

August 8, 2024

Mr. Jeff Faiella, Chairman, Planning Board  
Village of Buchanan  
236 Tate Avenue  
Buchanan, New York 10511

**Re: *Site Plan Application for Calabro***  
***3106 Albany Post Road***  
***Buchanan, New York***  
***Section: 43.20, Block: 1, Lot: 22***

Dear Chairman Faiella:

Enclosed for your review are the following items regarding the Site Development Plan application for the above-referenced project:

- Plan set entitled: "Site Development Plan for Gallon Measure" dated December 6, 2023, last revised August 8, 2024
- Architectural Plan Set, dated June 11, 2024, last revised July 29, 2024
- Letter to the New York State Department of Transportation, dated August 8, 2024

The Site Plan drawing set has been revised per the Village Consulting Engineer's July 25, 2024 review memorandum and subsequent conversations. Specifically, each comment is listed below with our response as follows:

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.

*Response: We have indicated all approved ZBA variances under the Zoning Chart. I understand the Village Attorney is discussing with the Village Board if there is a need for a License or Hold Harmless agreement.*

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.

*Response: See the enclosed letter submitted to the NYSDOT.*

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.

*Response: We offer the fact that the Village has the right to perform maintenance on the existing utilities if/when necessary. We would like to clarify that if an easement is absolutely necessary who will be required to draft the legal document(s) and what will it include? Is there a standard easement agreement for utilities on private property that the Village has that can be provided for review?*

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.

Response: We have now clearly shown the existing drop curb and asphalt sidewalk/driveway apron at the northeast corner of the property along Albany Post Rd. We also indicate that the drop curb will be replaced with a full concrete curb and the asphalt behind it will be replaced with concrete sidewalk. A permit from NYSDOT will be required for all work within their right-of-way and we ask that you make this a condition in the resolution of approval. Regarding what traffic control measures will be in place to only allow traffic in and out of the curb cut from Rockledge Avenue at the front of the building we propose traffic cones could be placed and removed as necessary.

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

Response: The Fire Department has sufficient access to the building from the 20-ft. wide entrance/exit from Rockledge Avenue and from the proposed curb cut from Rockledge Avenue at the front of the building. The Fire Department also has full access to the building along Rockledge Avenue. In addition, the 200-ft. hose pull from the existing fire hydrant on Rockledge Avenue provides full coverage around the building from each direction which results in an overlap of approximately 60-ft. Additionally, I reiterate the fact that the building will be provided with a fire sprinkler suppression system. We previously referred the Site Plan to the Fire Department. I had a phone conversation with Bob Outhouse, 1<sup>st</sup> Assistant Fire Chief, last week and updated him with the information stated above. I have not received or been provided with an official response to date.

6. As previously mentioned, the existing gravel lot should be paved. Only a portion is proposed to be paved

Response: As mentioned at the last Planning Board meeting, we are already at the 75% maximum coverage requirement. We cannot propose to pave any additional gravel areas without the need for a variance from the ZBA.

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.

Response: Details for the proposed oil water separator and for the proposed fire service including wet tap valve have been provided.

8. Details for the proposed concrete wheel stops should be provided.

Response: A Detail for the proposed concrete wheel stops has been 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.

Response: We have clearly indicated all proposed concrete curb. There is no proposed curb within the site. We have proposed concrete curb/sidewalk along the front of the building (to replace the existing asphalt sidewalk) and around along Rockledge Avenue ended at the location of the existing fire hydrant and utility pole just to the west of the mechanics bays. We believe this to be a fair compromise for the request to construct the sidewalk to the end of the property on Rockledge Avenue, which would end at the lawn of the neighbor to the west of the site. This allows us to provide additional landscaping within the existing planting beds on Rockledge Avenue that are in front of the fence as well as an area along the building to the east of the mechanics bays on Rockledge Avenue.

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.

Response: There is no proposed chain link fence, all chain link fencing shown is existing. We indicate privacy slats will be added to the existing chain link fence along the west property line to provide screening for the residential neighbor.

11. As previously mentioned, a lighting and photometrics plan with all applicable details should be provided for review.

Response: As previously mentioned, the building will have seven (7) light fixtures, located above each garage and entry door, that will be shielded and downward facing. The locations have been added to the architectural renderings/elevations and the Site Plan. Details of the light fixtures have also been included on the architectural plans. We have contacted a lighting company/engineer and are awaiting a photometric plan.

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.

Response: We have enhanced the landscaping plan per the discussion at the last Planning Board meeting and as mentioned above we have provided additional plantings in the existing and proposed planting beds along Rockledge Avenue. There is no existing apple tree in the R.O.W.

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.

Response: The construction sequence has been revised.

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.

Response: A detail for the painted crosswalk has been provided, which is ADA compliant. The proposed crosswalk has been relocated to accommodate the relocation of the resident parking spaces from the west side of the property to the north side as discussed with the Planning Board and the drainage has been relocated to be outside of the asphalt area. A handicap parking stall has been

added to the space in the north east corner of the site.

15. All elevations should be provided for the proposed drainage structures

Response: The cultec detail has been revised to include proposed elevations.

16. A minimum pipe diameter of 8 inches is recommended between all drainage structures.

Response: The proposed drainage piping is 8-inch diameter as recommended.

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.

Response: A note has been added as requested.

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.

Response: Duly noted. A note has been added.

19. Inspection ports should be shown for the infiltration units. They should be located as recommended by the manufacturer.

Response: A detail for the inspection port has been added.

We look forward to discussing the project further at the August 22, 2024 Planning Board meeting. We believe we have addressed the majority of the Village Engineer's comments, the public and Planning Boards comments and concerns and we hope that you will consider closing the Public Hearing. Should you have any questions or require additional information, please do not hesitate to contact me at the number above.

Respectfully submitted,



James C. Annicchiarico  
Project Engineer/Manager

enclosures

cc: Bernard & Brian Calabro, Property Owner/Applicant  
Marcus Serrano, Village Administrator  
Stephanie Porteus, Esq., Village Attorney  
George Pommer, P.E., Hahn Engineering, Village Consulting Engineer  
David Smith, Village Planning Consultant  
Peter Cook, Village Building Inspector

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