

June 12, 2024

Gary Bell, Chairman  
Village of Buchanan Zoning Board  
Village Hall  
236 Tate Avenue  
Buchanan, New York 10511

**Re: Zoning Application for Lot Area Variance  
Site Plan for Bernie Calabro  
3106 Albany Post Road  
Buchanan, New York  
Section: 43.15, Block: 1, Lot: 4**

Dear Chairman Bell and Members of the Zoning Board:

Enclosed for your review and approval, please find enclosed ten (10) copies of the following items regarding a site development plan application for the above-referenced project:

1. Zoning Board Application Fee waived
2. Application to the Zoning Board
3. Affidavit of Applicant
4. Short Environmental Assessment Form
5. Site Plan entitled: "Site Development Plan for Gallon Measure" dated December 6, 2023, revised May 8, 2024
6. Property Survey entitled: "Survey of Property Prepared for Gallon Measure Situate at 3106 Albany Post Road, Village of Buchanan, Town of Cortlandt, Westchester County, New York" prepared by Badey & Watson Surveying, dated November 30, 2022
7. Architectural Plans by Mandra Workshop Architectural Design

This application proposes to expand the existing commercial building on the ground floor and add a 2<sup>nd</sup> story with three (3) proposed apartments. The site is located in the C-1/C-2 overlay district. A variance is being requested for the minimum lot size required for the proposed project. The zoning regulations permit apartment dwellings over a commercial establishment on parcels not less than 20,000 square feet, while the existing parcel is 16,293 square feet.

We respectfully request to be placed on the June 26, 2024 Zoning Board meeting agenda for discussion. 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: Bernie Calabro, Property Owner/Applicant

File: Calabro-3106 Albany Post Rd-Buchanan-Site Plan-Letter-20240612.doc