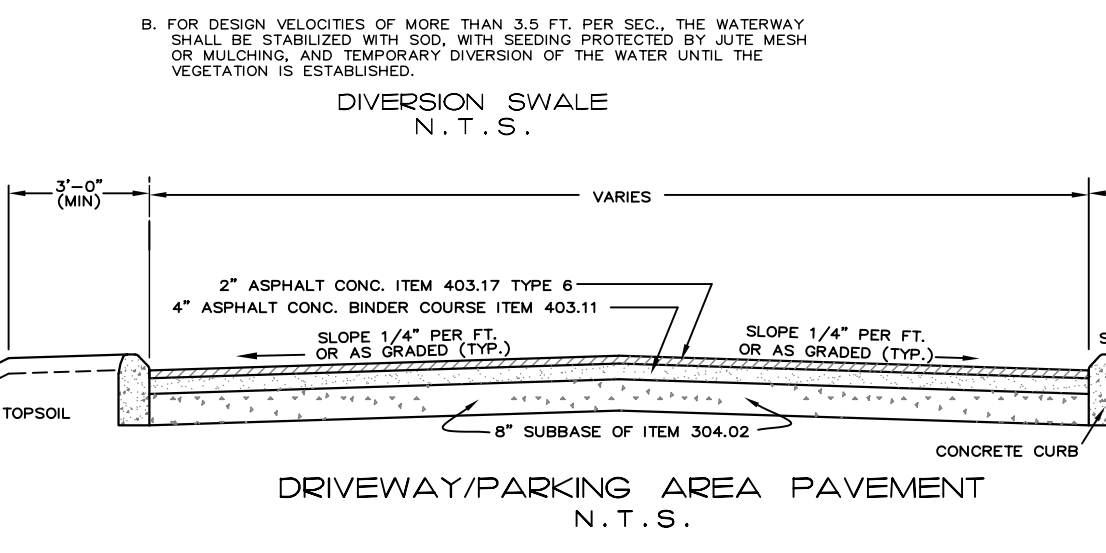
PARABOLIC CROSS - SECTION

TO BE INSTALLED ABOVE DISTURBED AREAS (SUCH AS CUT OR FILL SLOPES ON STEEPLY SLOPING LAND, CRITICAL SEDIMENT SOURCE AREAS WITHIN CONSTRUCTION SITES, BEARING AREAS, AND STREET LOCATIONS) AND ACTIVE GULCHES OR OTHER EROSION-PRONE AREAS. ABOVE LOW-LYING AREAS SUSCEPTIBLE TO DAMAGE FROM THE ALTERED RUNOFF RESULTING FROM DEVELOPMENT.

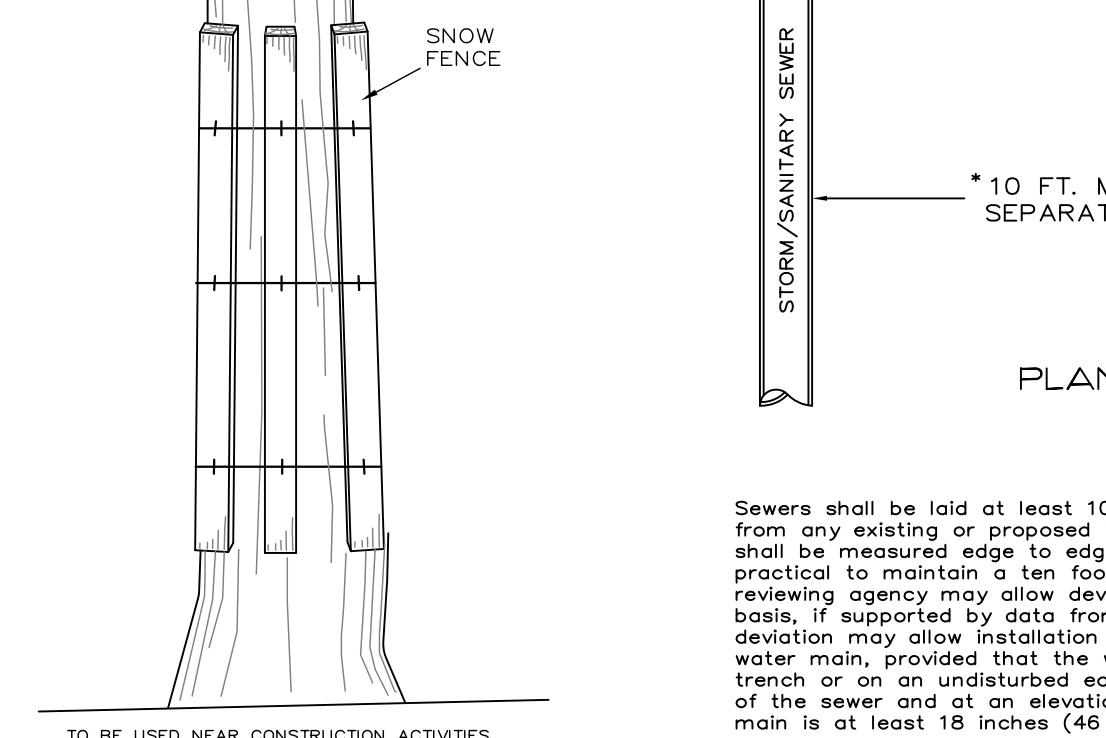
INSTALLATION NOTES

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHARPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.

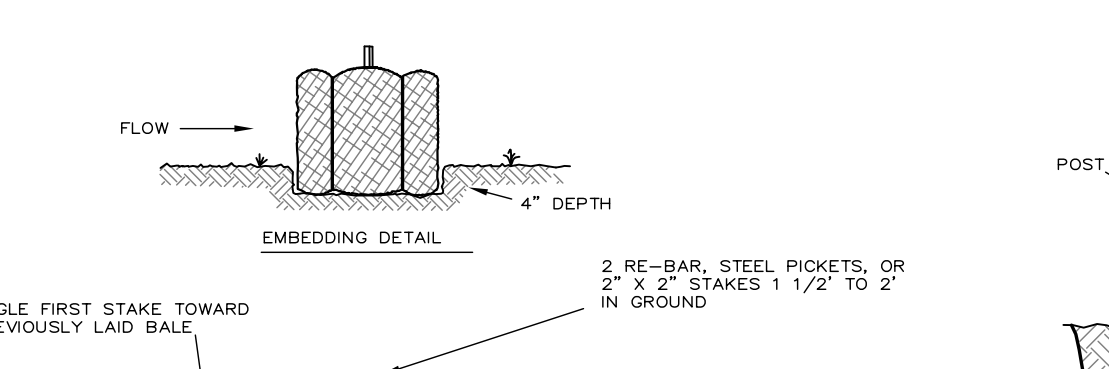
DRIVEWAY/PARKING AREA PAVEMENT N.T.S.



CONCRETE CURB N.T.S.



TRUNK ARMOR DETAIL FOR TREE PROTECTION N.T.S.



TO BE USED TO CONTROL SEDIMENT. THEY CAN BE EFFECTIVE IN PROTECTING SENSITIVE DOWNSLOPE AREAS SUCH AS STREAMS, WETLANDS, AND ADJACENT PROPERTIES THAT WOULD BE DAMAGED BY SEDIMENTS FROM UPLAND SITE DISTURBANCE. STRAWBALE SEDIMENT BARRIERS SHOULD BE USED IN CONJUNCTION WITH EROSION CONTROL MEASURES UNLESS THE SITE OR DISTURBED AREA IS VERY SMALL AND/OR NEARLY LEVEL.

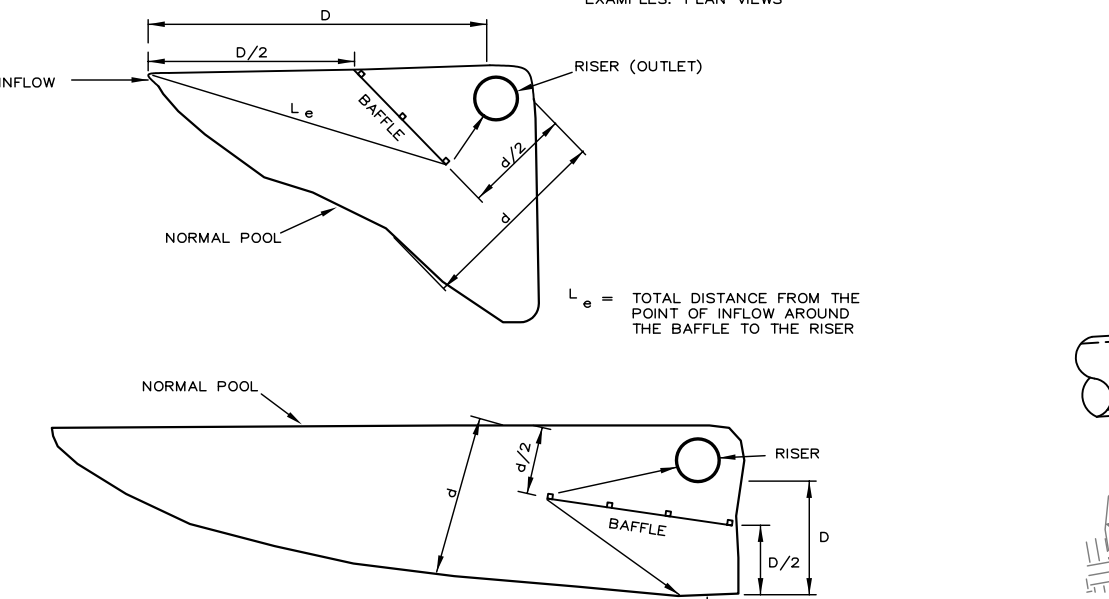
HAYBALE SEDIMENT BARRIERS N.T.S.

1. BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

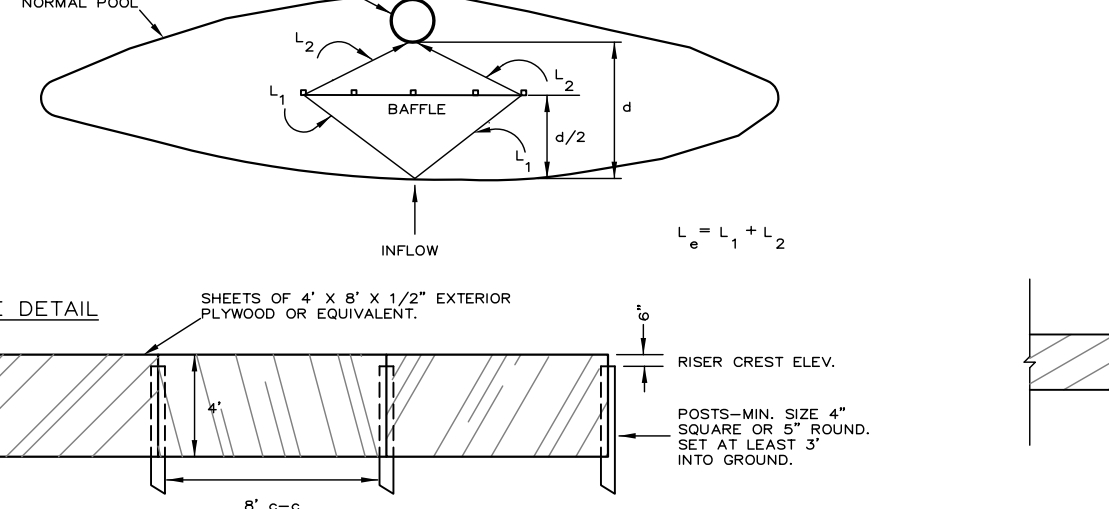
INSTALLATION NOTES

1. BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4\"/>

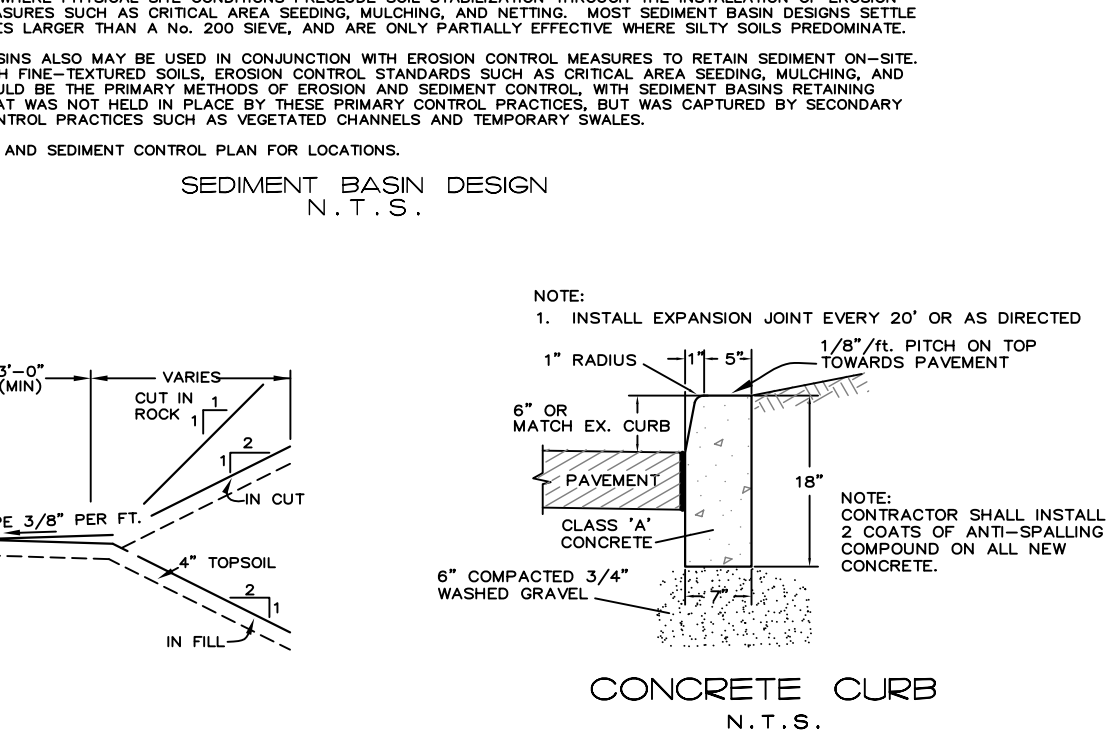
CONCRETE SIDEWALK N.T.S.



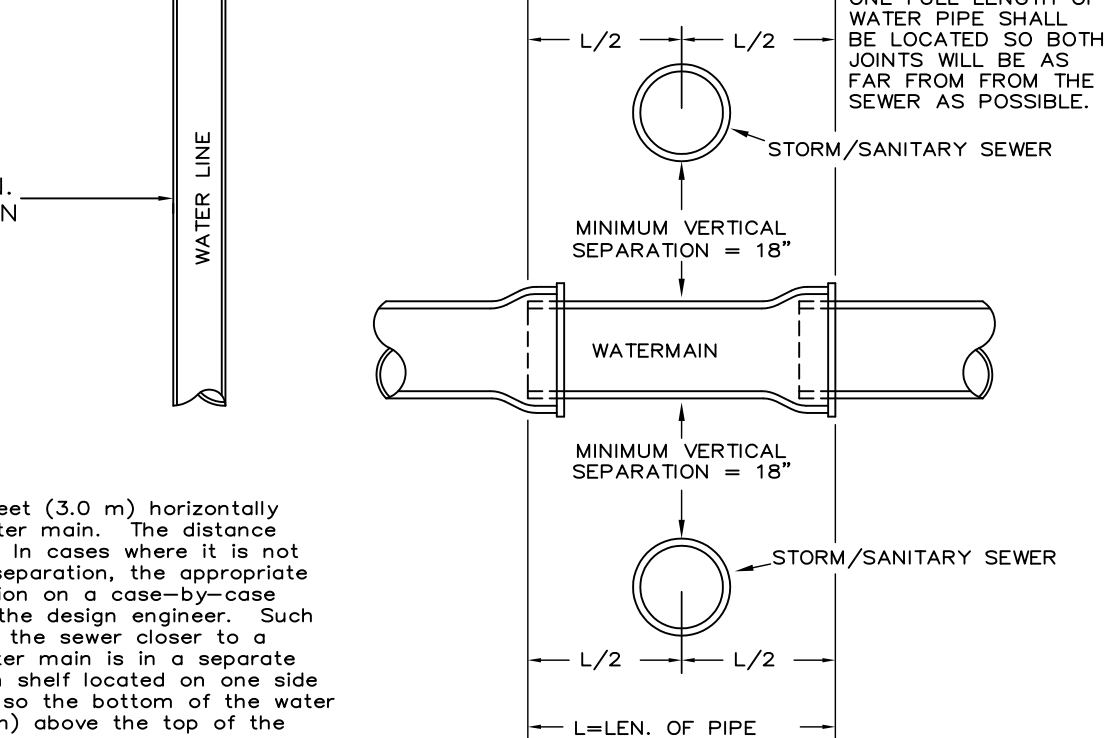
CONCRETE CURB N.T.S.



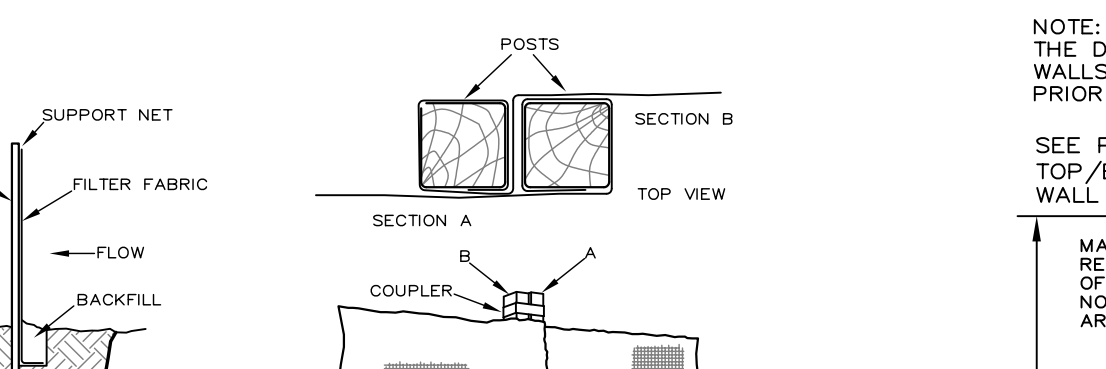
CONCRETE CURB N.T.S.



CONCRETE CURB N.T.S.



CONCRETE CURB N.T.S.



TO BE INSTALLED IMMEDIATELY BELOW DISTURBED AREAS THAT ARE SUSCEPTIBLE TO SHEET OR RILL EROSION, AND WHERE SENSITIVE WATER BODIES, SUCH AS DRINKING WATER SUPPLIES OR WETLANDS, ARE LOCATED DOWNSLOPE OF AN AREA TO BE DISTURBED.

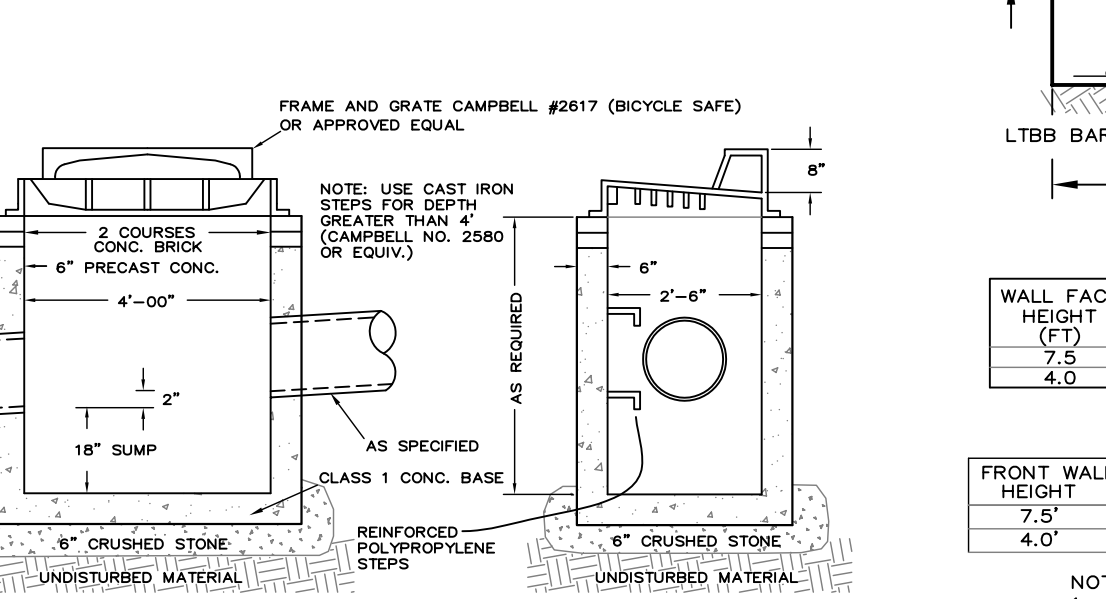
INSTALLATION NOTES

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

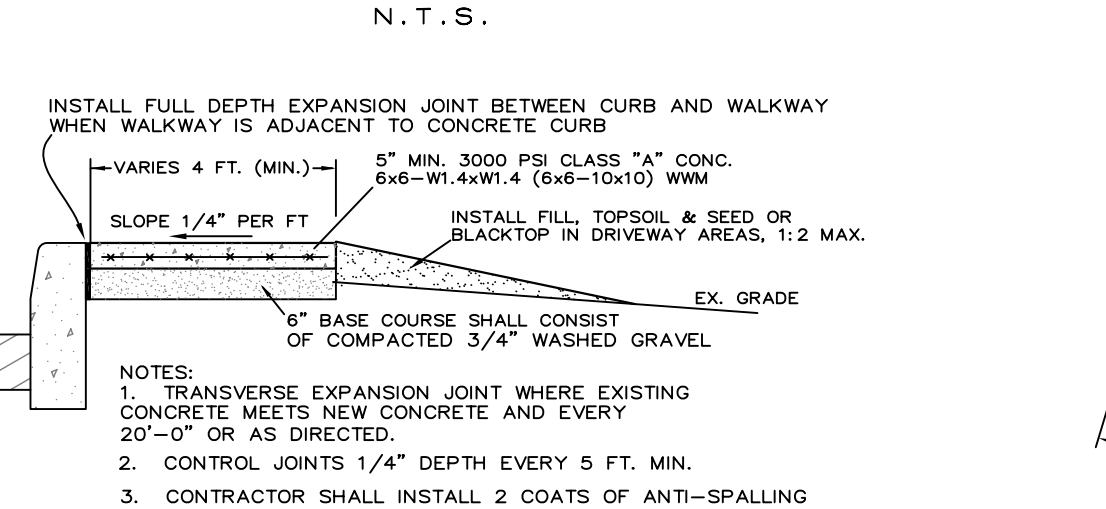
INSTALLATION NOTES

1. BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4\"/>

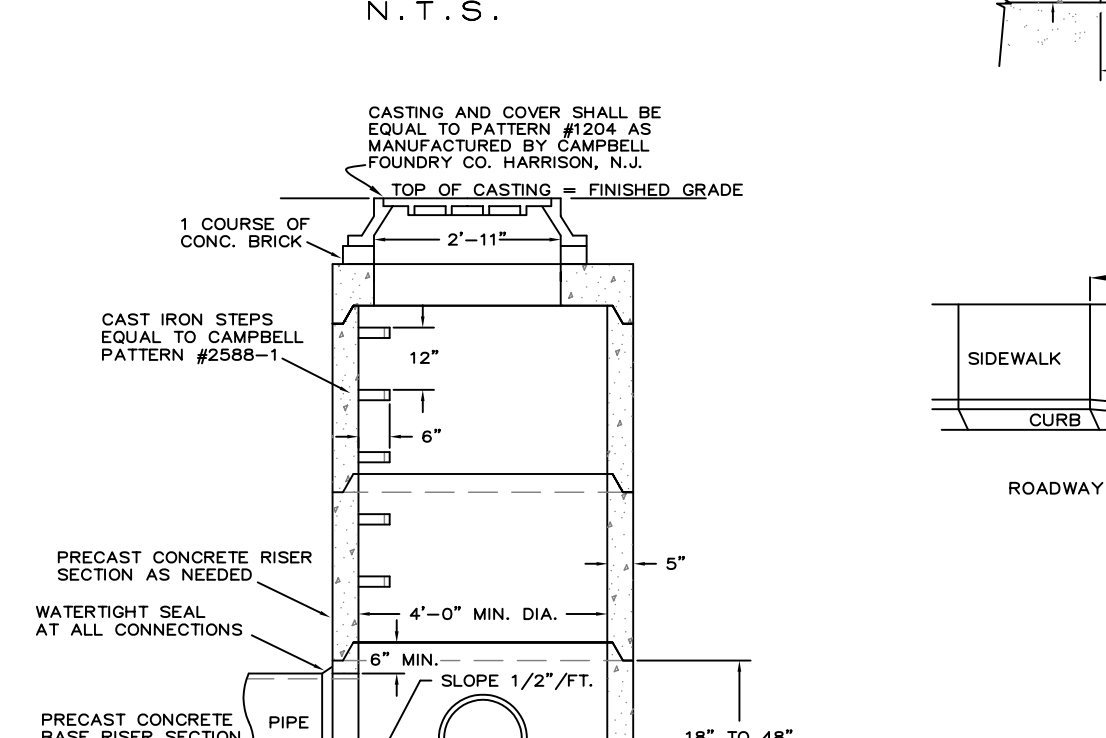
SILT FENCE N.T.S.



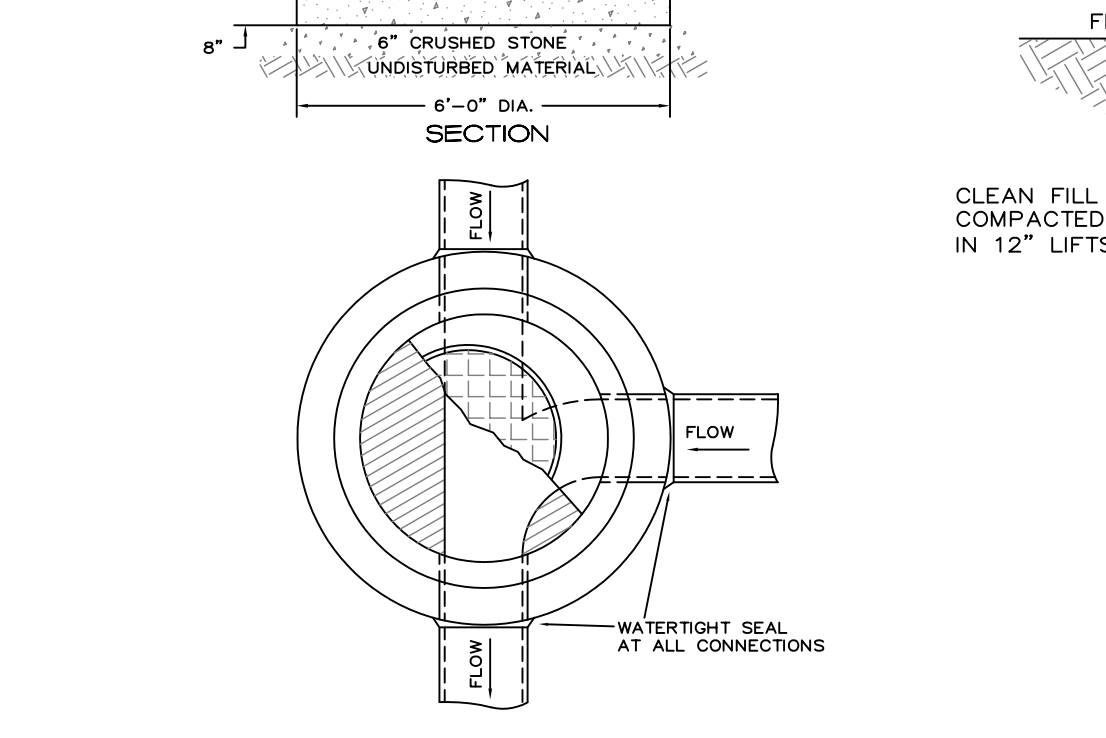
CATCH BASIN N.T.S.



CONCRETE SIDEWALK N.T.S.



CONCRETE CURB N.T.S.



CONCRETE CURB N.T.S.

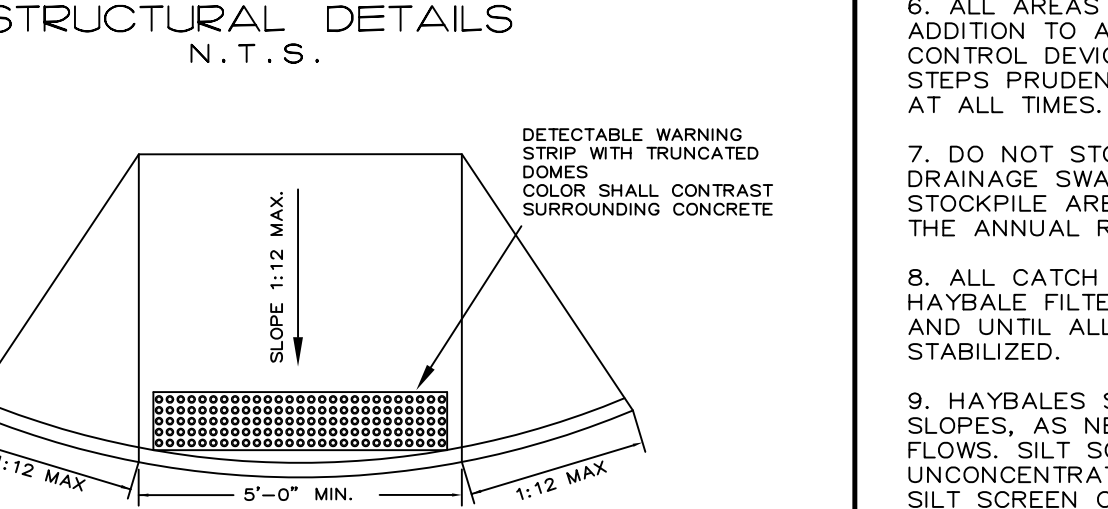
CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53).
2. EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE REQUIRED AS DIRECTED BY THE TOWN.
3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO PREVIOUS CONDITIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND CON EDISON.
6. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
7. AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
8. PROPOSED SOIL SLOPES EXCEEDING 1:2 (V:H) SHALL BE RIP-RAPPED AND SHALL NOT EXCEED 1:1 (V:H).
9. IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.
10. THE RESTORATION WORK FOR THE ROADWAY AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE VILLAGE ENGINEER AND NYSDOT.
11. ALL DRAINAGE STRUCTURES WITHIN PAVED AREAS MUST BE ABLE TO WITHSTAND H=20 LOADING.

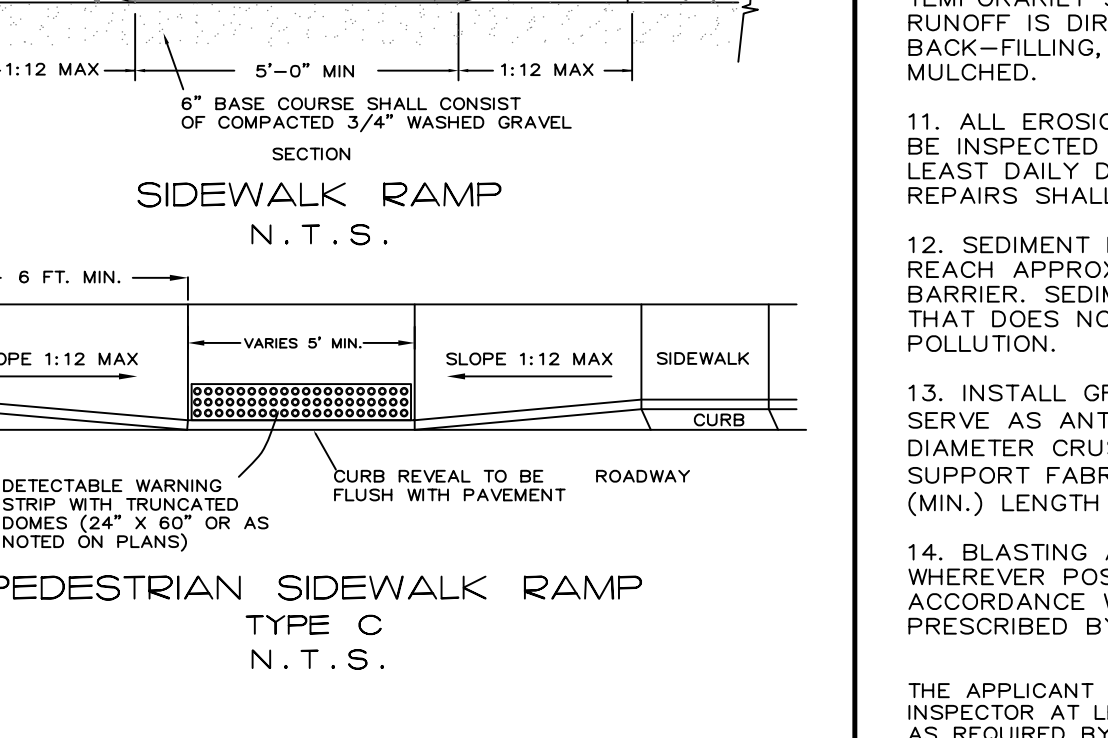
EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF CORTLANDT.
3. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS IMMEDIATELY TOPSOIL, SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6\"/>

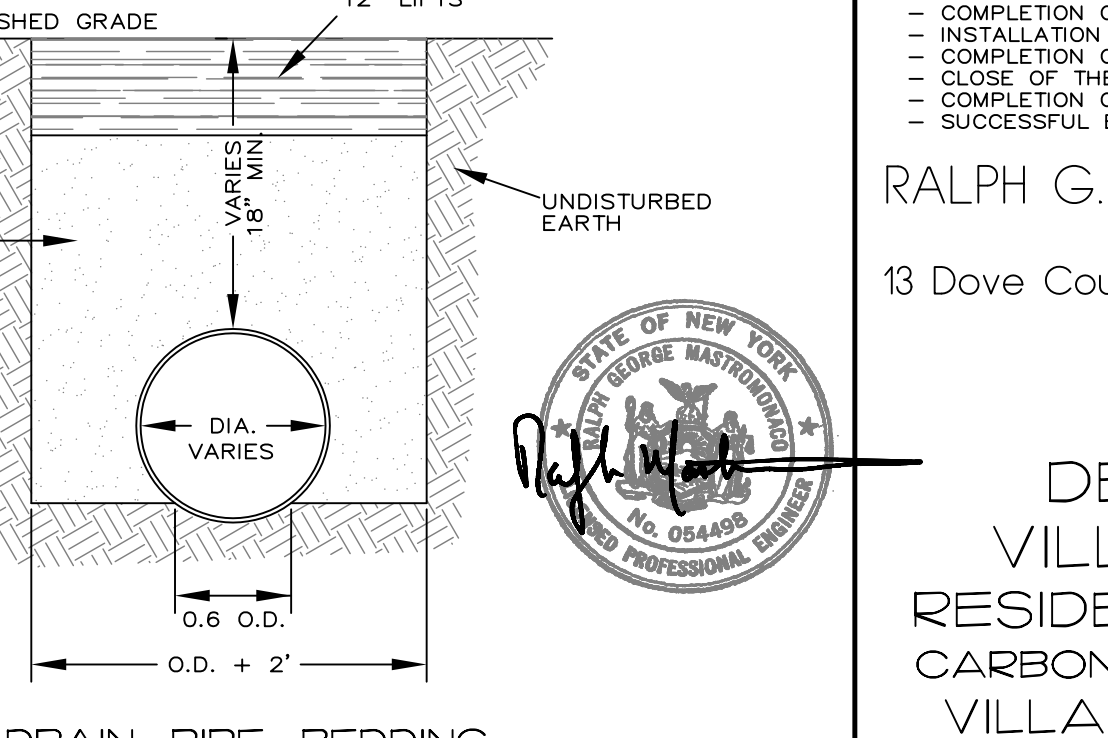
RETAINING WALL STRUCTURAL DETAILS N.T.S.



CONCRETE SIDEWALK RAMP N.T.S.



PEDESTRIAN SIDEWALK RAMP TYPE C N.T.S.



DRAIN PIPE BEDDING N.T.S.

REVISED: 8/10/2023
REVISED: 8/2/2023
REVISED: 7/14/2023
REVISED: 6/28/2023

DETAILS/NOTES

1. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF BUCHANAN BUILDING INSPECTOR AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING AS REQUIRED BY THE STORMWATER MANAGEMENT OFFICER:
 - START OF CONSTRUCTION
 - INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
 - COMPLETION OF SITE CLEARING
 - COMPLETION OF ROUGH GRADING
 - INSTALLATION OF STORMWATER MANAGEMENT FACILITIES
 - COMPLETION OF FINAL GRADING
 - CLOSE OF THE CONSTRUCTION SEASON
 - COMPLETION OF FINAL LANDSCAPING
 - SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

VILLAGE SQUARE RESIDENTIAL/COMMERCIAL

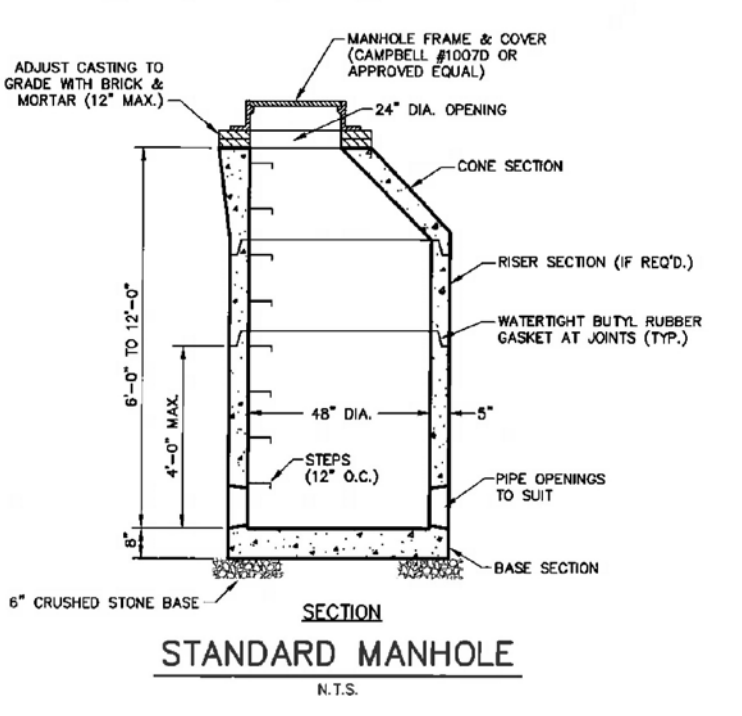
CARBONE BROTHERS 3095 LLC
VILLAGE OF BUCHANAN
WESTCHESTER COUNTY, NY

NOVEMBER 23, 2022

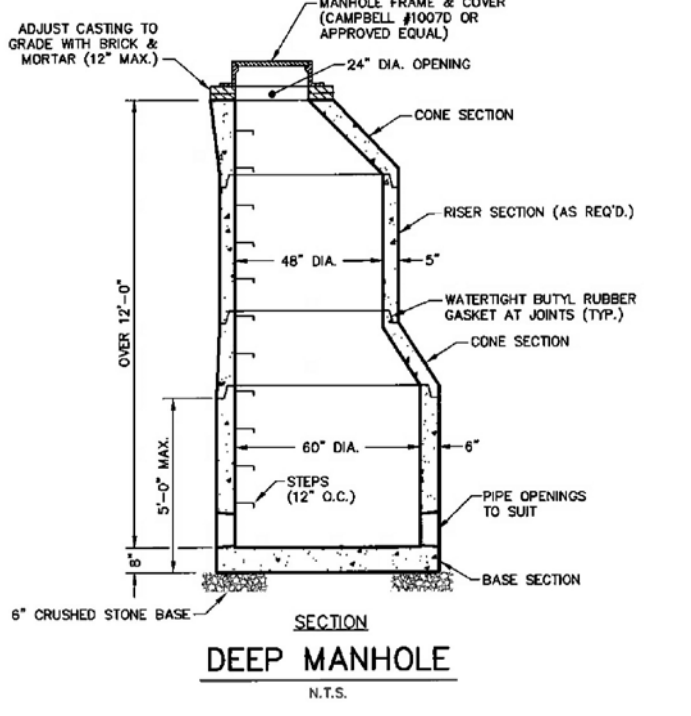
SHEET 7 OF 8 SHEETS



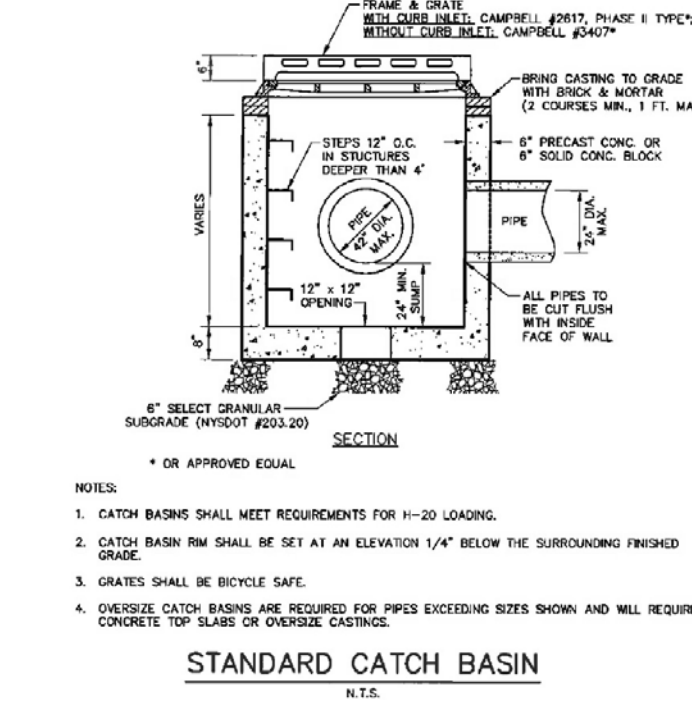
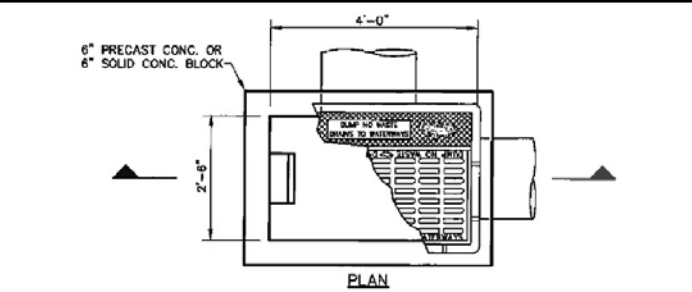
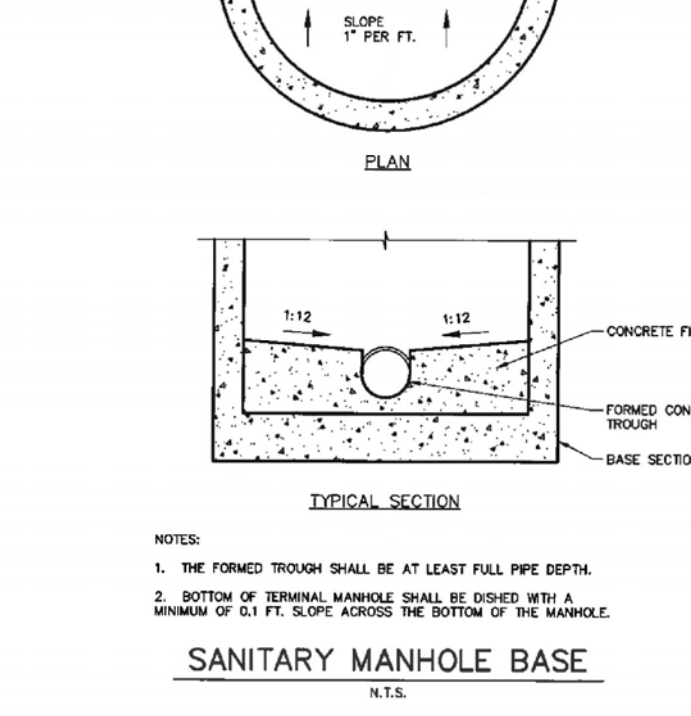
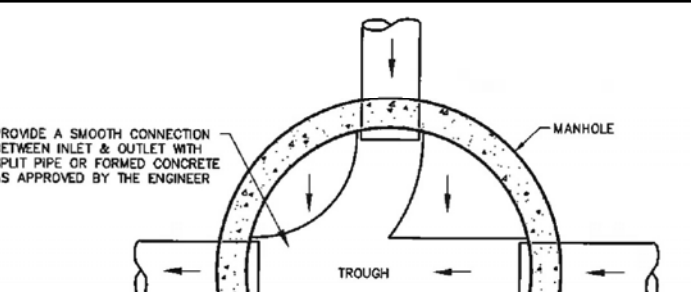
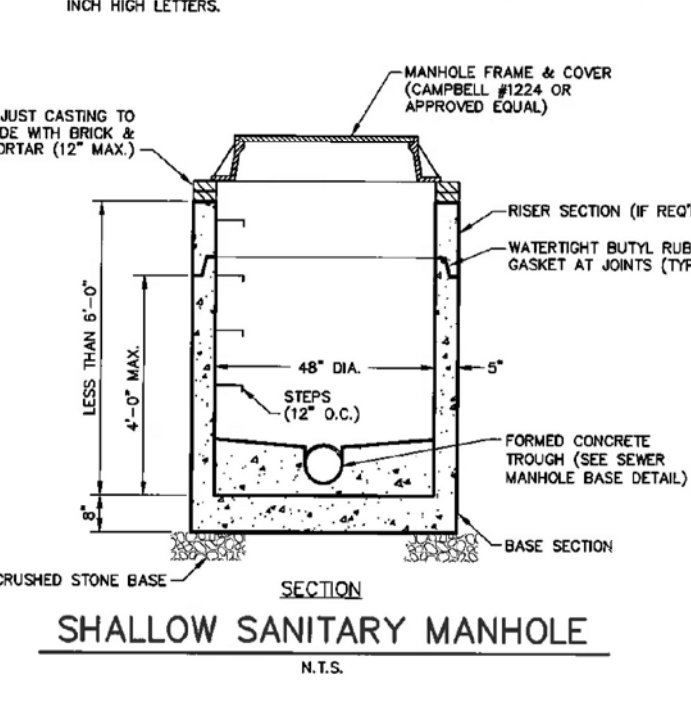
- NOTES:
- STRUCTURES SHALL MEET REQUIREMENTS FOR H-20 LOADING.
 - GASKETS OR COLLARS FOR PIPE CONNECTIONS TO MANHOLES SHALL BE WATER-TIGHT AND COMPATIBLE WITH THE TYPE OF PIPE BEING USED.
 - SANITARY MANHOLES SHALL COMPLY WITH REQUIREMENTS OF THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
 - SANITARY MANHOLE EXTERIORS SHALL BE WATERPROOFED WITH AN APPROVED COATING.
 - SANITARY MANHOLES REQUIRE FORMED TROUGH BASES (SEE DETAIL).
 - "SANITARY" SHALL BE CAST INTO THE COVERS OF SANITARY MANHOLES IN 2 INCH HIGH LETTERS. "STORM" SHALL BE CAST INTO THE COVERS OF DRAINAGE MANHOLES IN 2 INCH HIGH LETTERS.



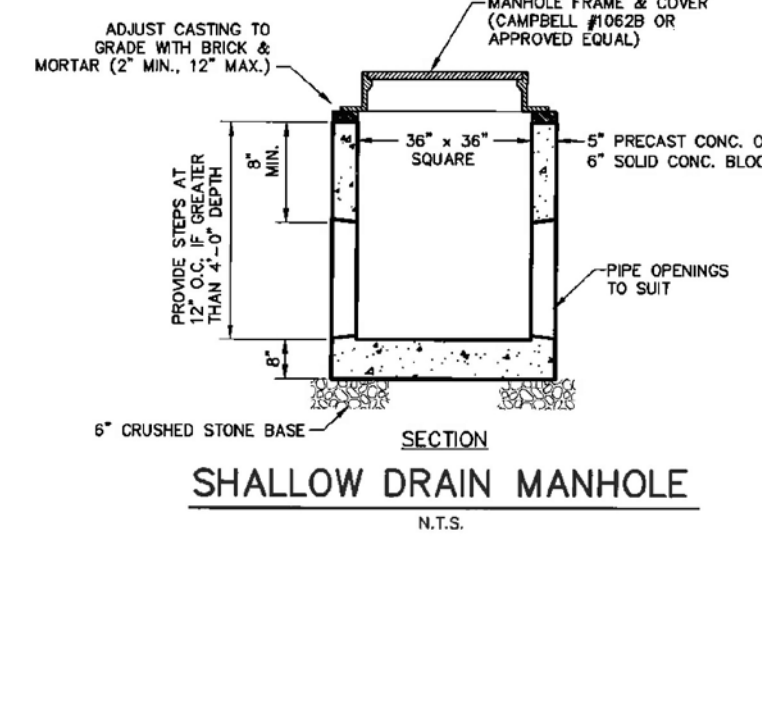
- NOTES:
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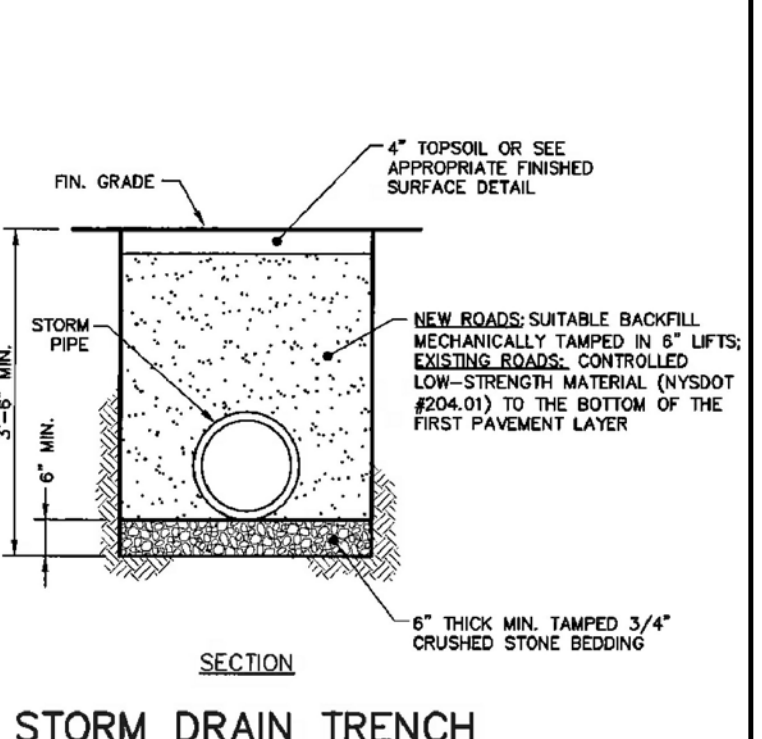
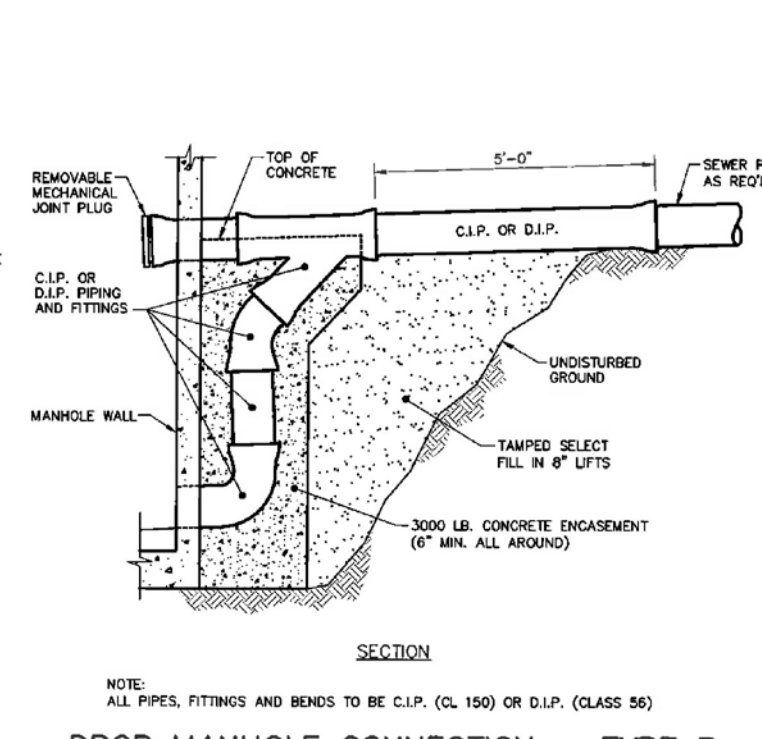
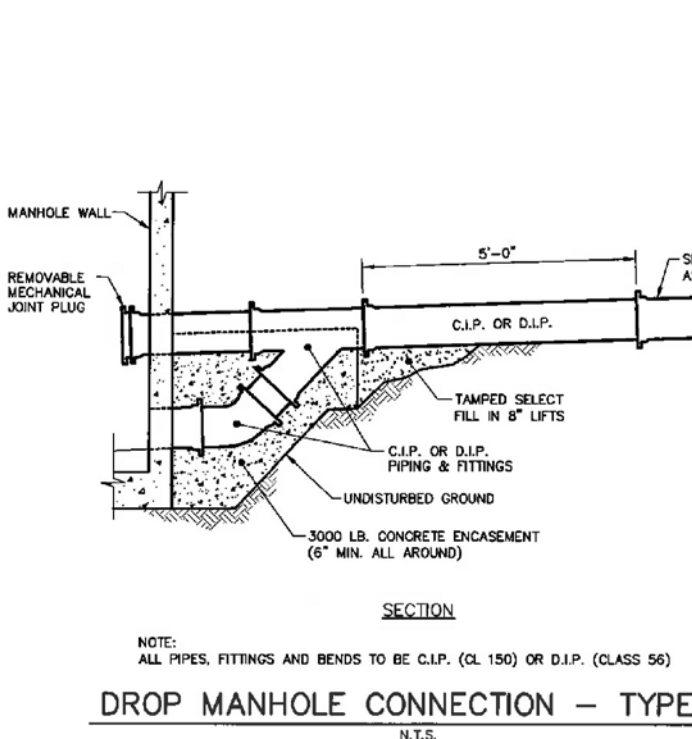
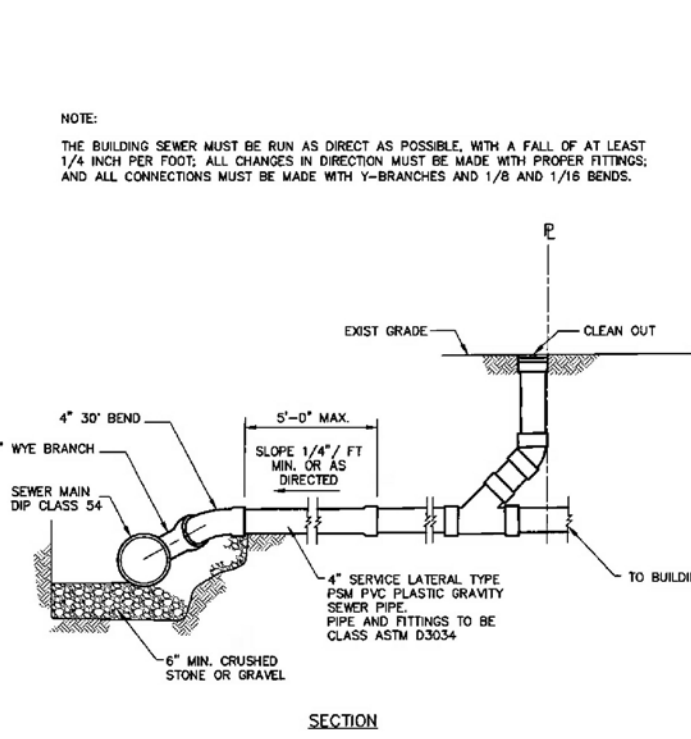
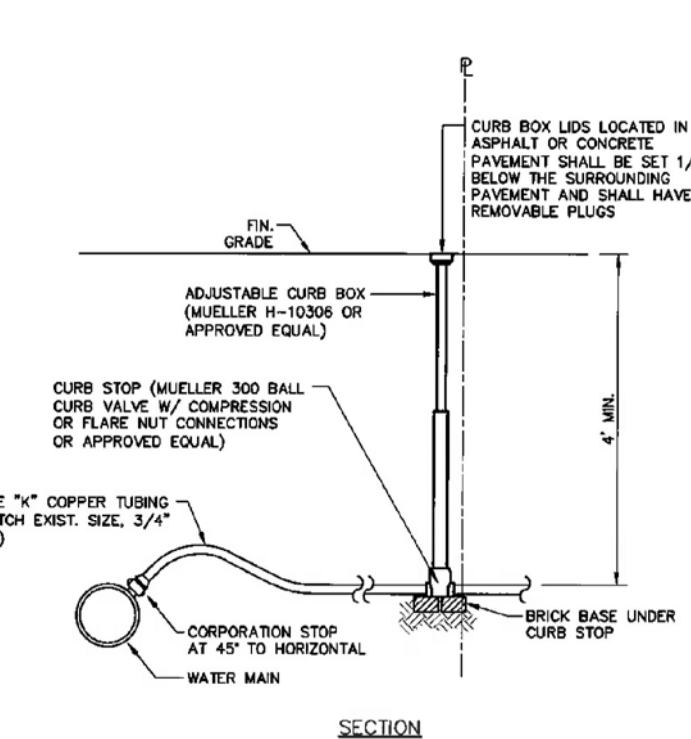
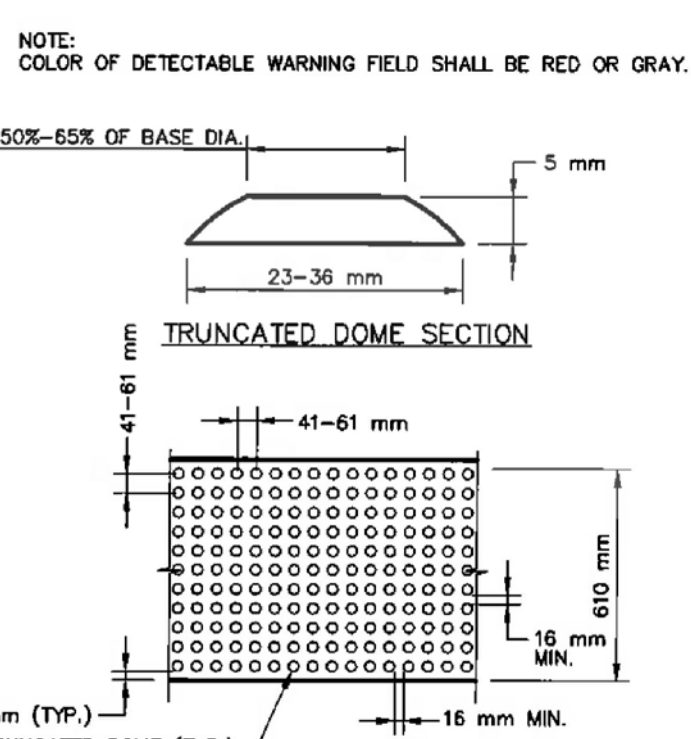
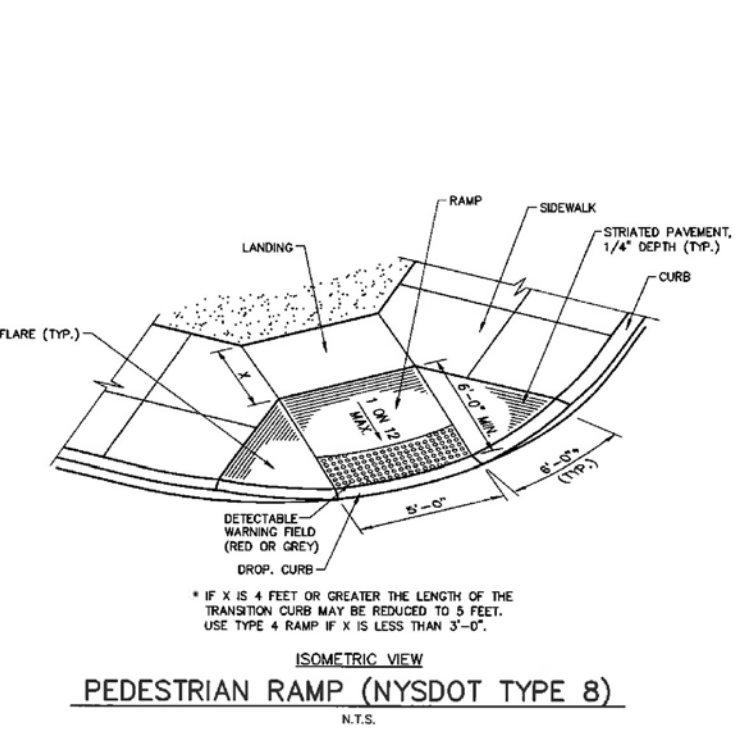
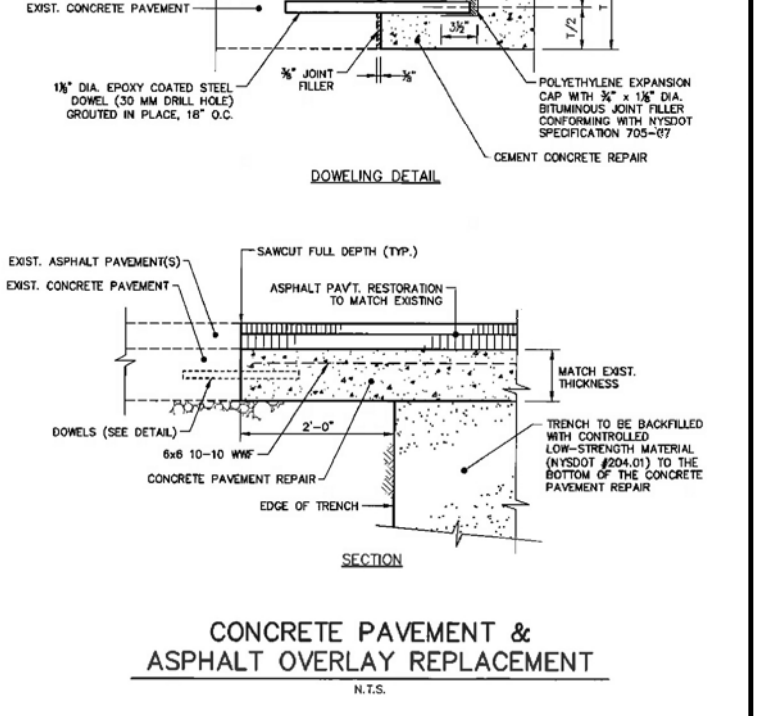
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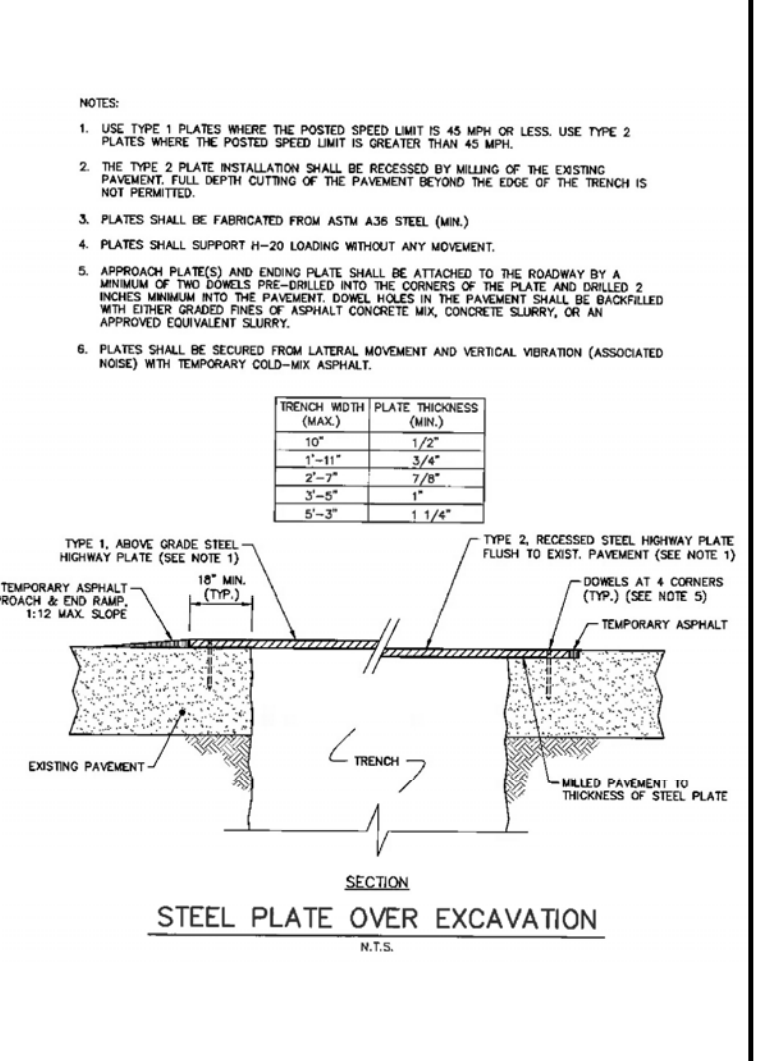
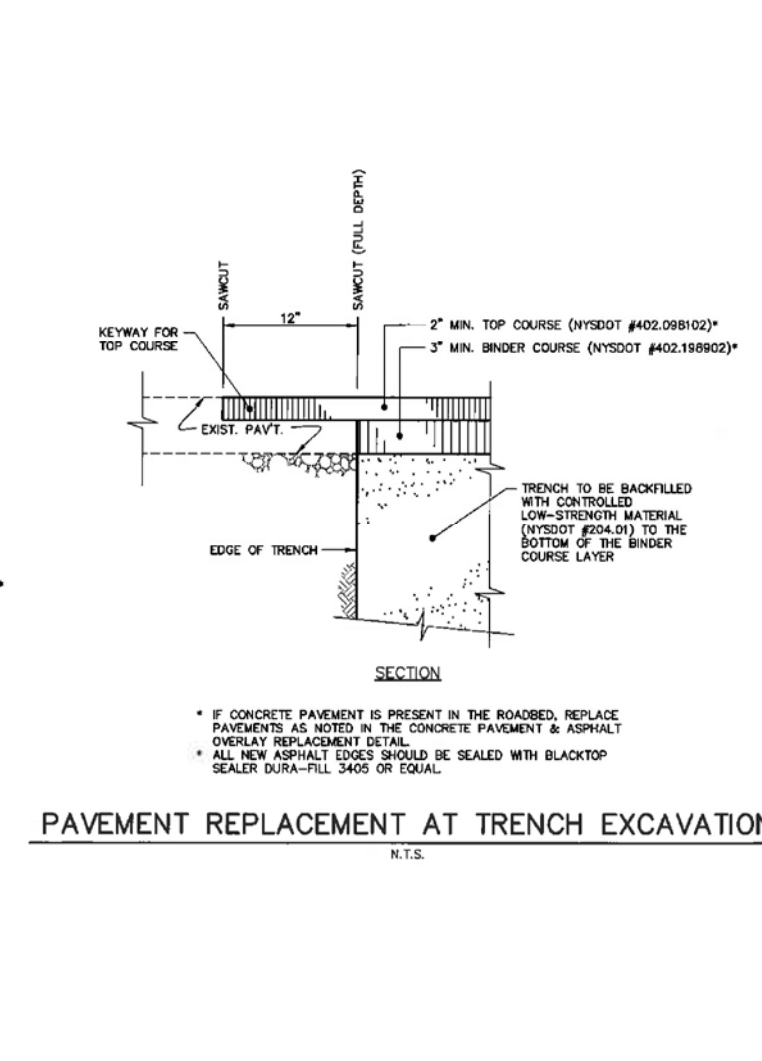
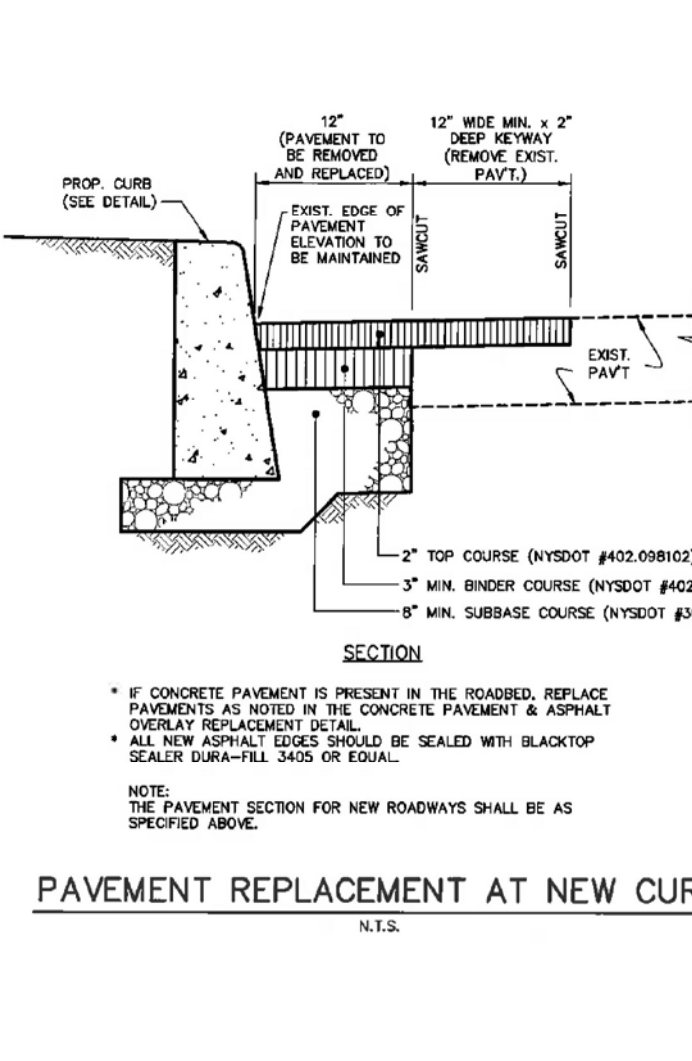
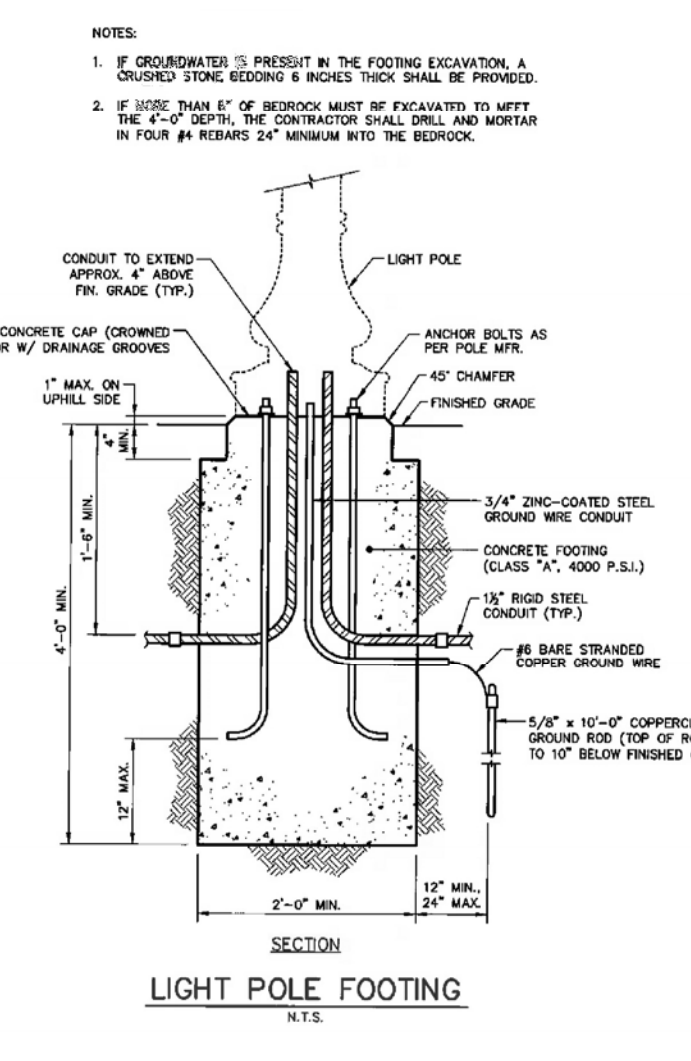
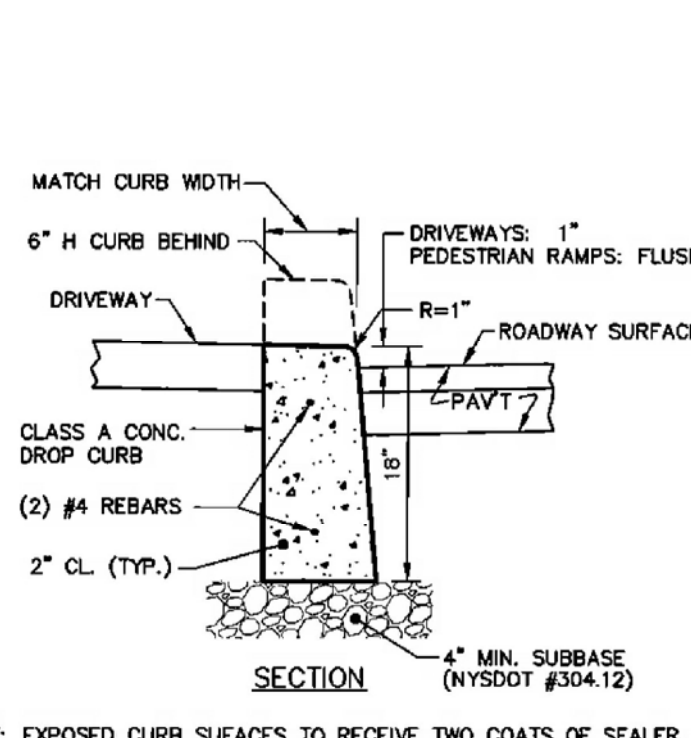
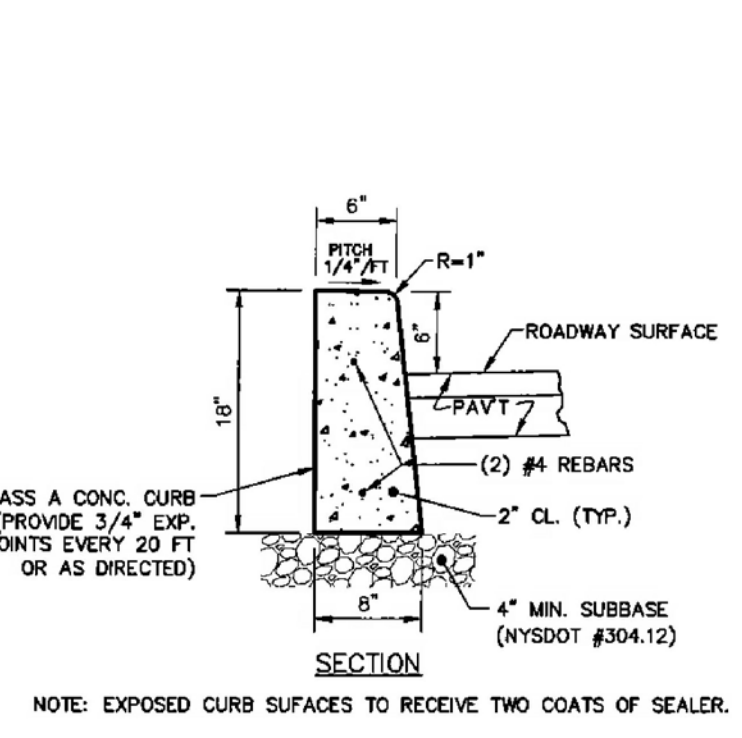
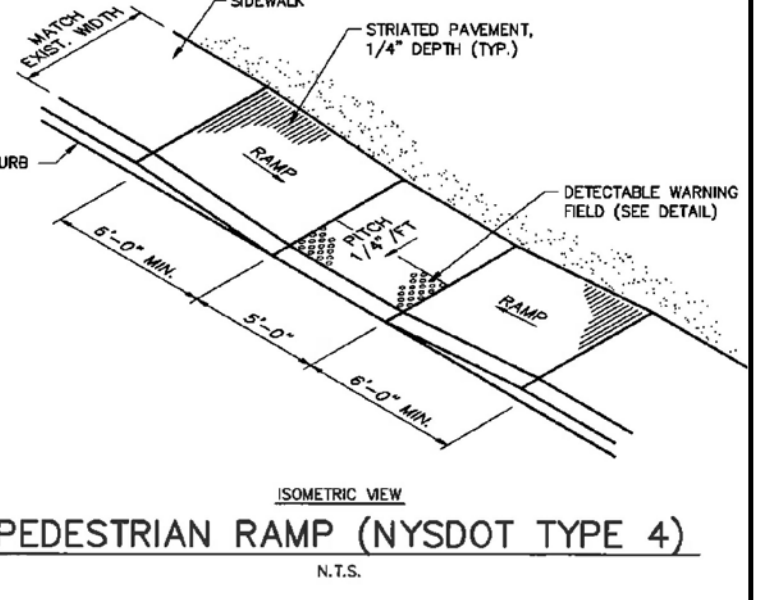
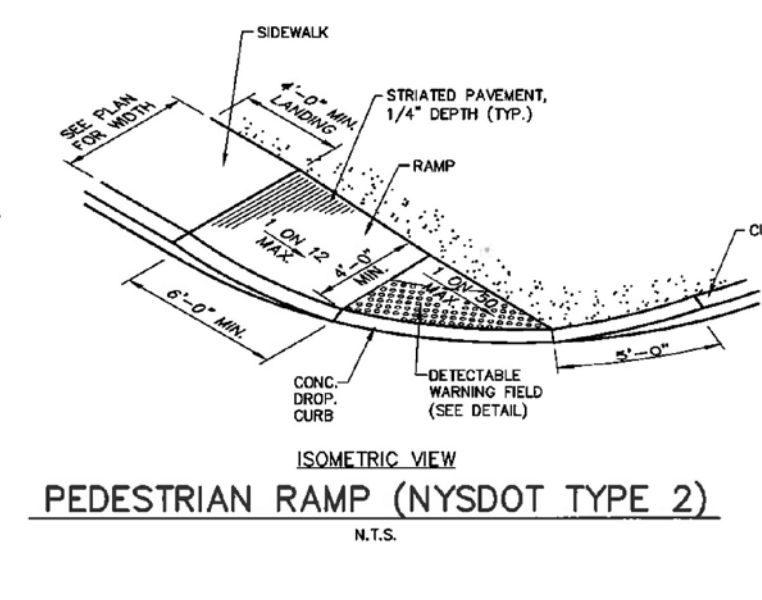
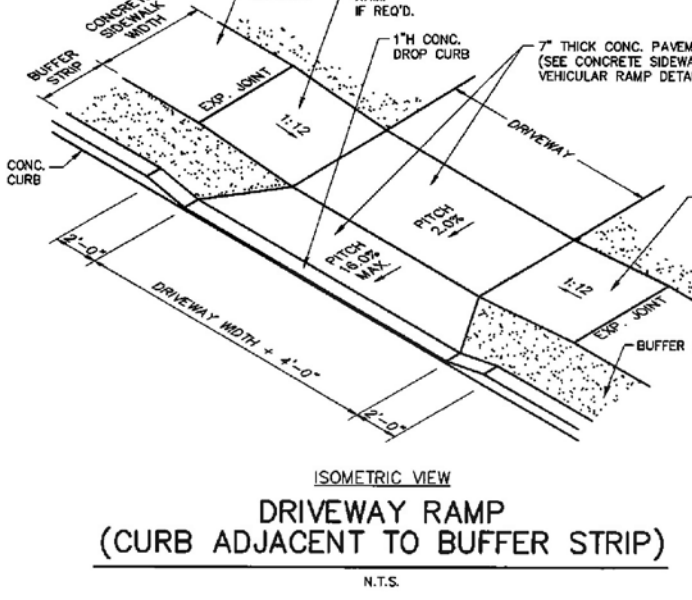
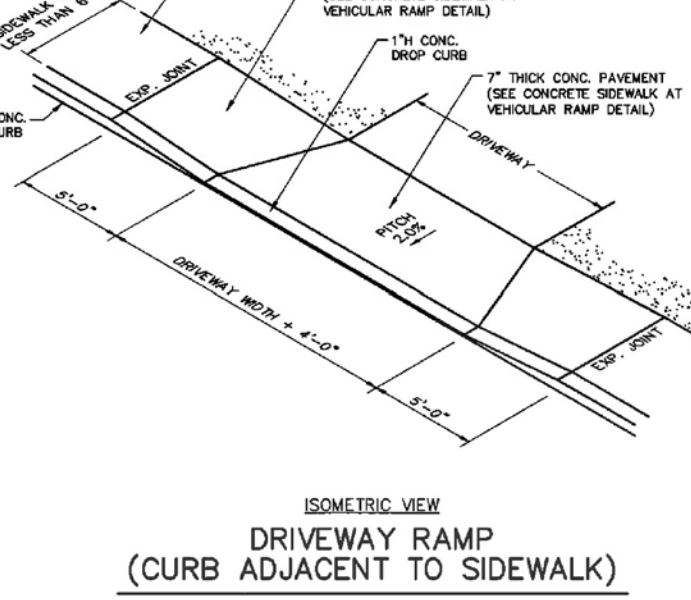
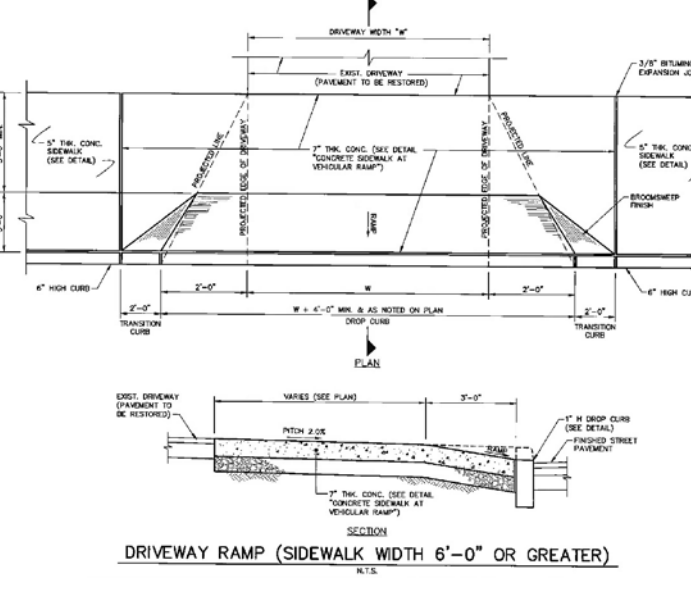
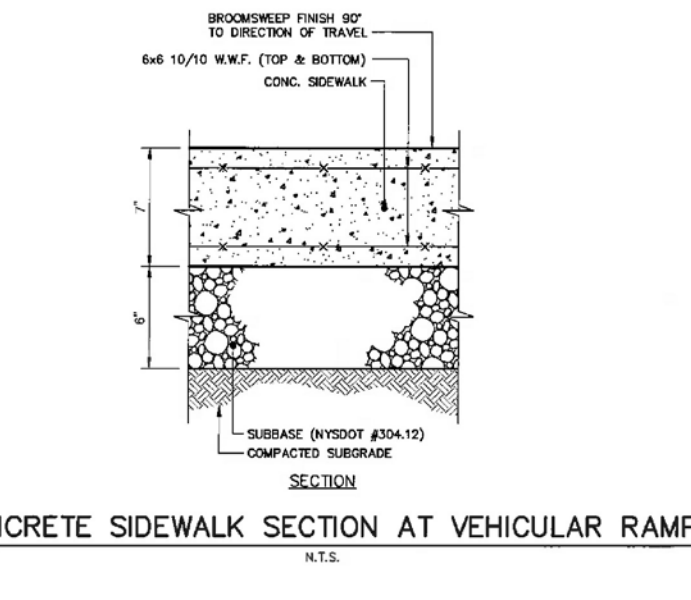
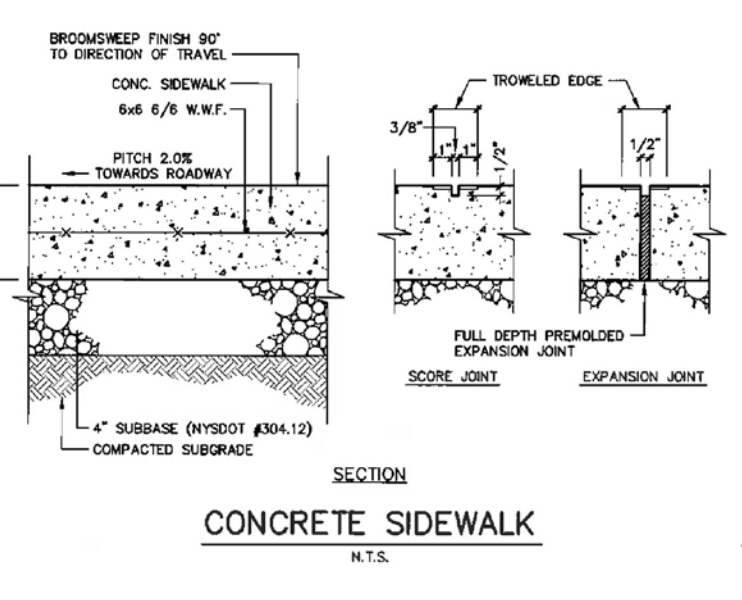
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- NOTES:
- IF A PARALLEL JOINT EXISTS WITHIN 4' OF THE SHOULDER, THE PAVEMENT SHALL BE REFLECTED TO THE EXISTING JOINT.
 - TRUCK COAT SHALL BE APPLIED TO ALL EXPOSED EDGES AND BETWEEN EVERY LIFT.
 - CONCRETE SHALL BE ALLOWED TO CURE PROPERLY WITHOUT CURING... PLATES MAY BE NECESSARY.
 - ALL NEW ASPHALT EDGES SHOULD BE SEALED WITH BLACKTOP SEALER (EPA-FILL 340) OR EQUAL.



NOTE: IN THE CASE WHERE DETAILS SHOWN HEREON CONFLICT WITH ANY OTHER DETAILS IN THIS DRAWING SET, THE VILLAGE OF BUCHANAN DETAIL SHALL TAKE PRECEDENCE.



Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

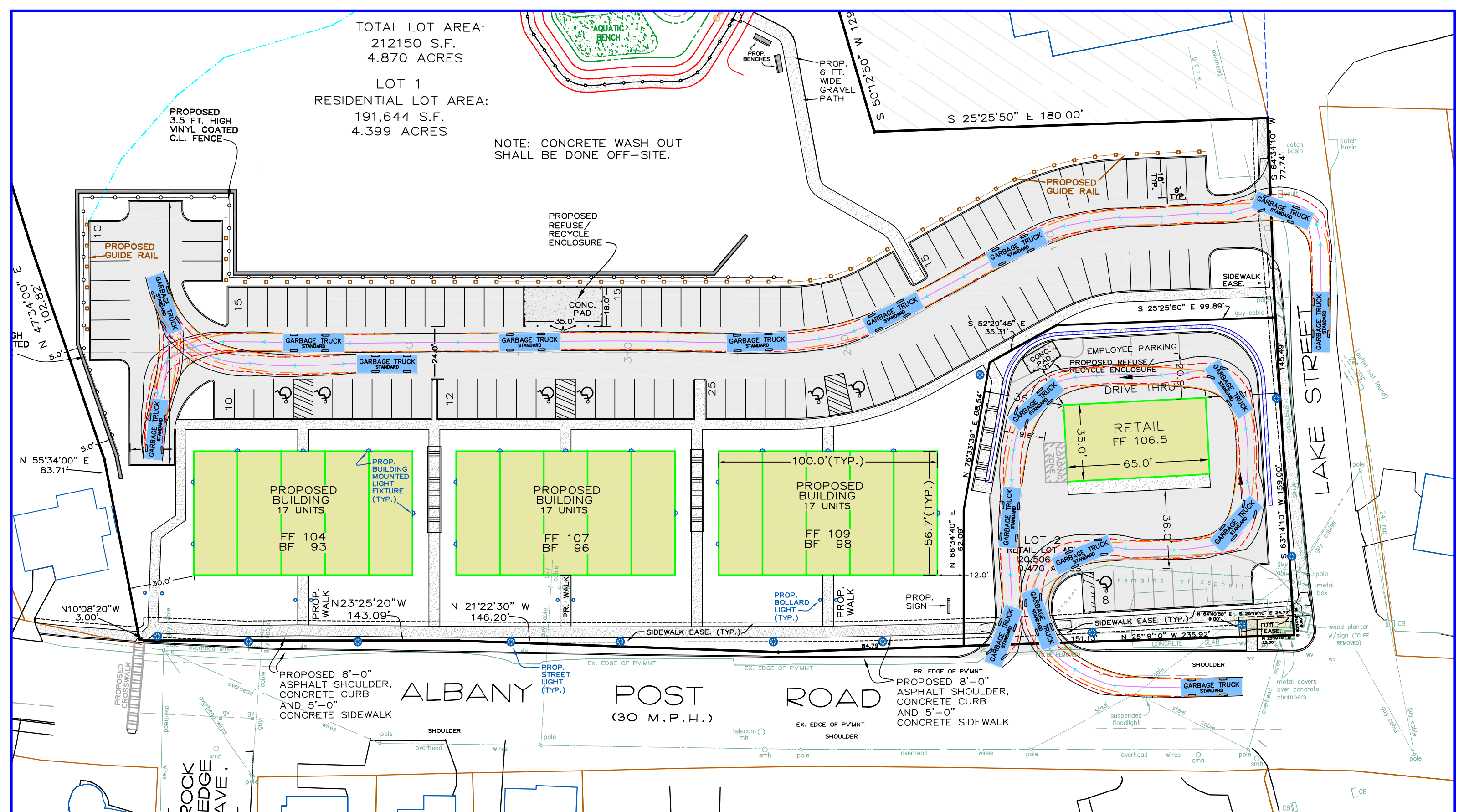
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

VILLAGE OF BUCHANAN
STANDARD DETAILS
VILLAGE SQUARE
RESIDENTIAL/COMMERCIAL
CARBONE BROTHERS 3095 LLC
VILLAGE OF BUCHANAN
WESTCHESTER COUNTY, NY
SEPTEMBER 18, 2023
SHEET 8 OF 8 SHEETS

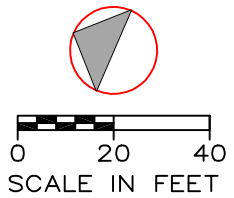
TOTAL LOT AREA:
212150 S.F.
4.870 ACRES

LOT 1
RESIDENTIAL LOT AREA:
191,644 S.F.
4.399 ACRES

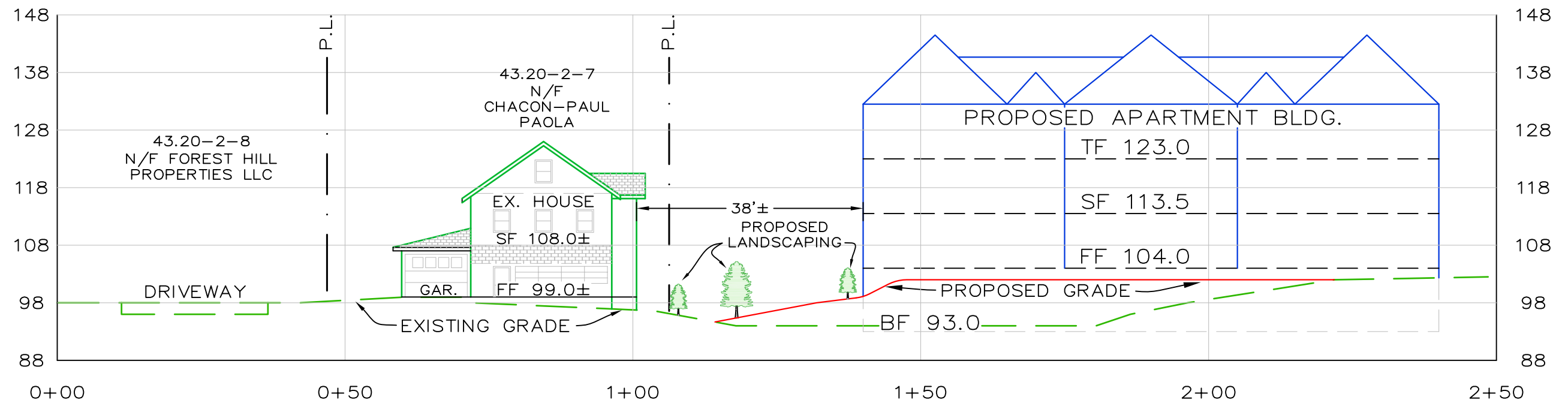
NOTE: CONCRETE WASH OUT
SHALL BE DONE OFF-SITE.



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GARBAGE TRUCK ACCESS PLAN
VILLAGE SQUARE
RESIDENTIAL/COMMERCIAL
CARBONE BROTHERS 3095 LLC
VILLAGE OF BUCHANAN
WESTCHESTER COUNTY, NY
SEPTEMBER 22, 2023



ADJOINING PROPERTY SECTION PLAN
 SCALE: HOR. 1"=20'
 VER. 1"=20'

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 Consulting Engineers
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ADJOINING PROPERTY
 SECTION PLAN
 VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 OCTOBER 10, 2023

VILLAGE SQUARE

VILLAGE OF BUCHANAN - WESTCHESTER COUNTY

JTA
JOSEPH THOMPSON
ARCHITECT

Joseph G. Thompson Architect, PLLC
108 N Division Street, Suite 100
Peekskill, New York 10566

PH: (845) 532-8156
EM: joe@jthompsonarch.com

NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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SEAL
Joseph G. Thompson, RA
New York State License #036057

Village Square - TITLE SHEET

Carbone Brothers 3095, LLC (Owner)
3095 Albany Post Road
Buchanan, New York 10511
S-B-L: 43,20-2-6
Village of Buchanan - Westchester County

FOR PLANNING BOARD REVIEW AND APPROVAL

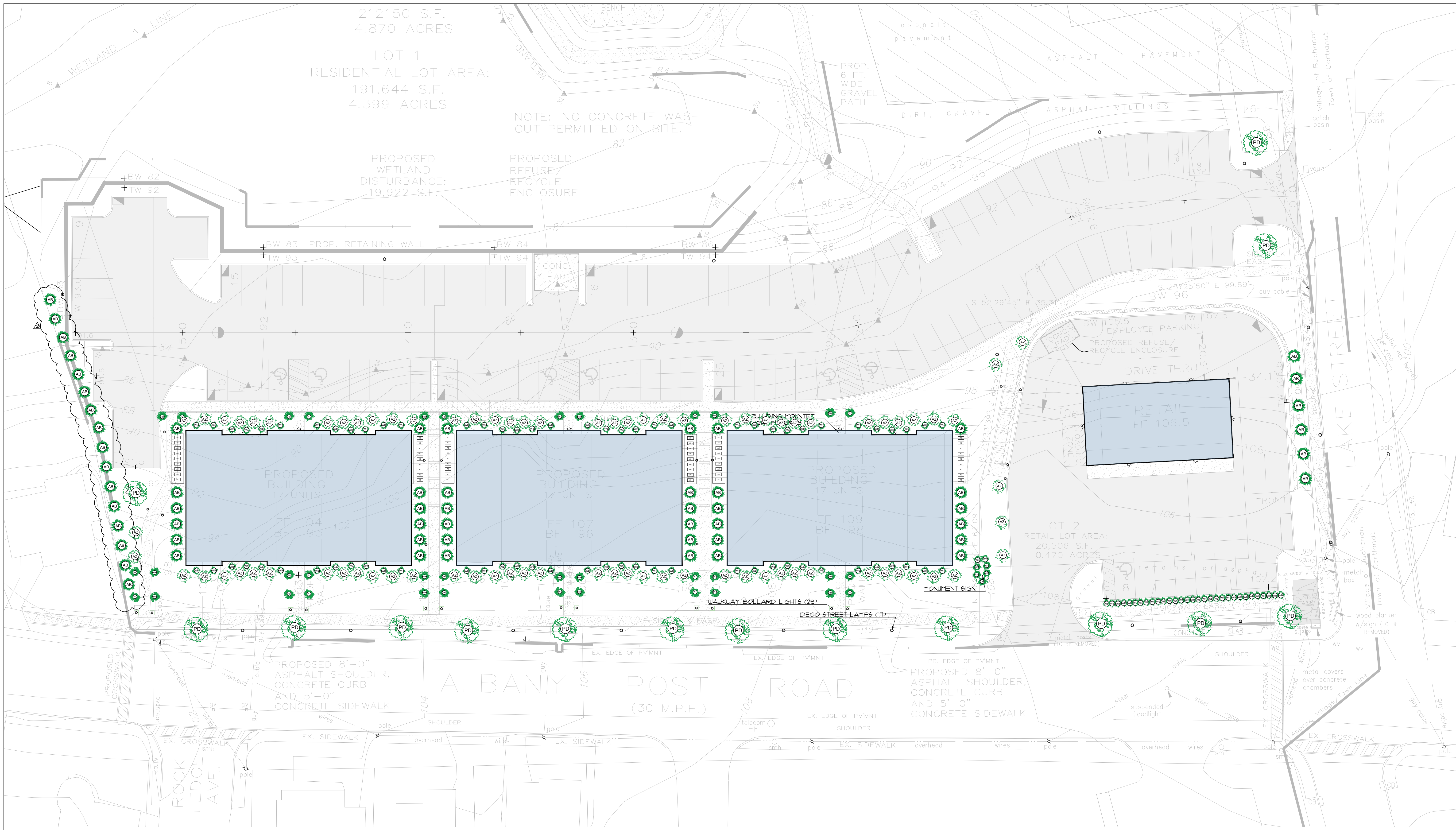
Date: November 22, 2022

Revisions:	
△	August 10, 2023
△	October 11, 2023
△	
△	
△	

G0.01

DRAWING INDEX:

G0.01	TITLE SHEET
C1.01	LANDSCAPING PLAN
C1.02	ENLARGED LANDSCAPING PLAN
C1.03	LANDSCAPING DETAILS
L1.01	SITE LIGHTING PLAN
L1.02	SITE LIGHTING DETAILS
AR1.01	RENDERED FRONT ELEVATION
AR1.02	ORTHOGRAPHIC RENDERING
AR1.03	FRONT ENTRANCE RENDERING
A1.01	GROUND FLOOR PLAN
A1.02	FIRST FLOOR PLAN
A1.03	SECOND FLOOR PLAN
A1.04	THIRD FLOOR PLAN
A1.05	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A2.03	ELEVATIONS
A5.01	MONUMENT SIGN



1 Full Site Landscaping Plan
 C1.01 Scale: 1" = 20'-0"



Planting Table - Village Square, Buchanan, NY - Zone 4				
Genus Specie	Common Name	Size	Key Quantity Notes	Zone
Hosta Liliaceae	Purple Heart Hosta	18"	PH 36 Blue Purple Flowers	4-9
Rhododendron spp.	Azalea	48"	AZ 79 Pinkish Purple Flowers	4-8
Phlox subulata	Creeping Phlox	24"	CP 5 Pink Flower Groundcover	3-10
Buxus Sinica var insularis	Wintergreen Boxwood	36"	WB 105 Potted and trimmed for spiral topiary	4-9
Thuja occidentalis	Emerald green arborvitae	5'-6' Planting Size	AB 58 Evergreen, moderate growth rate	2-7
Cornus florida f. rubra	Pink Dogwood	8'-10' Planting Size	PD 15 Flowering Deciduous Tree	5-9

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Village Square

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 3095 Albany Post Road
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