

MEMORANDUM

To : Jeff Faiella, Planning Board Chair
Village of Buchanan

From : George E. Pommer, P.E.
Village Consulting Engineer

Dated : July 25, 2024

Subject : Site Plan Review
3106 Albany Post Road
Village of Buchanan, NY

Drawings Reviewed : Drawings Prepared by Cronin Engineering:
“Cover Sheet”, Revised 7/10/24, Sheet EX-1.1.
“Existing Conditions/Removals Plan”, Revised 7/10/24, Sheet EX-1.1.
“Site Plan”, Revised 7/10/24, Sheet SP-2.1.
“Utilities/Erosion & Sediment Control”, Revised 7/10/24, Sheet SP-2.1.
“Construction Details”, Revised 7/10/24, Sheet CD-3.1.
Drawings Prepared by Mandra Workshop Architectural Design:
“Cover”, Revised 7/10/24, Sheet T1.
“1st Floor Plan”, Dated 6/11/24, Sheet A201.
“2nd Floor Plan”, Dated 6/11/24, Sheet A202.
“Exterior Elevations”, Revised 7/10/24, Sheet A301.
“Exterior Elevations”, Revised 7/10/24, Sheet A302.
“Exterior Elevations”, Revised 7/10/24, Sheet A303.

Documents Reviewed : Response letter from James C. Annicchiarico, Dated 7/11/24.
Letter from James C. Annicchiarico, Dated 7/11/24.
Cultec Calculations, 1 Page, Undated.
Property Deed, 3 Pages, Dated 2/13/19.

The referenced plans have been reviewed for compliance with Article VII – Site Development Plan Approval of the Village Code and our previous memorandum dated May 28, 2024. The applicant proposes the construction of an addition to the existing commercial building on the ground floor and a two-story addition with three (3) apartments on 0.37 acres in the C-2 Zoning District.

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Pursuant to our review, the following items should be addressed by the applicant.

1. As previously mentioned, the applicant requires a zoning variance according to the memorandum dated May 21, 2024 by Planning & Development Advisors. The applicant was granted the variance on July 10, 2024 which should be noted on the plan. A portion of the building is located in the Right-of-Way which may require a License or Hold Harmless from the Village.
2. As previously mentioned, a New York State Department of Transportation (NYSDOT) Highway Work permit will be required for the project due to the change in use of the site as well as the proposed entrance/exit adjacent to Albany Post Road. Any comments provided by the NYSDOT should be submitted for review. The applicant is aware of this requirement.
3. As previously mentioned, drainage and sewer easements may be required for existing utilities. The applicant's engineer indicated that easements were on the plan, but they were not located.
4. As previously mentioned, all existing means of vehicular access and egress to and from the site onto adjacent streets should be shown. The former entrance/exit from Albany Post Road is not currently delineated. The applicant indicated that the entrance adjacent Albany Post Road is only for the service shop. The applicant should indicate what traffic control measures will be in place to achieve compliance.
5. As previously mentioned, access for fire and emergency vehicles should be shown. Approval from the Fire Department may be required. The applicant is aware of this.
6. As previously mentioned, the existing gravel lot should be paved. Only a portion is proposed to be paved.
7. An oil water separator was shown on Sheet SP-2.1 however, a detail should be provided on the plans. In addition, a detail for the proposed shut-off valve should be provided.
8. Details for the proposed concrete wheel stops should be provided.
9. As previously mentioned, concrete curb should be clearly shown on the plan. Within the site, concrete curb and sidewalk is recommended along Rockledge Avenue. Curb should be used in lieu of block retaining wall in the Village Right-of-Way.
10. Details for the proposed chain link fence and green privacy slats should be provided. In addition, the location of the proposed chain link fence should be clearly marked on the site plan.

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11. As previously mentioned, a lighting and photometrics plan with all applicable details should be provided for review.
12. As previously mentioned, a landscaping plan should be provided. Landscaping was shown on Sheet SP-2.1 however, the landscaping along Rockledge Avenue has not been addressed. The existing apple tree in the R.O.W. should be removed and other proposed planting should be shown.
13. The construction sequence states that “The proposed project consists of construction of a new single-family residence on an existing 3.8586-acre vacant parcel”. It appears this description is incorrect and should be revised accordingly.
14. Details for the proposed crosswalk should be provided. In addition, the applicant should confirm that the crosswalk is ADA compliant. There is a pop-up emitter located in the crosswalk that may cause an icing condition in the winter. In addition, the handicap parking stall should be shown on the plan.
15. All elevations should be provided for the proposed drainage structures.
16. A minimum pipe diameter of 8 inches is recommended between all drainage structures.
17. The infiltration system must not be connected until construction is complete and the site is stabilized. A note, stating as much, should be added to the plans.
18. The area of the proposed infiltration system should be protected from over-compaction during construction. The area should be fenced off during construction or the area should be de-compacted prior to installation of the infiltration units.
19. Inspection ports should be shown for the infiltration units. They should be located as recommended by the manufacturer.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.



GEP:mh

cc: Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney