

July 11, 2024

George Pommer, P.E., Village Consulting Engineer  
James J. Hahn Engineering, P.C.  
Putnam Business Park  
1689 Route 22  
Brewster, New York 10509

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

Dear George:

Enclosed for your review and approval are the following items regarding a site development plan for the above-referenced project:

- Plan set entitled: "Site Development Plan for Gallon Measure" dated December 6, 2023, last revised July 10, 2024
- Architectural Plan Set, dated June 11, 2024, last revised July 10, 2024
- Drainage Calculations
- Letter to Fire Department, dated July 11, 2024
- Property Deed

The Site Plan drawing set has been revised per your May 28, 2024 review memorandum and our subsequent conversations. Specifically, each comment has been addressed as follows:

1. The applicant requires a zoning variance according to the memorandum dated May 21, 2024 by Planning & Development Advisors.

*Response: We made an application to the Zoning Board for the required variance lot size variance and were granted the variance at the July 10, 2024 ZBA meeting.*

2. 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.

*Response: We are in the process of submitting information to the NYSDOT.*

3. Proposed site distance at all points of vehicular access should be shown.

*Response: The site distance at the existing access point on Rockledge Ave has been added to the site plan.*

4. Drainage and sewer easements may be required for existing utilities.

*Response: A proposed easement for the existing drainage & sewer utilities has been added to the site plan.*

5. A copy of any covenants, deed restrictions that cover all or any part of the property should be shown.

Response: The property deed has been included in this submission. It does not appear to indicate there are any restrictions.

6. 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.

Response: All existing/proposed means of vehicular ingress & egress have been shown. The main ingress & egress point is from Rockledge Avenue. There is also a point of access from the front garage bay to Rockledge that is only for the purpose of moving cars being repaired onto Rockledge Avenue, this will not be utilized by the residents of the three (3) apartments. The existing curb cut/drop curb from Albany Post Road is now indicated on the Site Plan and will be modified to replace the drop curb with a full curb and adjust the sidewalk/old curb cut apron as necessary. We will make an application to the NYSDOT for a Highway Work Permit for this work.

7. The entrance pavement should be keyed into the roadway pavement. This should be shown and detailed on the plans.

Response: A pavement key has been proposed at the entrance on Rockledge Avenue and a detail has been provided.

8. Access for fire and emergency vehicles should be shown. Approval from the Fire Department may be required.

Response: Access for fire and emergency vehicles can be made from the primary ingress/egress point from Rockledge Avenue and, if necessary, from Rockledge Avenue at the front of the building. We have requested that the Fire Department review the Site Plan and provide any comments they may have (see enclosed letter).

9. A detailed description of the existing drainage system should be provided.

Response: To our knowledge there is no on-site drainage system other than the Village drainage piping shown on the survey/Site Plan.

10. The location of all existing and any proposed roof leaders and downspouts should be provided.

Response: The location of the proposed roof leaders have been provided on the Site Plan.

11. The locations of any proposed water lines, proposed valves and proposed hydrants and of any proposed sewer lines or alternative means of water supply or sewage disposal should be provided. The fire hydrant appears to need to be relocated.

Response: The location of the existing domestic water service, proposed fire service and existing sewer service have been added to the Site Plan. We do not agree that the fire hydrant needs to be relocated.

12. The existing gravel lot should be paved. Drainage calculations should be provided.

Response: Maximum Lot Coverage in the C-2 Zoning District is 75% or 12,220 sf of impervious area and 4,073 sf of landscaped area based on the lot area of 16,293 sf. Due to the existing/proposed building location and required parking there is not a lot of opportunity for “green space”. The applicant does not wish to pave the entire lot but we have added proposed pavement at the entrance from Rockledge Avenue and around the north side of the proposed building. We have prepared drainage calculations (see enclosed) that provide for 10% of the existing impervious areas to remain and 100% of the proposed impervious areas. This calculates to 442 CF of runoff, which requires the installation of eight (8) cultecs. The calculation is conservative and does not account for infiltration so the eight (8) cultecs will fully store the 100-yr. storm event based on the area requirements.

13. Oil water separator should be provided.

Response: A proposed oil/water separator has been proposed on the Site Plan.

14. Concrete curb should be clearly shown on the plan. Within the site, concrete curb and sidewalk is recommended along Rockledge Avenue.

Response: The only location of proposed concrete curb is where the existing drop curb along Albany Post Road will be changed to a full curb.

15. Relocation of an existing retaining wall was indicated on Sheet SP-2.1. The proposed location of the retaining wall as well as top and bottom wall elevations and construction details should be provided.

Response: The existing block retaining wall to the east of the existing driveway entrance on Rockledge Avenue will be slightly modified to widen the entrance. This wall is only 1.5-ft. high and existing top and bottom of wall elevations are shown. A construction detail has been added for the small relocation.

16. The means of garbage pickup and dumpster location should be identified.

Response: The proposed location of the refuse & recycling dumpsters have been added to the Site Plan, which are located behind the fencing to the west of the garage bays along Rockledge Avenue.

17. The property line fence shown in the rendering has pickets and should be opaque for better screening.

Response: The architect has revised the rendering to reflect the existing fencing along the north and west property lines. This fencing is chain link with green privacy slats.

18. Any items proposed to be demolished or removed should be shown on the plans.

Response: The existing items to be demolished/removed have been added to the Site Plan.

19. The plans show a detail for silt fence. The location of the silt fence should be shown on the site plan.

Response: The detail was included just in case it was required during construction. However, the site is extremely flat and the location of the building, existing asphalt and walls along Rockledge Avenue create a barrier. We have included proposed silt fencing on the Site Plan where we think appropriate.

20. Tree protection should be shown on the site plan and a detail should be provided.

Response: There are no trees within the property to be protected.

21. The location, direction, fixtures, power, and time of operation of any proposed outdoor lighting should be provided. A lighting and photometrics plan with all applicable details should be provided for review.

Response: The building will have seven (7) light fixtures, located above each garage and entry door, that will be shielded and downward facing. These 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 would respectfully request that you waive the need for a photometric plan considering the residential neighbor to the west is +/-80-ft. from the building and there is a significant landscape buffer between the condo building to the north.

22. A landscaping plan should be provided.

Response: A Landscaping Plan has been provided. The only location for landscaping is along the west property line with the residential neighbor and a portion of the south property line. However, there is also the existing fence that provides additional screening between the properties.

23. If the proposed site is being modified, therefore topographic contours should be provided with contours at intervals of two (2') feet or less.

Response: As previously mentioned, the site is mostly flat but our base plan does show existing 1' contours and many spot elevations. Although not much grading is required, we have added a proposed contour to connect meets the northwest corner of the proposed building.

24. A construction sequence should be shown on the plans.

Response: A construction sequence has been added to the Site Plan.

25. General construction notes should be added to the plans.

Response: General Construction notes have been added to the Site Plan.

26. The "area of disturbance" should be delineated and the square-footage noted.

Response: The proposed area of disturbance and square footage have been added to the Site Plan.

27. The "limits of construction" should be shown.

Response: The proposed "limits of construction" are essentially the entire lot.

28. The date of the original plan and all revisions, with notation identifying the revisions should be shown. No dates were provided on the drawings prepared by Mandra Workshop Architectural design.

Response: Dates and revision dates have been added to the architectural plans.

29. Drawings must be signed and sealed by a Registered Architect or Professional Engineer, licensed in New York State. Drawings prepared by Mandra Workshop Architectural Design were not signed and sealed.

Response: All drawings submitted are/will be signed and sealed.

30. The name(s) and address (or lot, block and section numbers) of each adjacent property should be shown.

Response: The names & section-block-lot of the adjacent properties have been added.

31. The address of the surveyor should be shown.

Response: The official property survey, which includes the surveyors name, address and contact information was submitted with the application package. We have also added it to the note that references the official property survey.

32. The following notes should be shown on the plans:

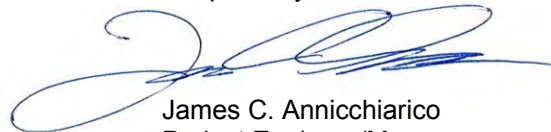
"The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils."

"As-Built" drawings of the site improvements shall be submitted to the Village Building Inspector for review prior to obtaining Certificate of Occupancy."

Response: The requested notes have been added to the Site Plan.

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, Village Attorney  
David Smith, Village Planning Consultant  
Peter Cook, Village Building Inspector  
File: Calabro-3106 Albany Post Rd-Buchanan-Site Plan-Letter-20240710.doc