

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

Marcus Serrano, Village Administrator  
Village of Buchanan  
Municipal Building  
236 Tate Avenue  
Buchanan, NY 10511

December 5, 2023

Hand Deliver

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

Dear Marcus:

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

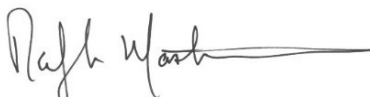
Sets of plans as follows:

1. Site Plan / Preliminary Plat Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised November 28, 2023, sheet 1 of 8 sheets,
2. Utility Plan Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised November 28,, 2023 sheet 2 of 8 sheets,
3. Erosion Control Plan Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised November 28,2023, sheet 3 of 8 sheets,
4. Existing Conditions, Plan Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated June 12, 2023, sheet 4 of 8 sheets
5. Road Profiles / Sections Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised November 28, 2023 sheet 5 of 8 sheets,
6. Sewer Profile / Details Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated August 2, 2023 revised November 28, 2023 sheet 6 of 8 sheets
7. Details / Notes Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated November 23, 2022 revised November 28, 2023 sheet 7 of 8 sheets,
8. Village of Buchanan Standard Details Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated September 18, 2023 sheet 8 of 8 sheets
9. Preliminary Plat Village Square Residential/Commercial for Carbone Brothers 3095, LLC dated August 10, 2023 revised November 28,, 2023, sheet 1 of 1 sheets,
10. Plans by Joseph Thompson RA revised November 28, 2023, C1.01, Landscape Plan.

We are submitting the above materials for the next 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

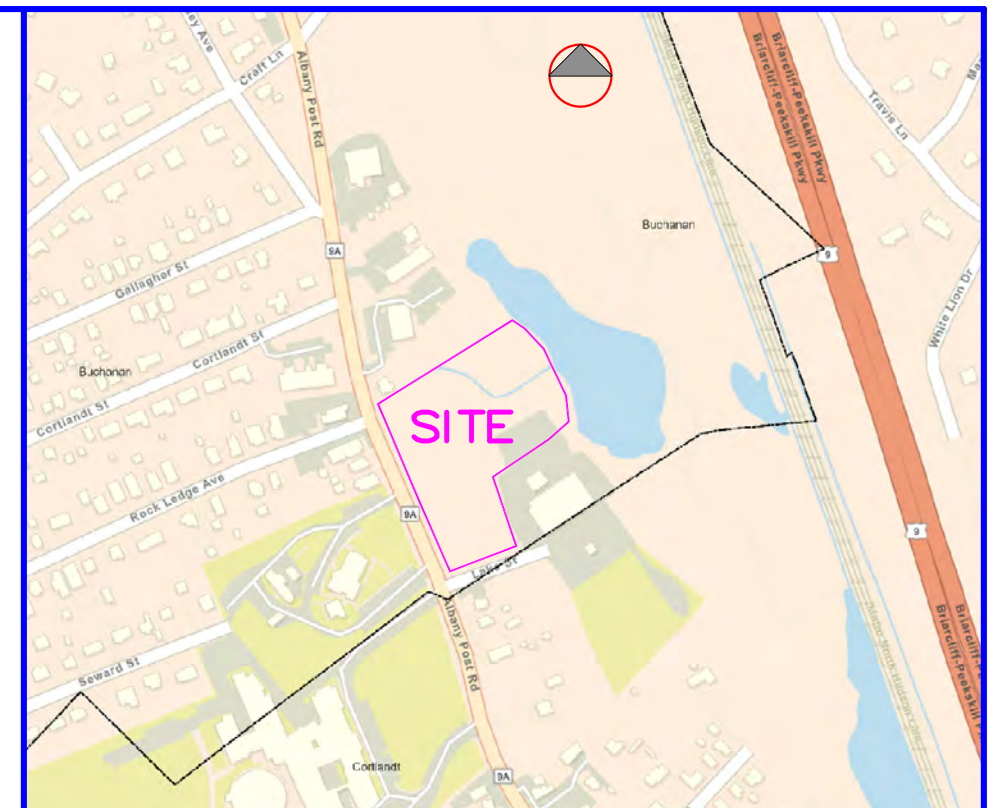
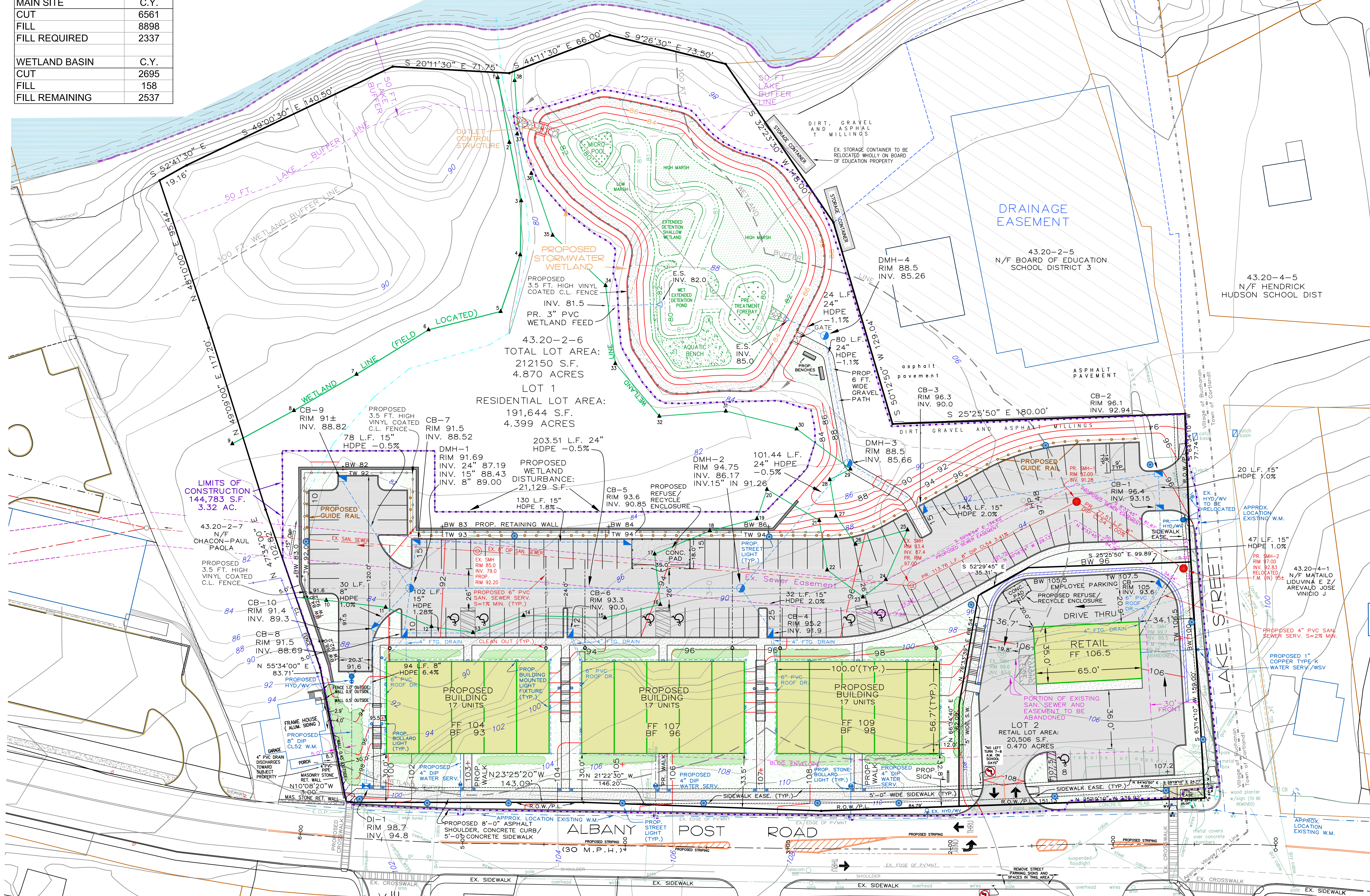
**WETLAND/BUFFER SCHEDULE**

	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	-	-

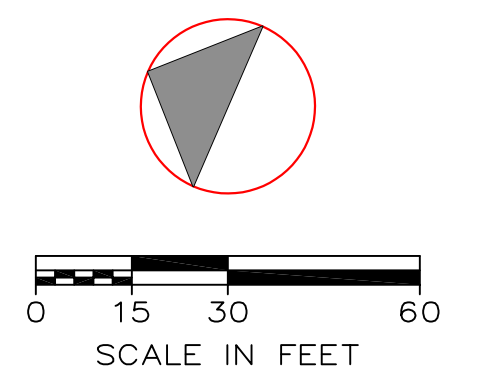
**CUT-FILL SCHEDULE**

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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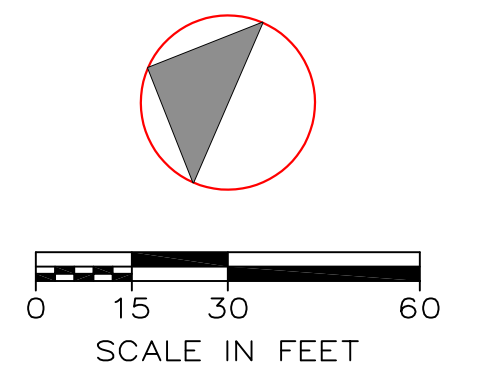


SITE PLAN/  
PRELIMINARY PLAT  
VILLAGE SQUARE  
RESIDENTIAL/COMMERCIAL  
CARBONE BROTHERS 3095 LLC  
VILLAGE OF BUCHANAN  
WESTCHESTER COUNTY, NY  
NOVEMBER 23, 2022  
SHEET 1 OF 8 SHEETS

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.

43.20-5-10 N/F CENTRAL SCHOOL DISTRICT NO 3	REVISED: 8/21/2023 REVISED: 8/2/2023 REVISED: 7/27/2023 REVISED: 7/14/2023 REVISED: 7/3/2023 REVISED: 7/3/2023 REVISED: 10/9/2023 REVISED: 6/28/2023 REVISED: 9/22/2023
43.20-1-22 N/F 3106 ALBANY POST INC	REVISED: 8/21/2023 REVISED: 8/2/2023 REVISED: 7/27/2023 REVISED: 7/14/2023 REVISED: 7/3/2023 REVISED: 7/3/2023 REVISED: 10/9/2023 REVISED: 6/28/2023 REVISED: 9/22/2023
43.20-1-37 N/F AL DAR LLC	REVISED: 8/21/2023 REVISED: 8/2/2023 REVISED: 7/27/2023 REVISED: 7/14/2023 REVISED: 7/3/2023 REVISED: 7/3/2023 REVISED: 10/9/2023 REVISED: 6/28/2023 REVISED: 9/22/2023
43.20-1-38 ORDONEZ EDGAR R CHUQUIMARCA	REVISED: 8/21/2023 REVISED: 8/2/2023 REVISED: 7/27/2023 REVISED: 7/14/2023 REVISED: 7/3/2023 REVISED: 7/3/2023 REVISED: 10/9/2023 REVISED: 6/28/2023 REVISED: 9/22/2023
43.20-1-39 N/F SALEH KAI M/ ALKABLANI SAMAR M.H	REVISED: 8/21/2023 REVISED: 8/2/2023 REVISED: 7/27/2023 REVISED: 7/14/2023 REVISED: 7/3/2023 REVISED: 7/3/2023 REVISED: 10/9/2023 REVISED: 6/28/2023 REVISED: 9/22/2023
43.20-1-40 N/F ROMAN CATHOLIC CHURCH OF ST CHRISTOPHER AND ST PATRICK	REVISED: 8/21/2023 REVISED: 8/2/2023 REVISED: 7/27/2023 REVISED: 7/14/2023 REVISED: 7/3/2023 REVISED: 7/3/2023 REVISED: 10/9/2023 REVISED: 6/28/2023 REVISED: 9/22/2023

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



**LEGEND**

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

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UTILITY PLAN  
VILLAGE SQUARE  
RESIDENTIAL/COMMERCIAL  
CARBONE BROTHERS 3095 LLC  
VILLAGE OF BUCHANAN  
WESTCHESTER COUNTY, NY  
NOVEMBER 23, 2022  
SHEET 2 OF 8 SHEETS

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REVISED: 9/22/2023  
REVISED: 8/2/2023  
REVISED: 11/28/2023  
REVISED: 7/14/2023  
REVISED: 10/27/2023  
REVISED: 6/28/2023  
REVISED: 10/9/2023  
REVISED: 12/15/2022

**STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT**



leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appearance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

**Maintenance**

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the project SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

**Definition & Scope**

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

**Conditions Where Practice Applies**

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

**Design Criteria**

**Capacity:** The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

**Location:** Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

**Liner:** All washout facilities will be lined to prevent

Construction Plan  
Village Square  
Buchanan, NY  
September 22, 2023

The following is the generalized, proposed sequence of construction for this project:

- Stake out limits of disturbance throughout the site
- Construct access road to the proposed Stormwater Wetland
- Install Silt Fence surrounding the proposed Stormwater Wetland
- Remove trees and brush at the Stormwater Wetland
- Excavate the temporary sediment control basin within the limits of the Basin
- 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
- Construct temporary chain link security fence along road borders
- Remove Trees and brush surrounding Building 1 along driveway and at the slope towards Albany Post Road
- Direct overland flow to newly constructed sediment basin
- Grade commercial pad for construction staging area.
- Excavate slope for Residential Building No. 1
- Grade excavated material to the roadway and compact. Install gravel tracking pads throughout to stabilize the fill area
- Commence construction of Building 1 in the first Section
- 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
- Diversion swales, berms and silt fences would be in place to carry runoff to the sediment basin
- 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
- Work on the two remaining buildings, retail building and retaining walls will continue including the four water main taps in Albany Post Road
- Upon substantial completion of the remaining buildings the roadway would be prepped for binder paving
- 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.
- The drainage system would then be installed to direct flow to the stormwater wetland
- Work to install amenities, such as sidewalks, lighting, and landscaping would then commence.
- Final paving, curbs and refuse stations would commence upon substantial completion of the three residential buildings and retail building.

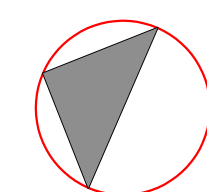
**EROSION CONTROL MAINTENANCE SCHEDULE**

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	REPL	REM
INLET PROTECTION	IN			CLN	
HAYBALE CHECKS		IN	IN	CLN	REM
SEDIMENT TRAPS		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/smpmmtguidance.pdf](https://www.dec.ny.gov/docs/water_pdf/smpmmtguidance.pdf)



**LEGEND**

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

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Croton, NY 10520

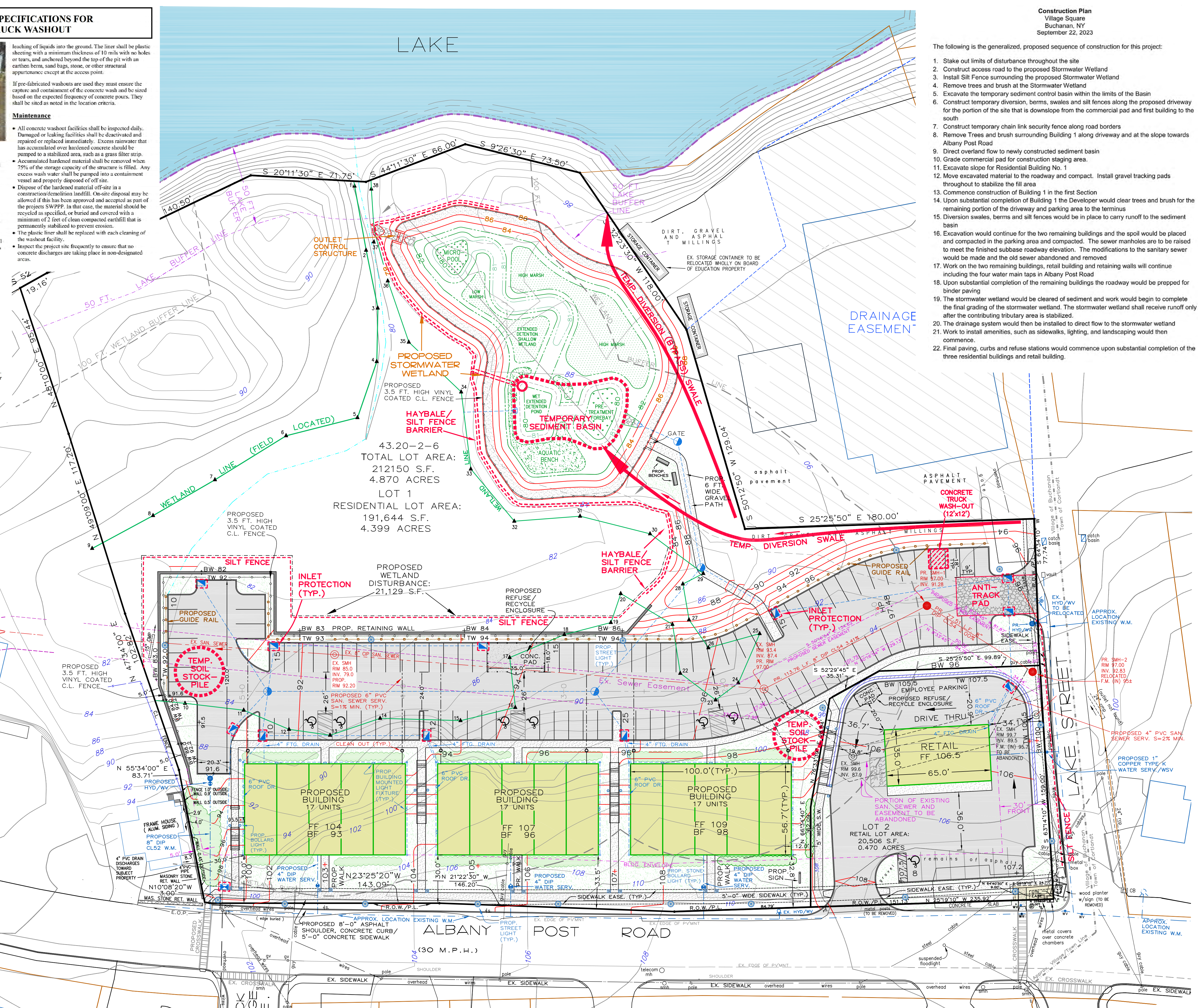
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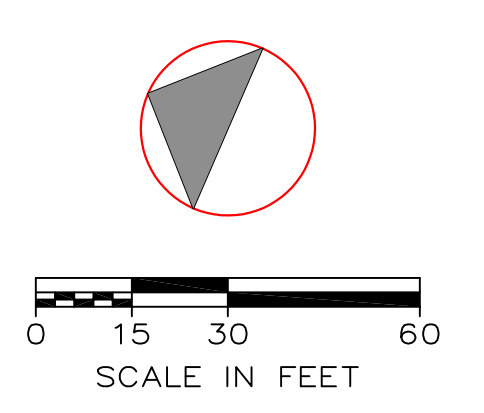
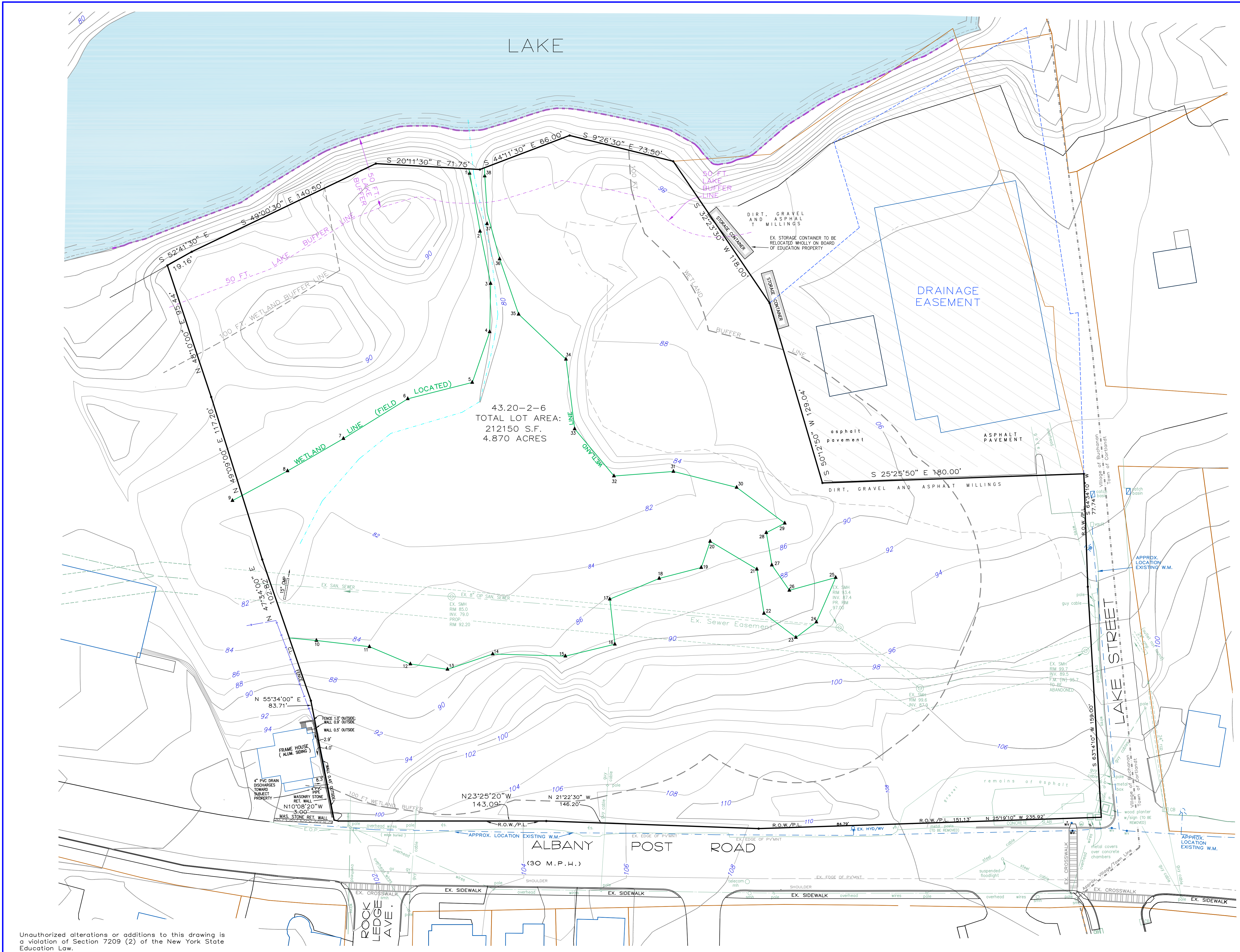


**EROSION CONTROL PLAN**  
VILLAGE SQUARE  
RESIDENTIAL/COMMERCIAL  
CARBONE BROTHERS 3095 LLC  
VILLAGE OF BUCHANAN  
WESTCHESTER COUNTY, NY  
NOVEMBER 23, 2022  
SHEET 3 OF 8 SHEETS

REVISED: 8/7/2023  
REVISED: 8/2/2023  
REVISED: 11/28/2023  
REVISED: 11/10/2023  
REVISED: 9/22/2023  
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REVISED: 12/15/2022

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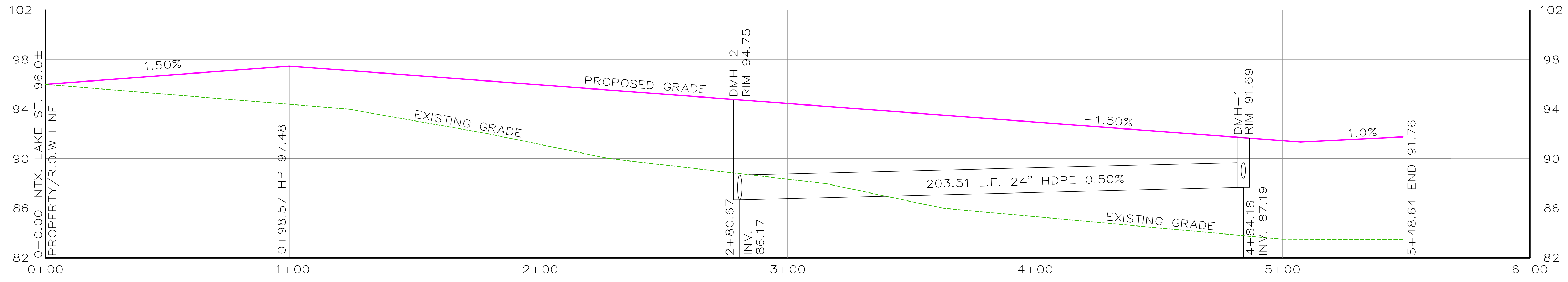
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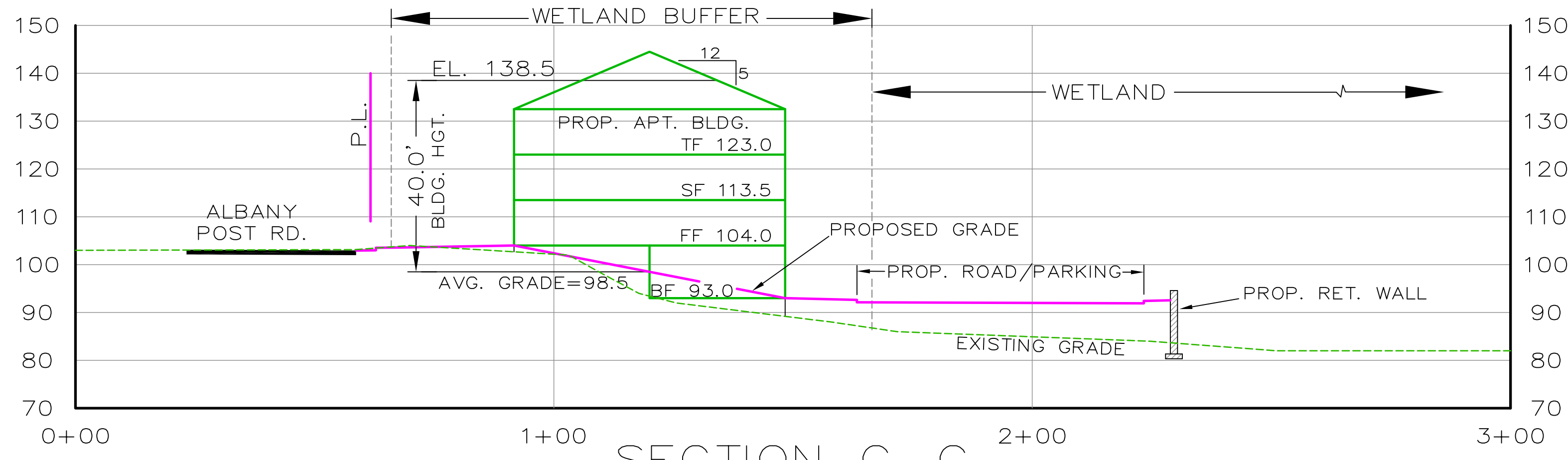


EXISTING CONDITIONS  
 VILLAGE SQUARE  
 RESIDENTIAL/COMMERCIAL  
 CARBONE BROTHERS 3095 LLC  
 VILLAGE OF BUCHANAN  
 WESTCHESTER COUNTY, NY  
 JUNE 12, 2023  
 SHEET 4 OF 8 SHEETS

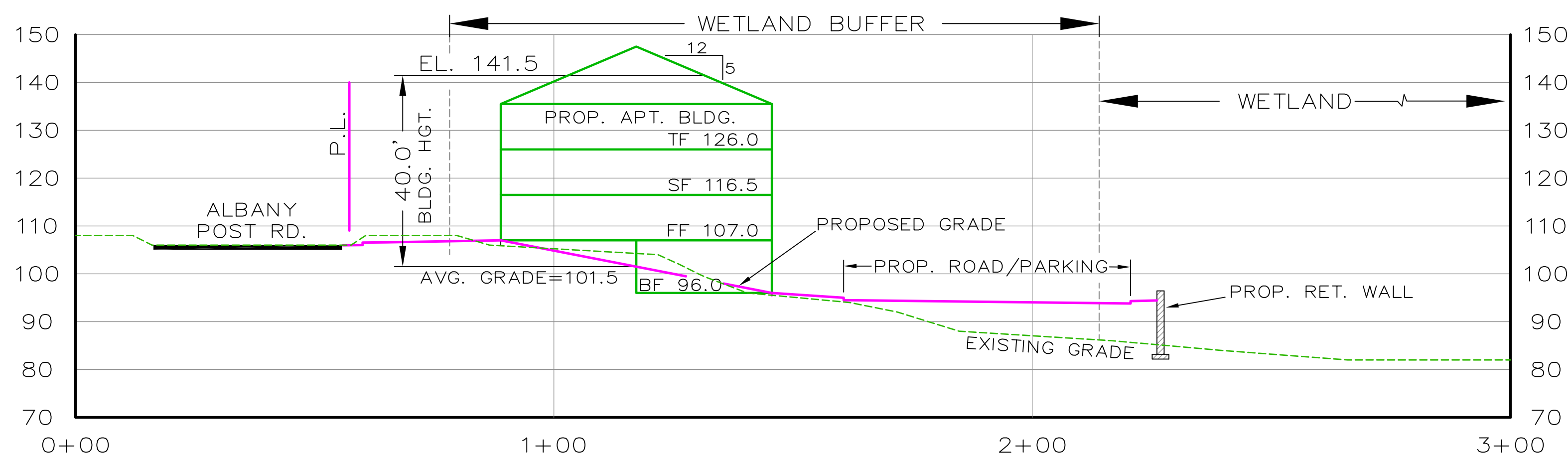
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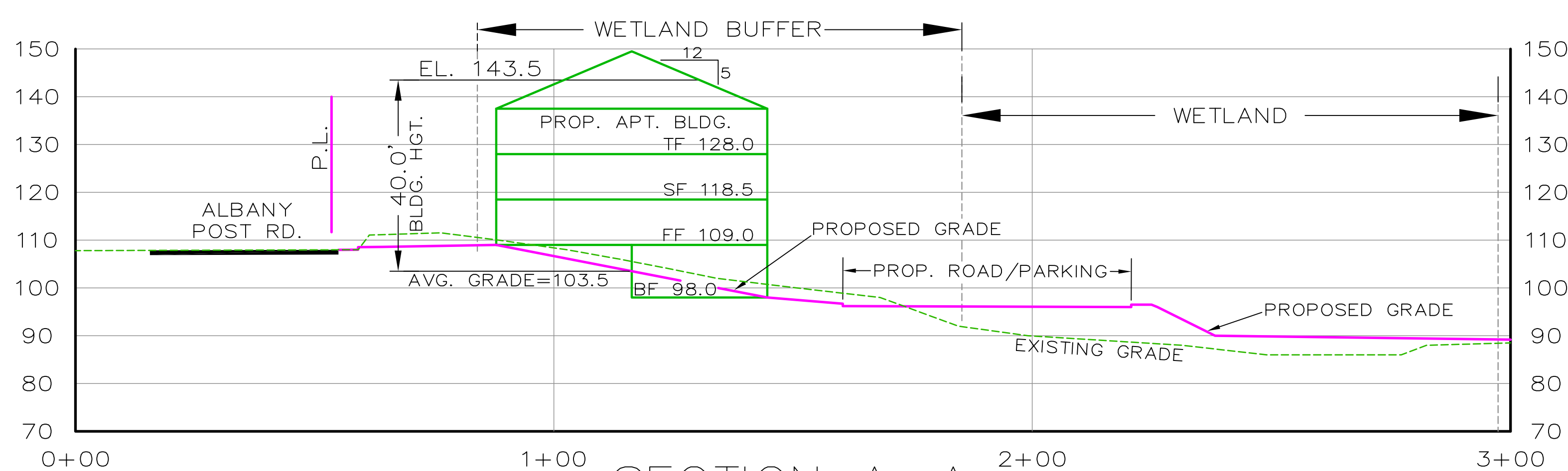
ROAD/DRAIN PROFILE  
 SCALE: HOR. 1"=20'  
 VER. 1"=4'



SECTION C-C



SECTION B-B



SECTION A-A

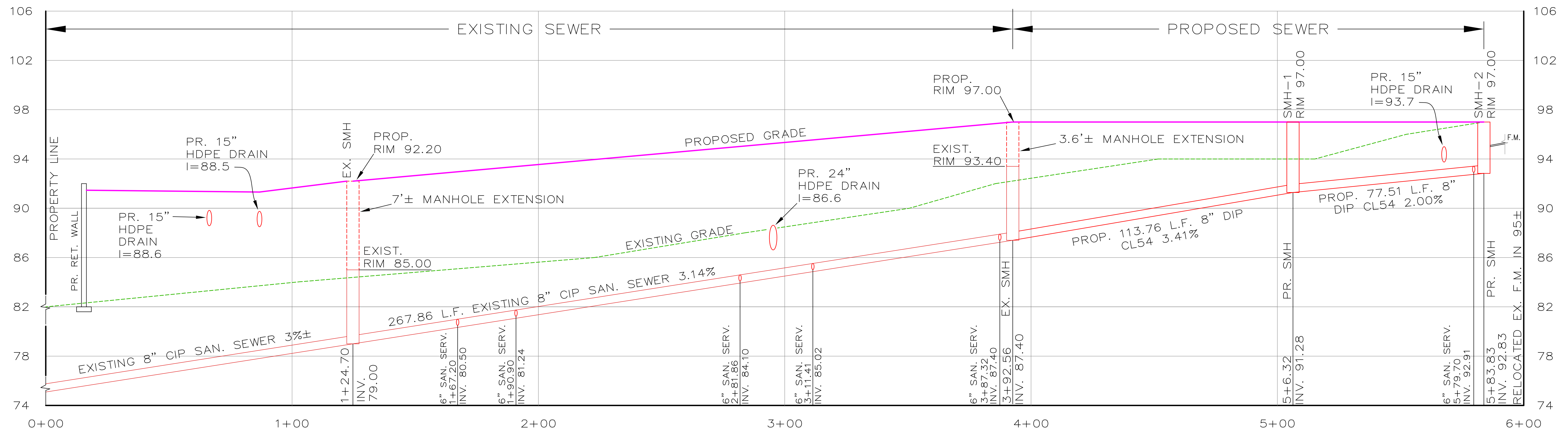
SECTIONS  
 SCALE: HOR. 1"=20'  
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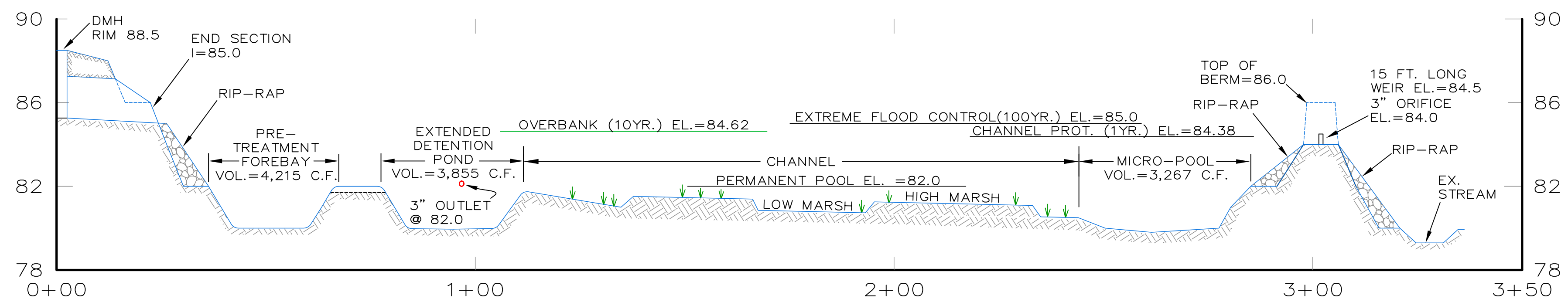
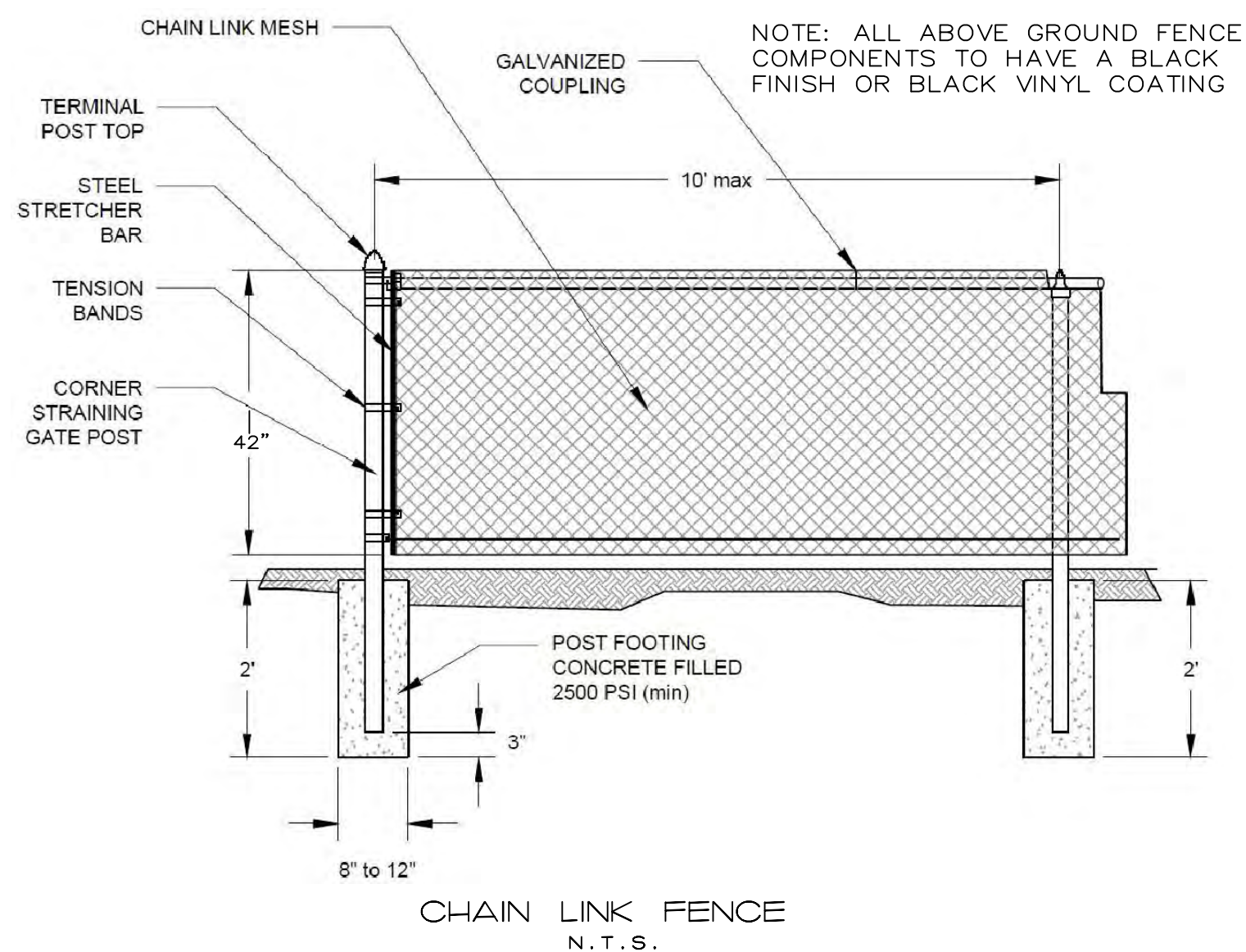


ROAD PROFILE/SECTIONS  
 VILLAGE SQUARE  
 RESIDENTIAL/COMMERCIAL  
 CARBONE BROTHERS 3095 LLC  
 VILLAGE OF BUCHANAN  
 WESTCHESTER COUNTY, NY  
 NOVEMBER 23, 2022

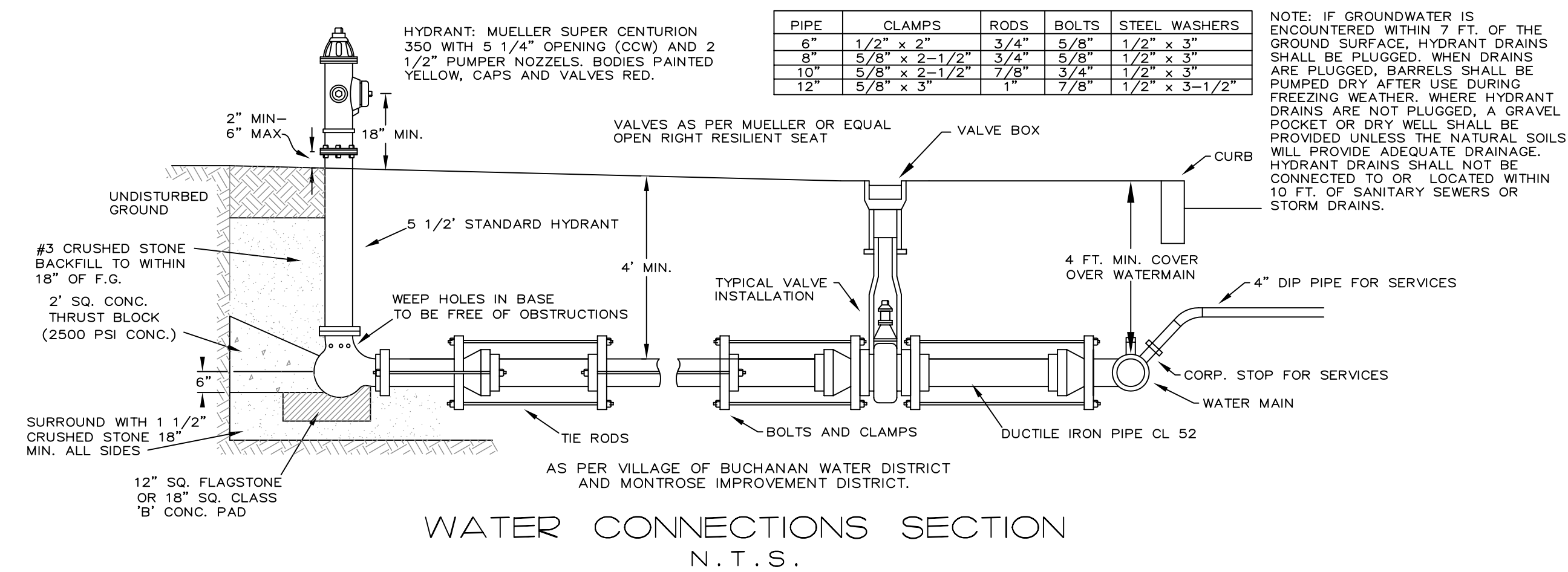
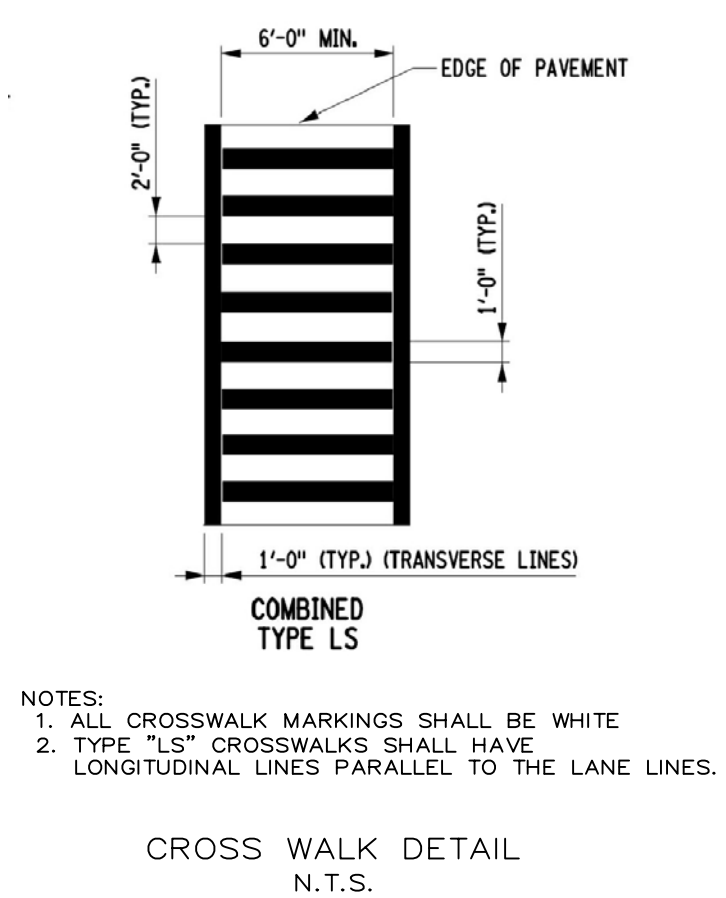
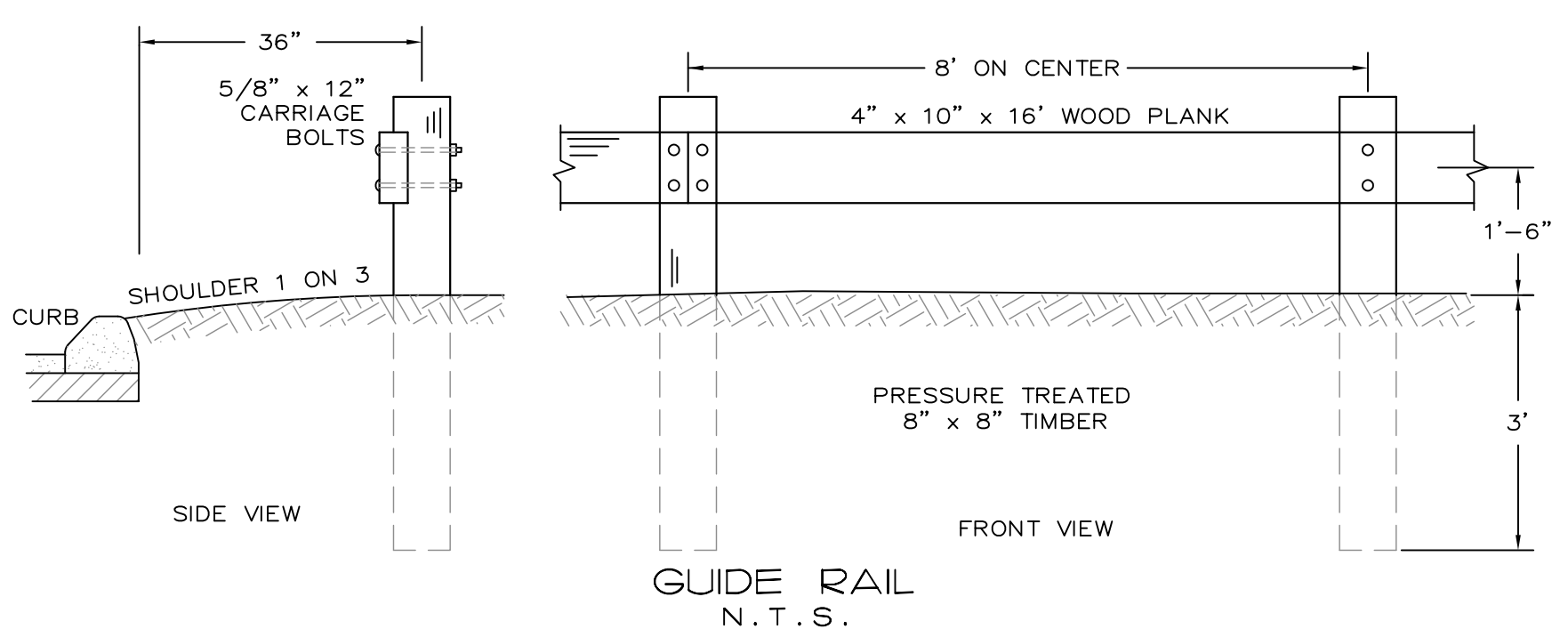
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**SEWER PROFILE**  
SCALE: HOR. 1"=20'  
VER. 1"=4'



**STORMWATER WETLAND**  
SCALE: HOR. 1"=20'  
VER. 1"=4'



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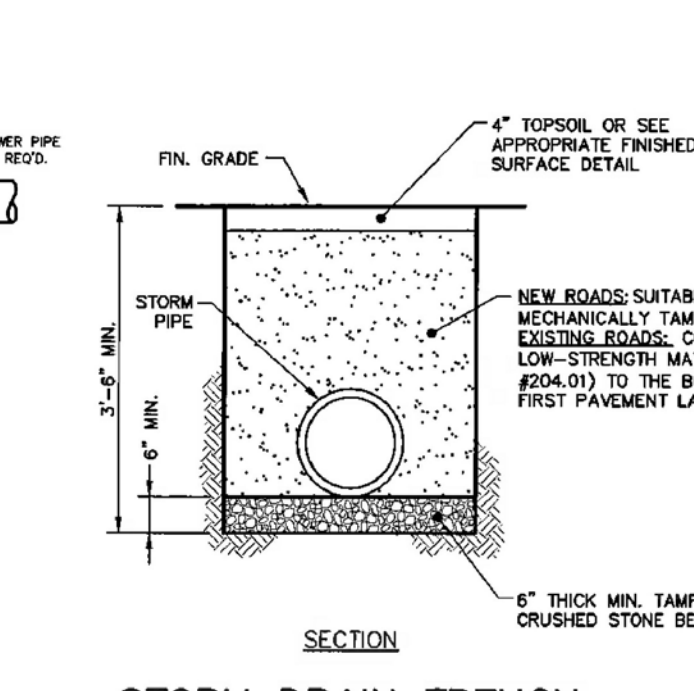
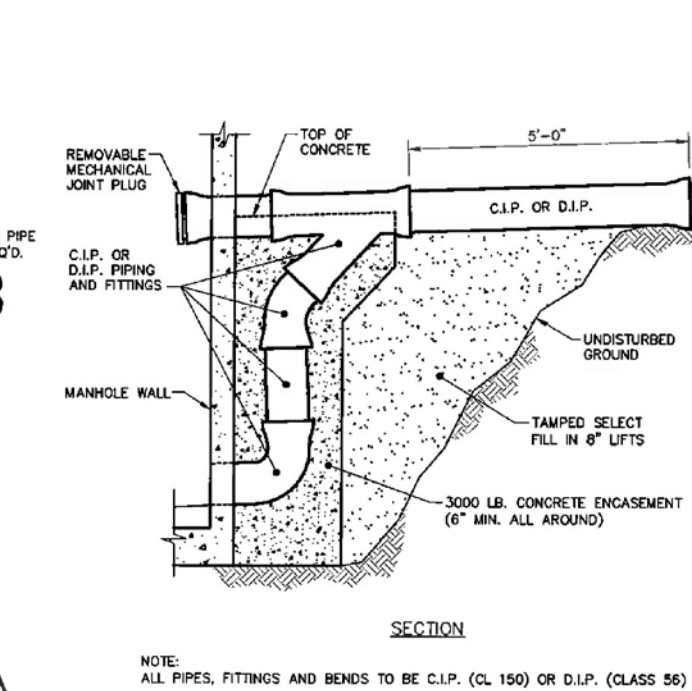
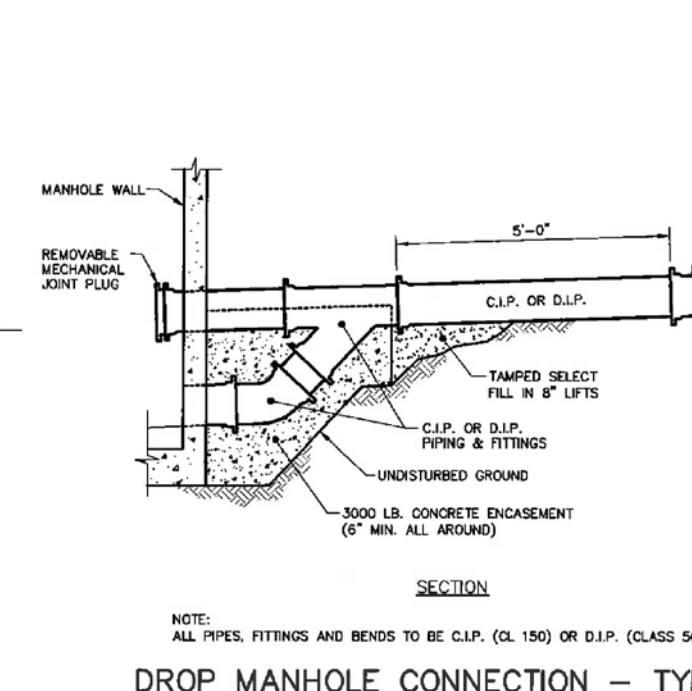
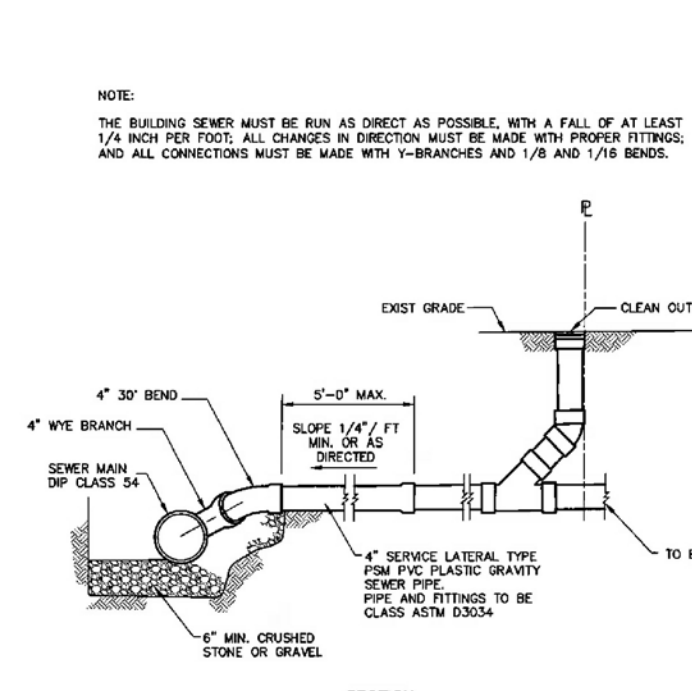
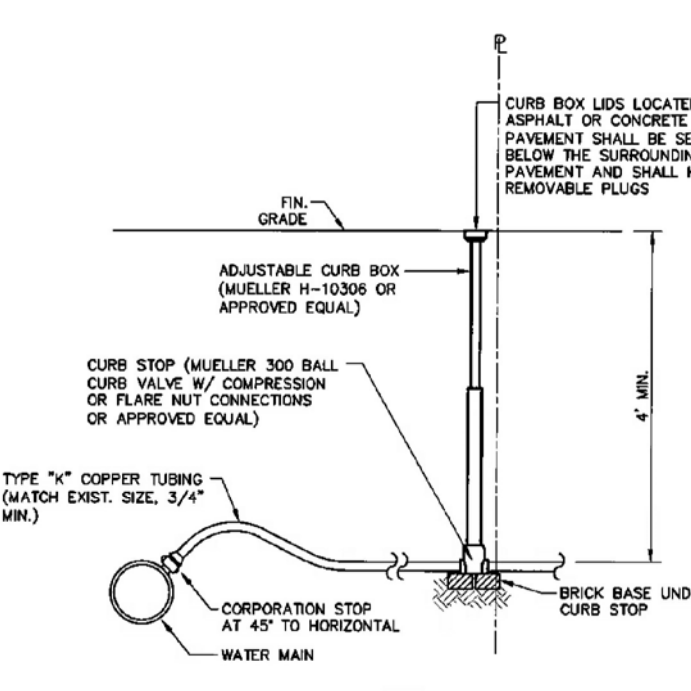
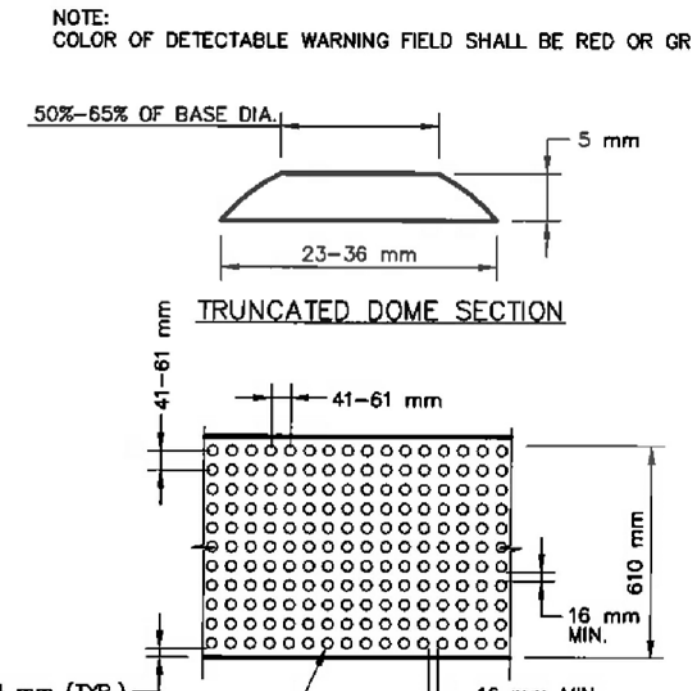
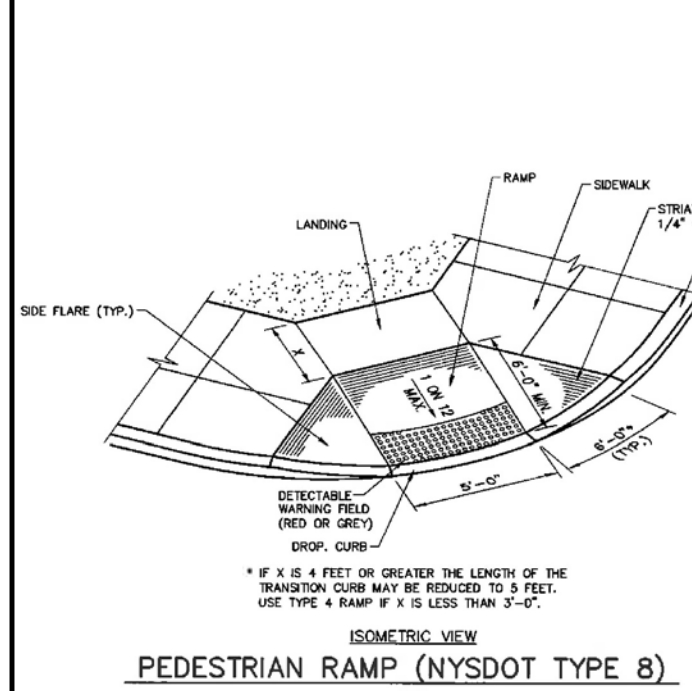
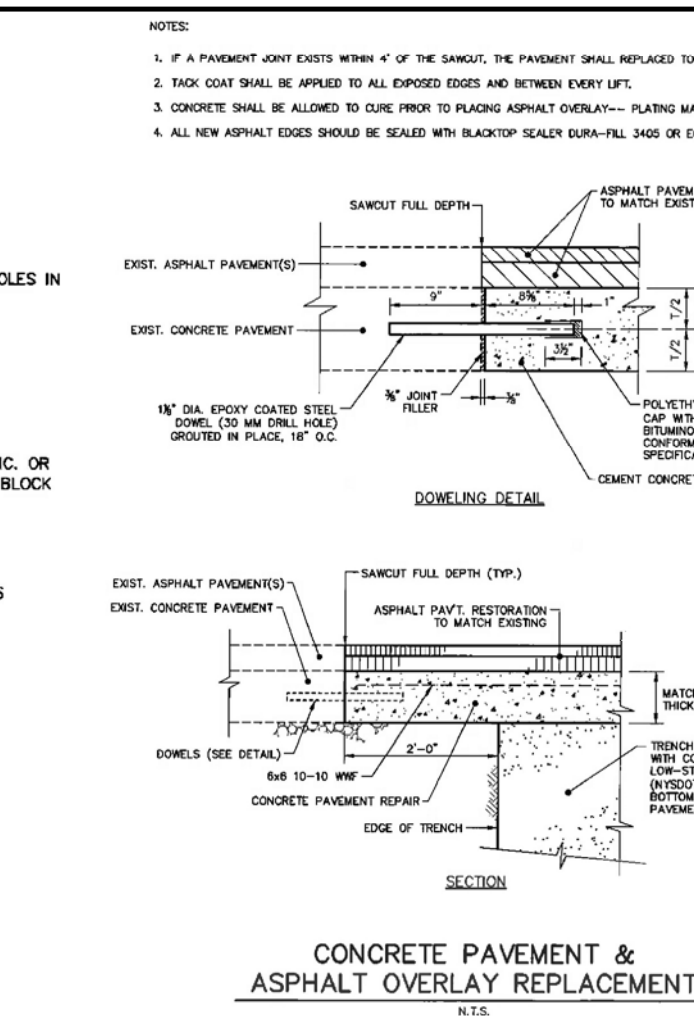
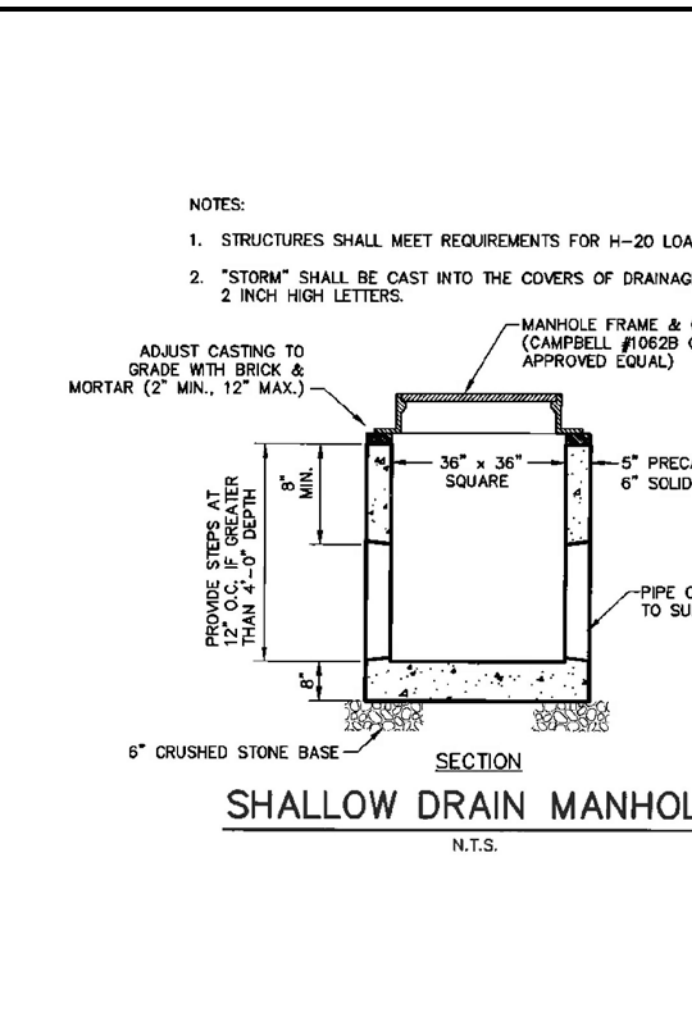
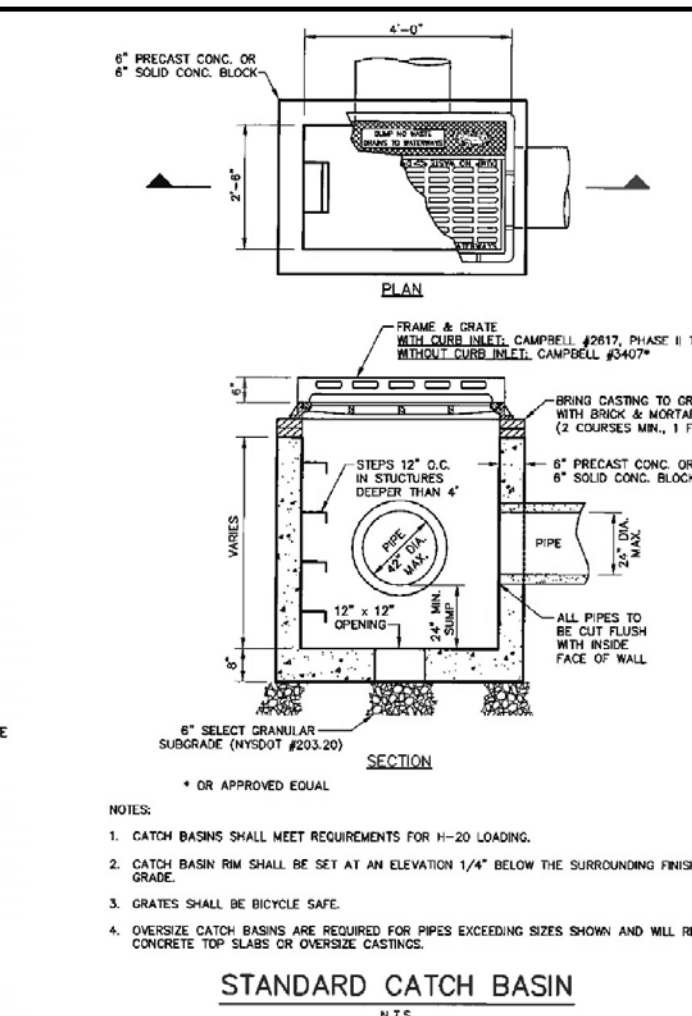
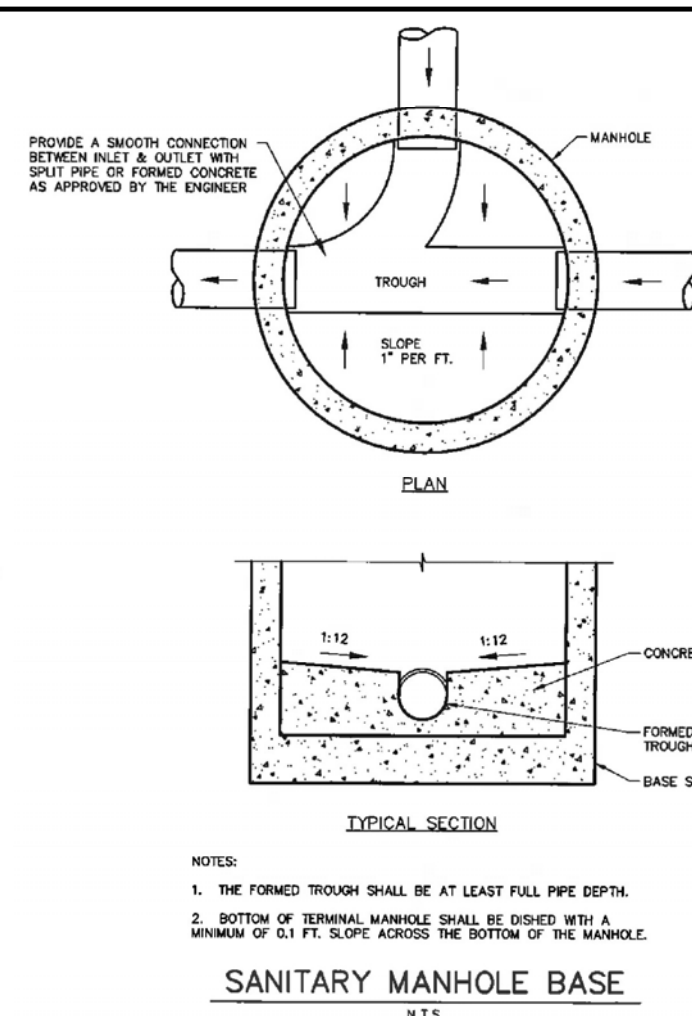
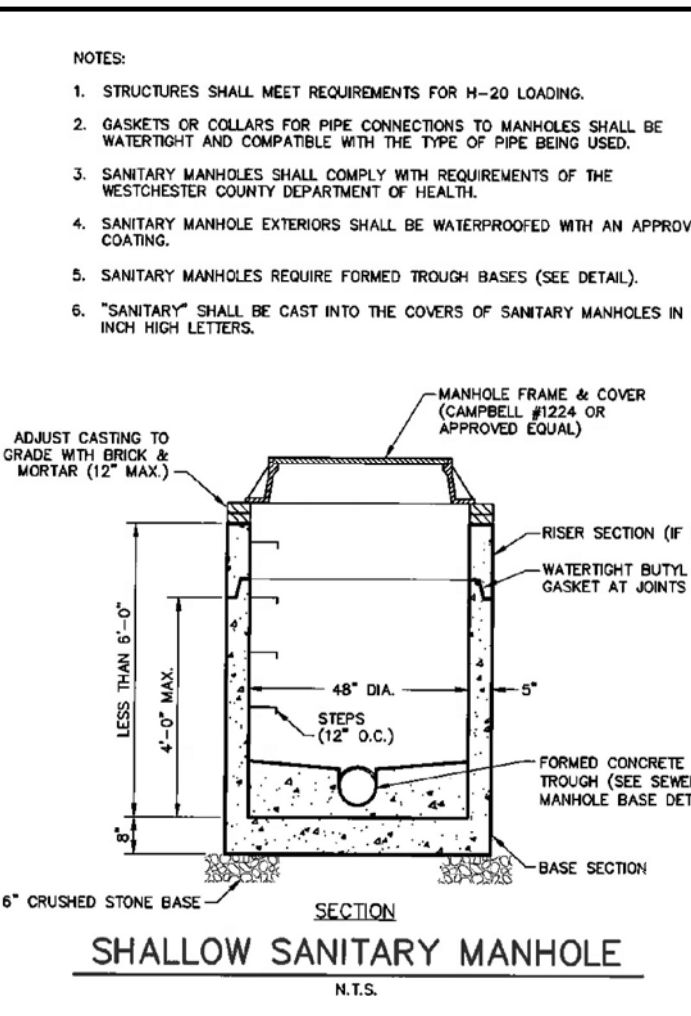
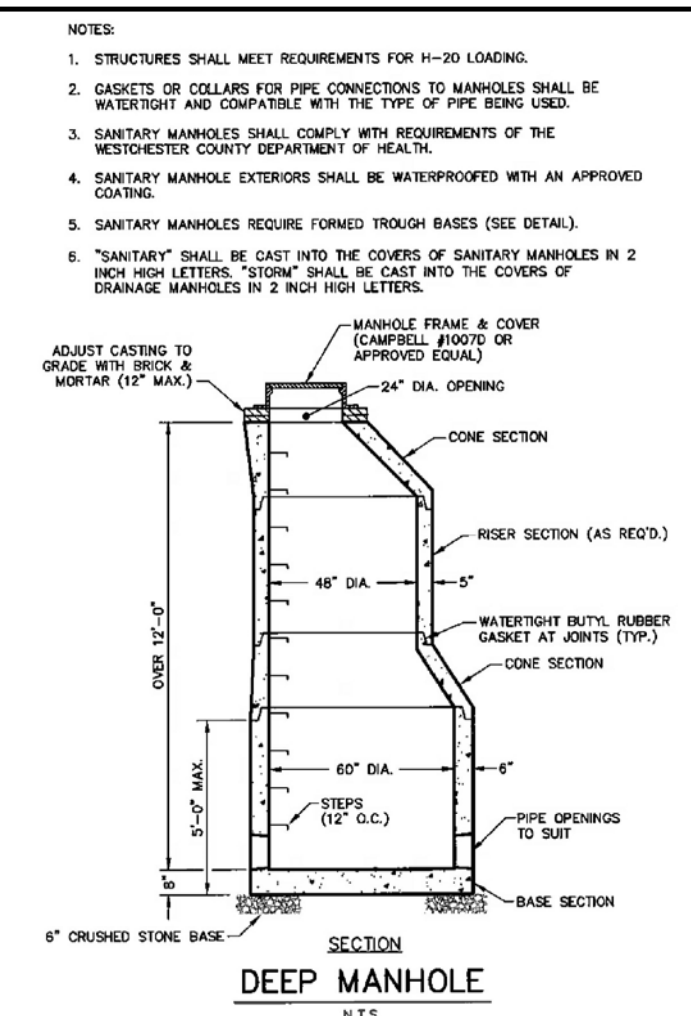
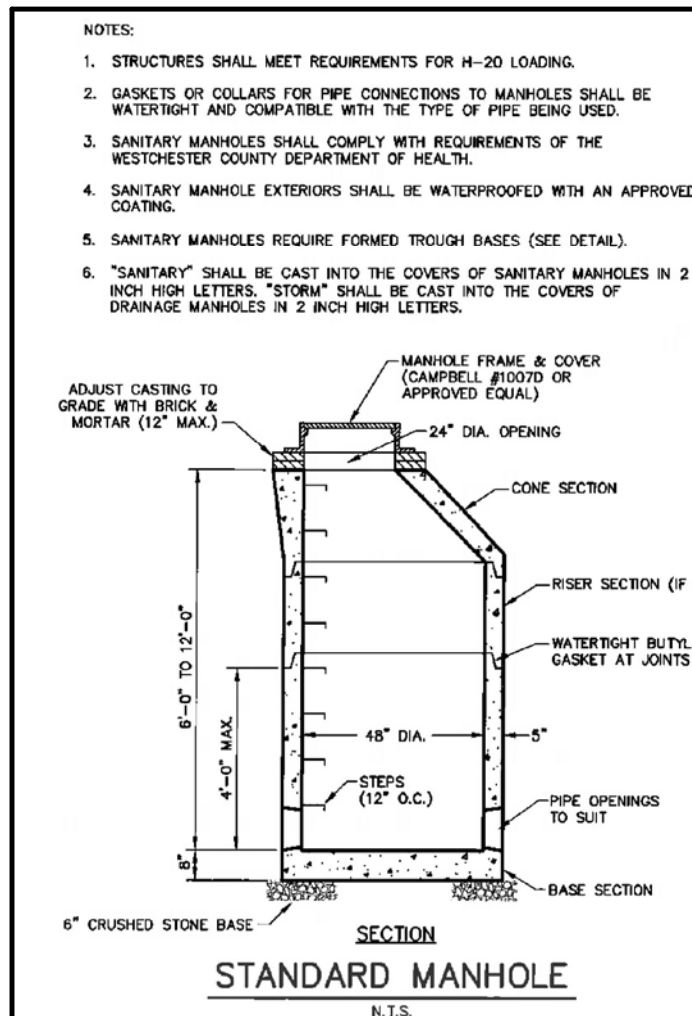
**SEWER PROFILE/  
DETAILS**  
VILLAGE SQUARE  
RESIDENTIAL/COMMERCIAL  
CARBONE BROTHERS 3095 LLC  
VILLAGE OF BUCHANAN  
WESTCHESTER COUNTY, NY  
AUGUST 2, 2023  
SHEET 6 OF 8 SHEETS

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

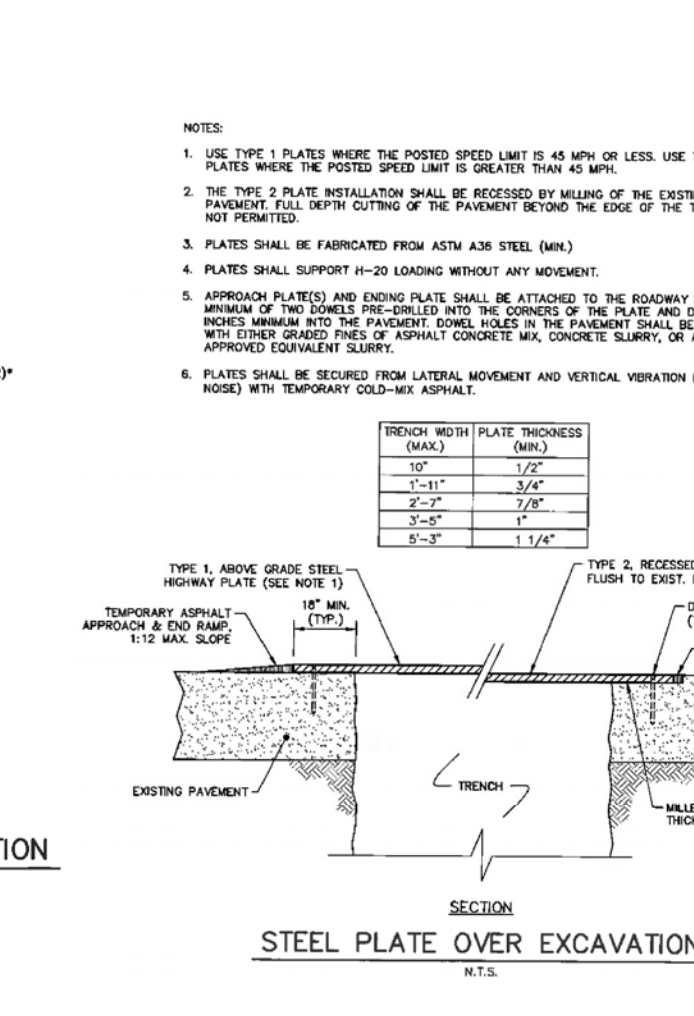
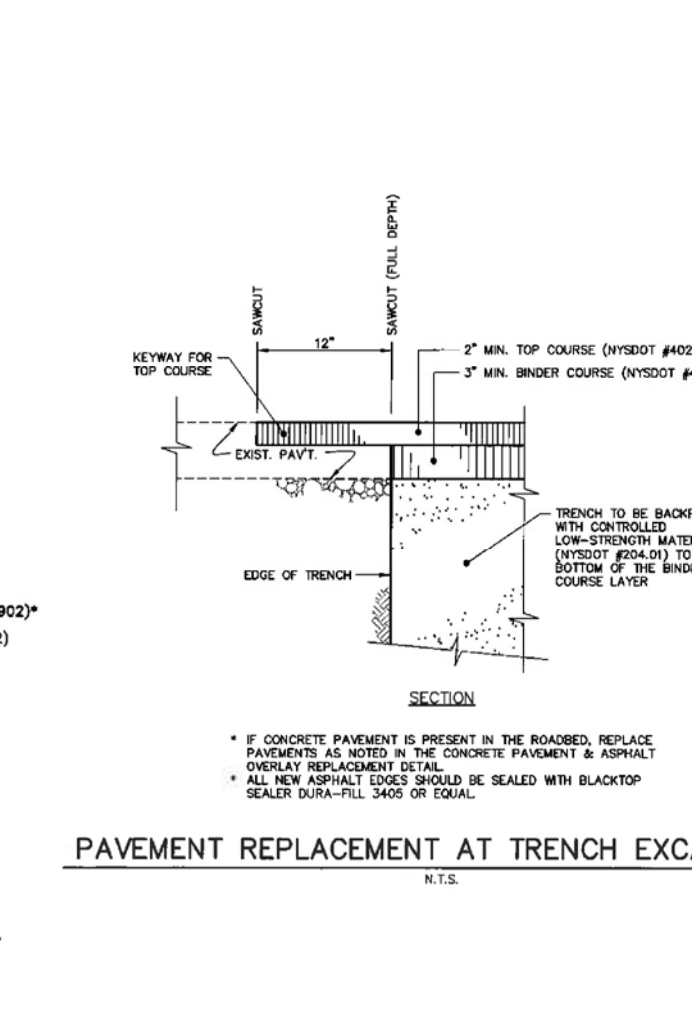
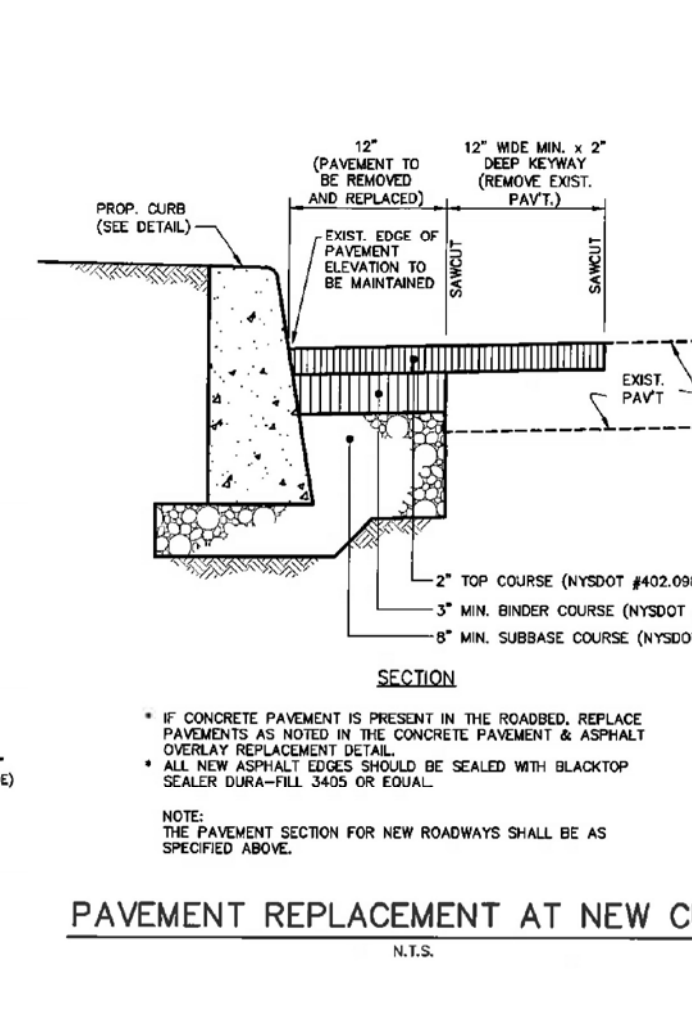
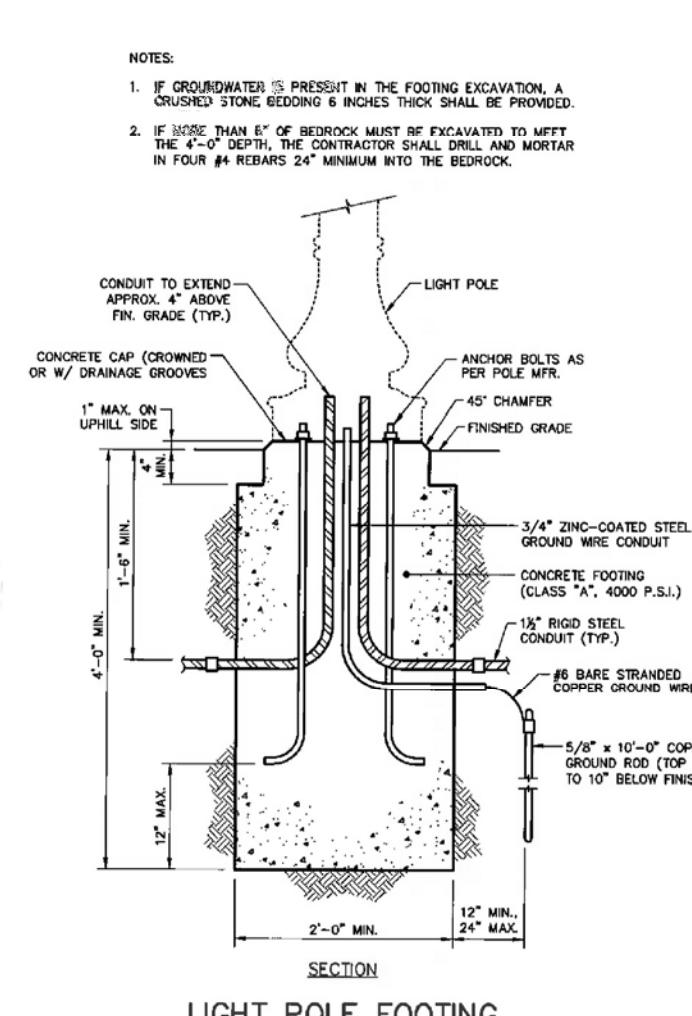
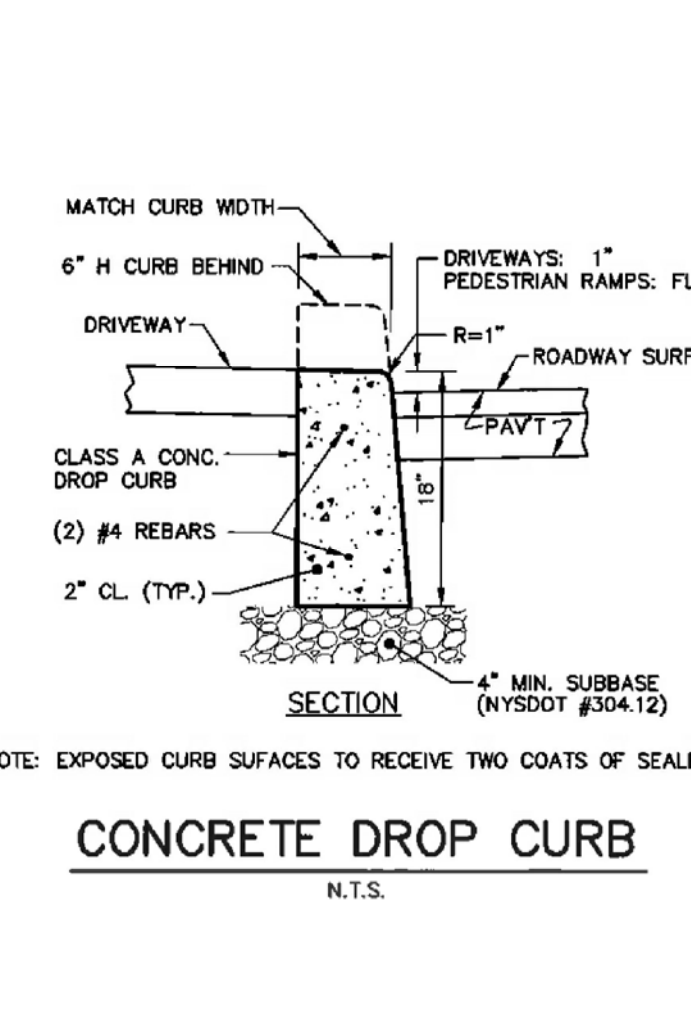
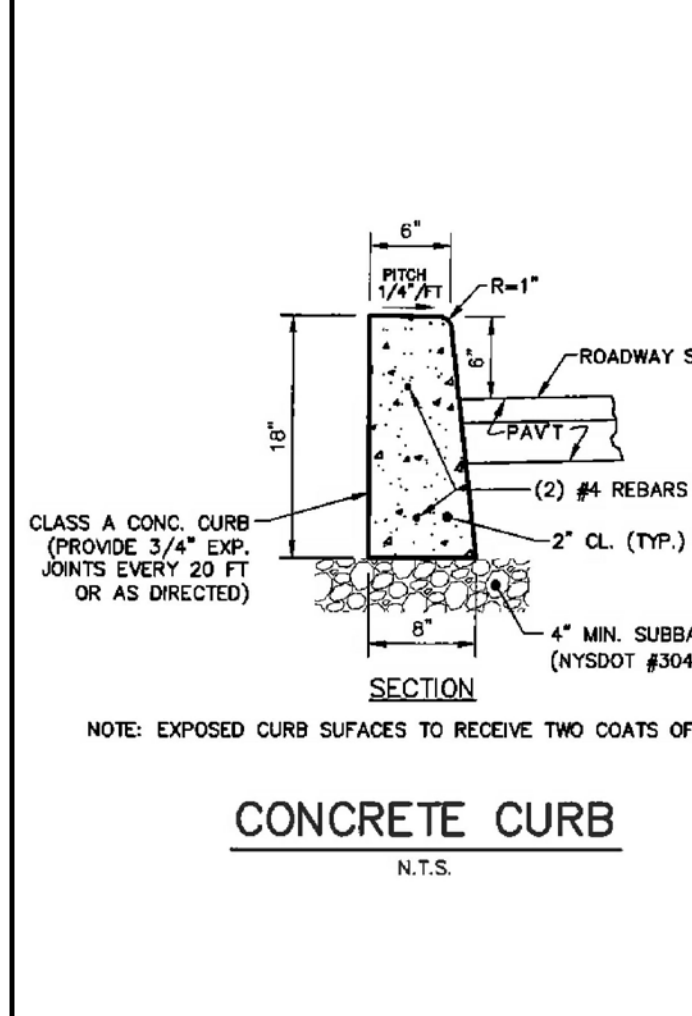
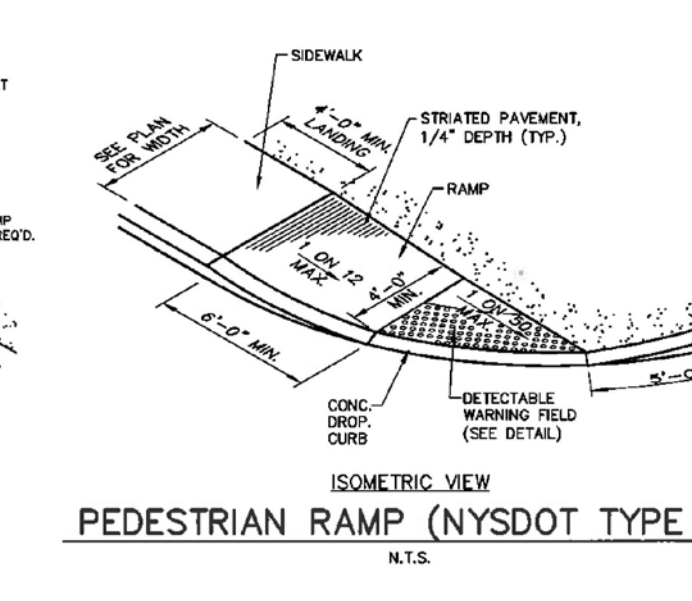
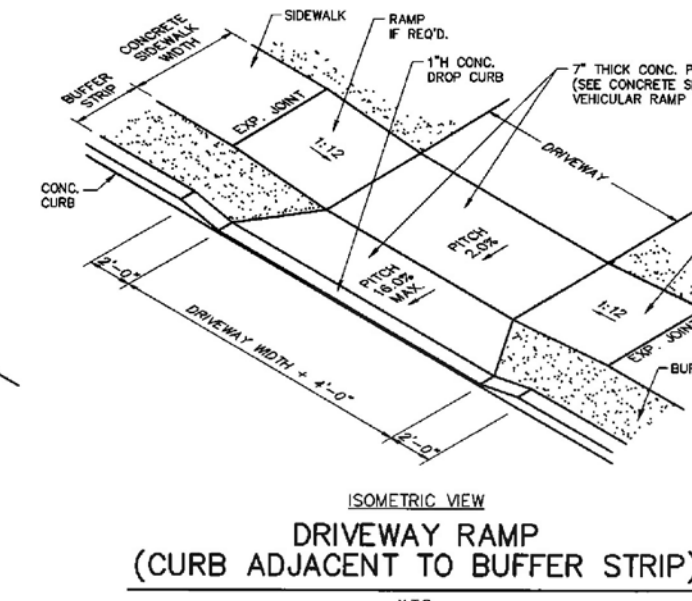
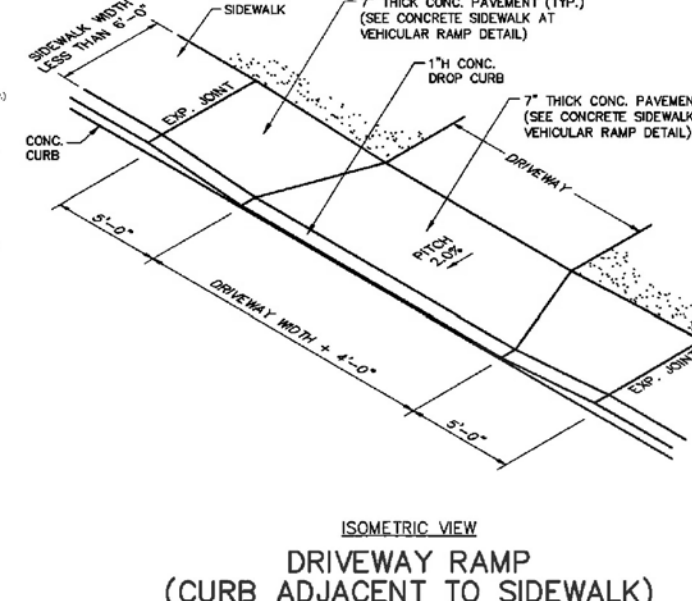
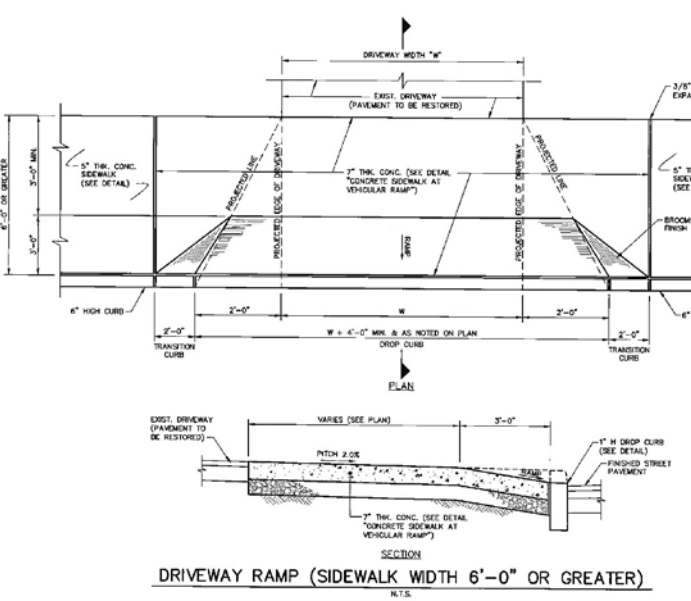
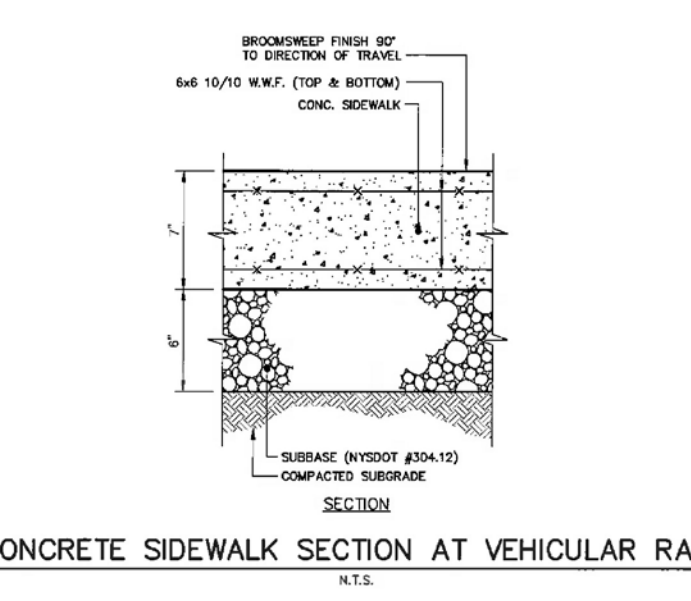
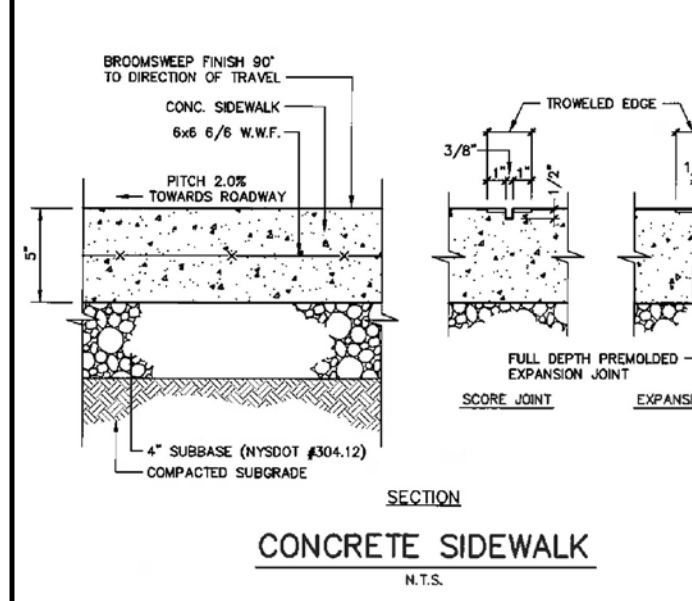
REVISED: 11/28/2023  
REVISED: 8/21/2023







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.

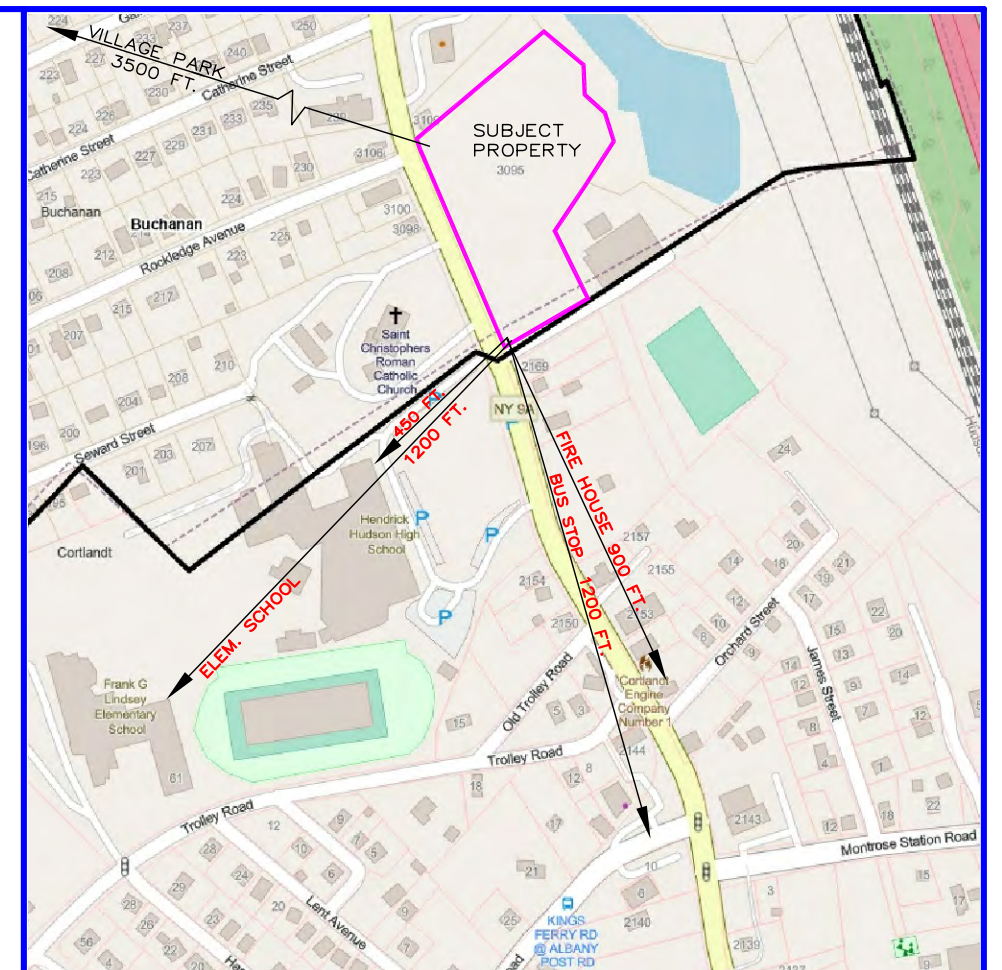
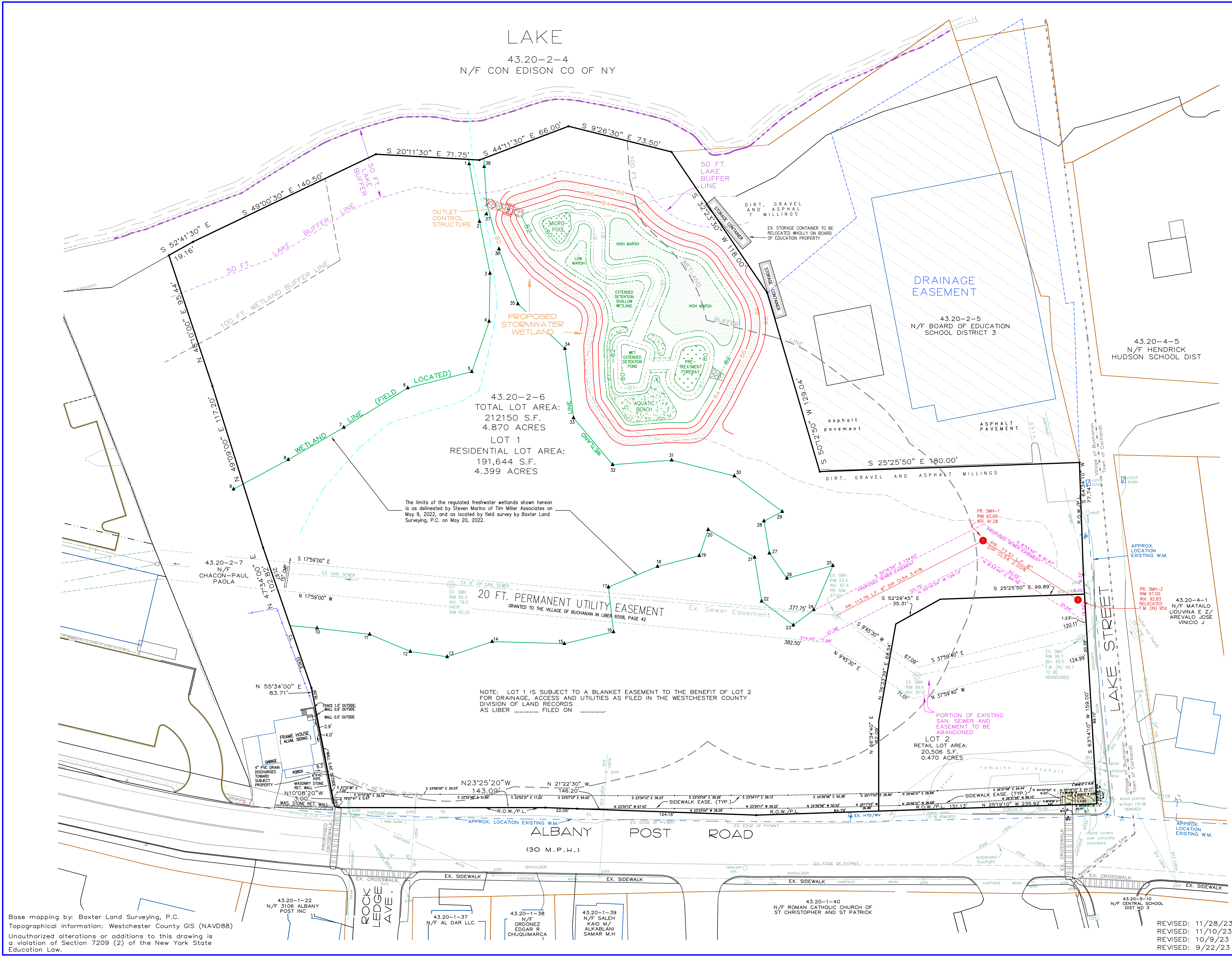


Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

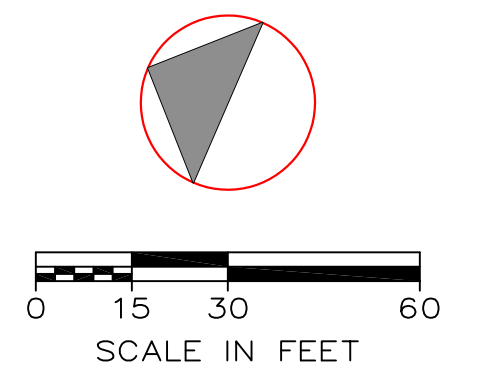
RALPH G. MASTROMONACO, P.E., P.C.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 271-4762 (914) 271-2820 Fax

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

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



VICINITY MAP  
N.T.S.



43.20-2-6  
TOTAL LOT AREA:  
212150 S.F.  
4.870 ACRES  
LOT 1  
RESIDENTIAL LOT AREA:  
191,644 S.F.  
4.399 ACRES

The limits of the regulated freshwater wetlands shown hereon is as delineated by Steven Marino of Tim Miller Associates on May 9, 2022, and as located by field survey by Baxter Land Surveying, P.C. on May 20, 2022.

20 FT. PERMANENT UTILITY EASEMENT  
GRANTED TO THE VILLAGE OF BUCHANAN IN LIBER 6558, PAGE 42

NOTE: LOT 1 IS SUBJECT TO A BLANKET EASEMENT TO THE BENEFIT OF LOT 2 FOR DRAINAGE, ACCESS AND UTILITIES AS FILED IN THE WESTCHESTER COUNTY DIVISION OF LAND RECORDS AS LIBER \_\_\_\_\_ FILED ON \_\_\_\_\_

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.

Applicant:  
CARBONE BROTHERS 3095 LLC  
2043 Albany Post Road  
Croton, NY 10520  
RALPH G. MASTROMONACO, P.E., P.C.  
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13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 271-4762 (914) 271-2820 Fax



PRELIMINARY PLAT  
VILLAGE SQUARE  
RESIDENTIAL/COMMERCIAL  
CARBONE BROTHERS 3095 LLC  
VILLAGE OF BUCHANAN  
WESTCHESTER COUNTY, NY  
AUGUST 10, 2023  
SHEET 1 OF 1 SHEETS

REVISED: 11/28/23  
REVISED: 11/10/23  
REVISED: 10/9/23  
REVISED: 9/22/23