

**GENERAL NOTES**

1. PARCEL TAX MAP DESIGNATION: SECTION: 43.11, BLOCK: 1, LOT: 5 & 6
2. TOTAL AREA OF EXISTING LOT: 38,477 SQ. FT. (0.88 ACRES).
3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON, ENTITLED "SURVEY OF PROPERTY PREPARED FOR EXCELSIOR HOUSING GROUP, LLC" DATED MARCH 15, 2024.
4. PARCEL IS LOCATED IN THE FOLLOWING DISTRICTS:
  - VILLAGE OF BUCHANAN C-1 / C-2 OVERLAY DISTRICT
  - BUCHANAN VILLAGE WATER DISTRICT
  - HENDRICK HUDSON SCHOOL DISTRICT
  - BUCHANAN FIRE DISTRICT
  - PEEKSKILL & HAVERSTRAW BAY BASIN (HUDSON RIVER WATERSHED)

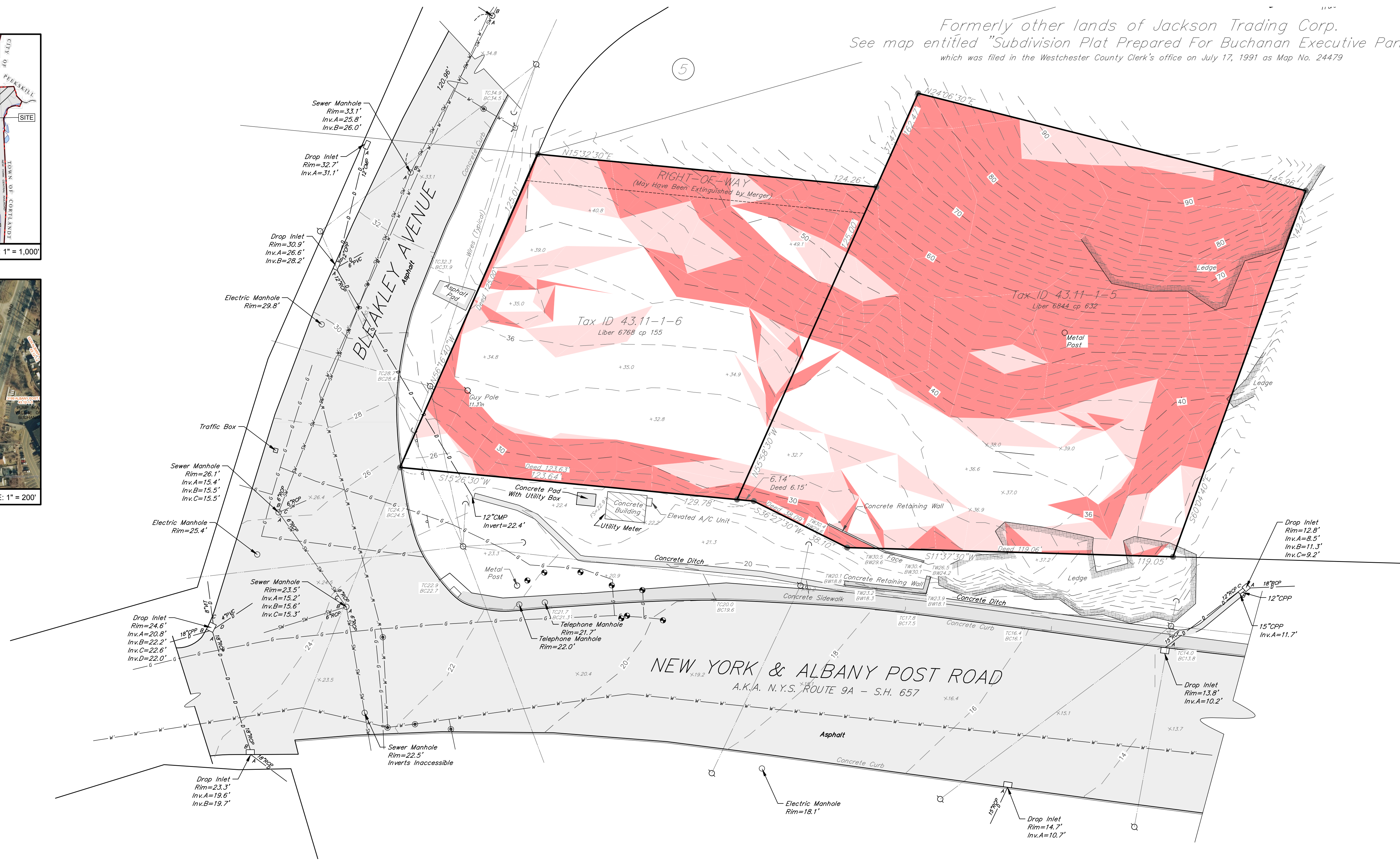
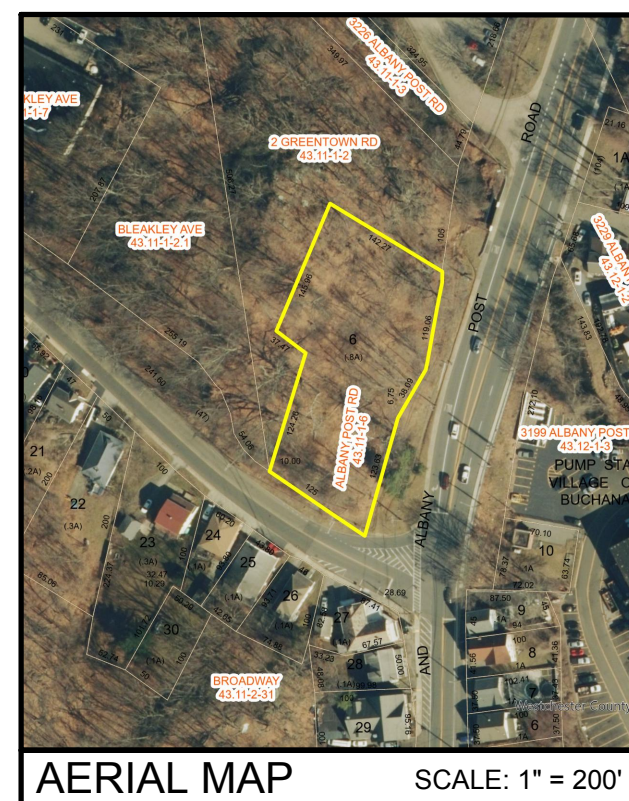
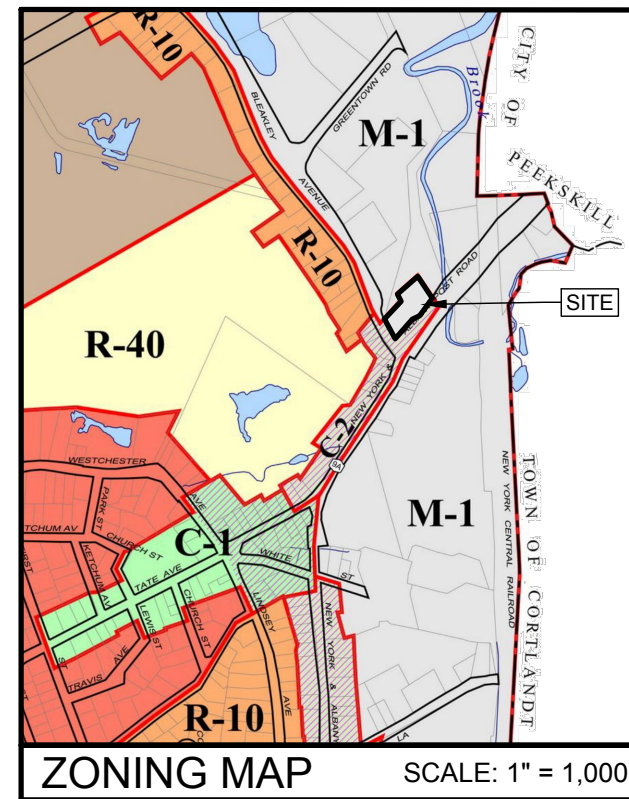
# SITE DEVELOPMENT PLAN

## FOR

# 3222 ALBANY POST ROAD

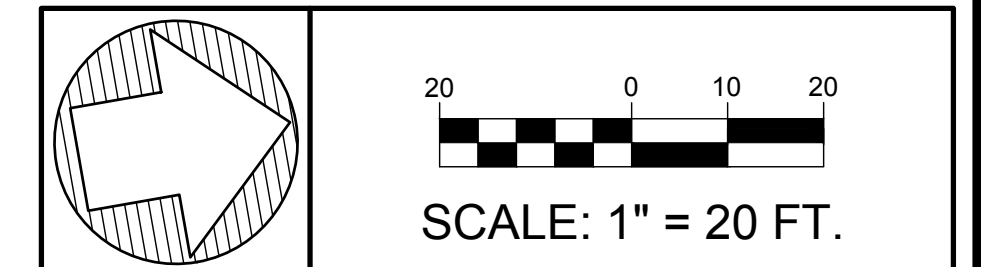
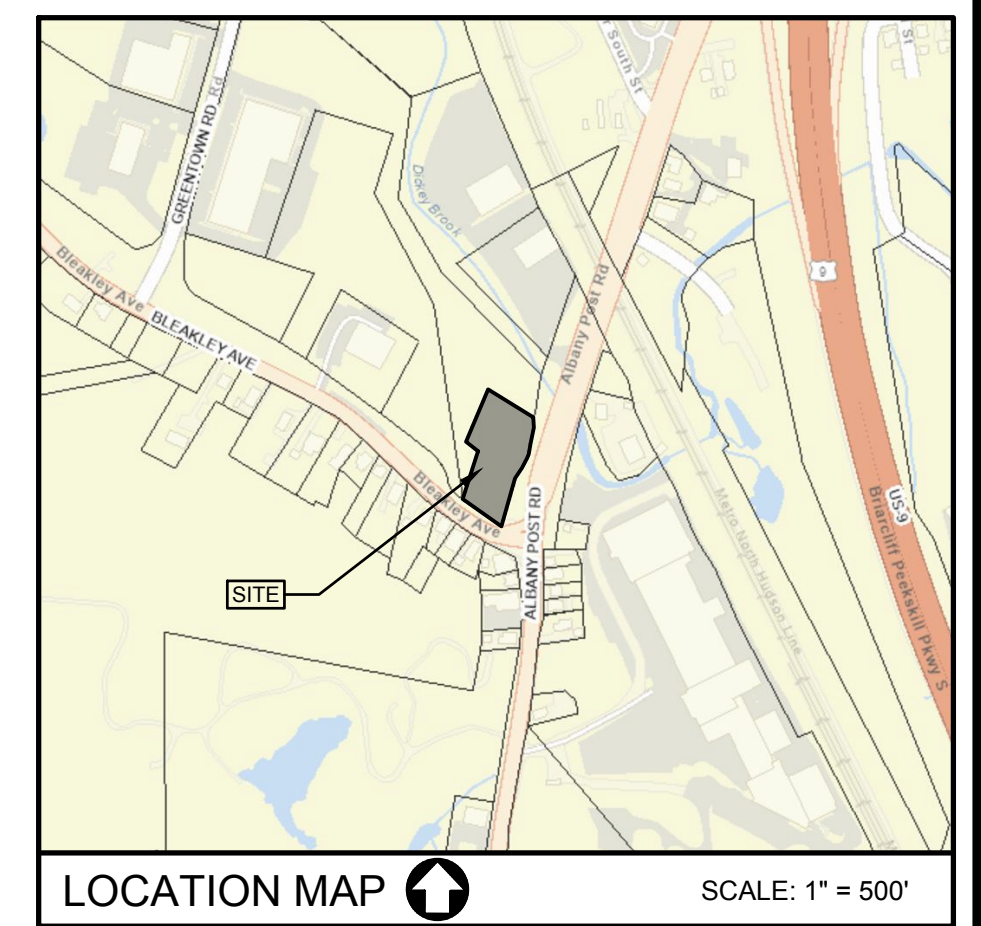
### VILLAGE OF BUCHANAN WESTCHESTER COUNTY, NEW YORK

*Formerly other lands of Jackson Trading Corp.  
See map entitled "Subdivision Plat Prepared For Buchanan Executive Park."  
which was filed in the Westchester County Clerk's office on July 17, 1991 as Map No. 24479*



| EXISTING CONDITIONS SLOPES ANALYSIS |           |  |
|-------------------------------------|-----------|--|
| SLOPE RANGE                         | AREA (SF) |  |
| 0 - 15%                             | 11,236    |  |
| 15% - 30%                           | 6,862     |  |
| > 30%                               | 20,378    |  |

**EXISTING CONDITIONS PLAN**



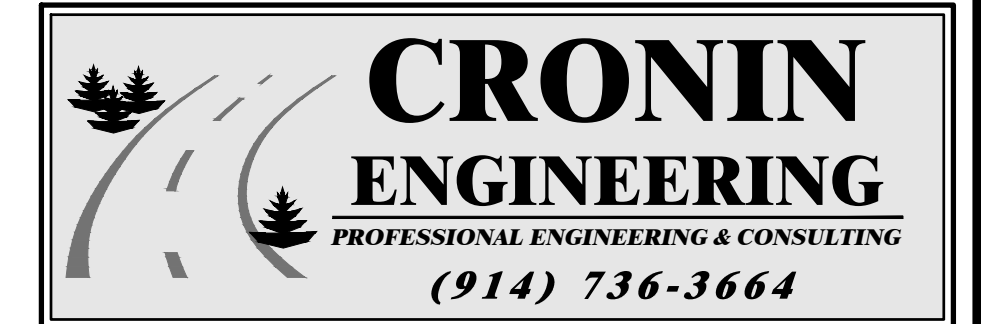
|   |  |
|---|--|
| <b>OWNER/APPLICANT</b>  |  |
| MARK GIORDANO<br>1340 BAPTIST CHURCH ROAD<br>YORKTOWN HEIGHTS, NY 10598                 |  |
| <b>ARCHITECT</b>  |  |
| JOSEPH G. THOMPSON ARCHITECT, PLLC<br>108 NORTH DIVISION STREET<br>PEEKSKILL, NY 10566  |  |
| <b>SURVEYOR</b>   |  |
| BADEY & WATSON<br>SURVEYING & ENGINEERING, DPC<br>3063 ROUTE 9<br>COLD SPRING, NY 10516 |  |

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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| REVISIONS |        |      |
|-----------|--------|------|
| #         | REASON | DATE |
|           |        |      |
|           |        |      |

|                                      |                     |
|--------------------------------------|---------------------|
| <b>MUNICIPAL TAX IDENTIFICATION:</b> |                     |
| SECTION:                             | 43.11               |
| BLOCK:                               | 1                   |
| LOT:                                 | 5, 6                |
| SUBLOT:                              | ----                |
| DRAWN BY:                            | KJW                 |
| CHECKED:                             | KCS                 |
| PROJECT:                             | 3222 ALBANY POST RD |
| DATE:                                | MAY 5, 2026         |
| JOB #:                               | 251203              |

PATRICK M. BELL, P.E.  
LICENSE #087679



**39 Arlo Lane  
Cortlandt Manor, New York 10567**

|   |               |
|---|---------------|
| <b>EXISTING CONDITIONS</b>  |               |
| <b>SITE DEVELOPMENT PLAN<br/>FOR<br/>3222 ALBANY POST ROAD</b>      |               |
| LOCATION:<br>3222 ALBANY POST ROAD<br>VILLAGE OF BUCHANAN, NEW YORK |               |
| SHEET 1 OF 2  | <b>EX-1.1</b> |



**SITE SPECIFIC NOTES:**

1. PARCEL TAX MAP DESIGNATION: SECTION: 43.11, BLOCK: 1, LOT: 5 & 6
2. TOTAL AREA OF EXISTING LOT: 38,477 SQ. FT. (0.88 ACRES).
3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON ENTITLED "SURVEY OF PROPERTY PREPARED FOR EXCELSIOR HOUSING GROUP, LLC" DATED MARCH 15, 2024.
4. PARCEL IS LOCATED IN THE FOLLOWING DISTRICTS:
  - VILLAGE OF BUCHANAN C-1 / C-2 OVERLAY DISTRICT
  - BUCHANAN VILLAGE WATER DISTRICT
  - HENDRICK HUDSON SCHOOL DISTRICT
  - BUCHANAN FIRE DISTRICT
  - PEEKSKILL & HAVERSTRAW BAY BASIN (HUDSON RIVER WATERSHED)

**ENGINEER'S NOTES:**

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
4. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.

**SPECIAL NOTES:**

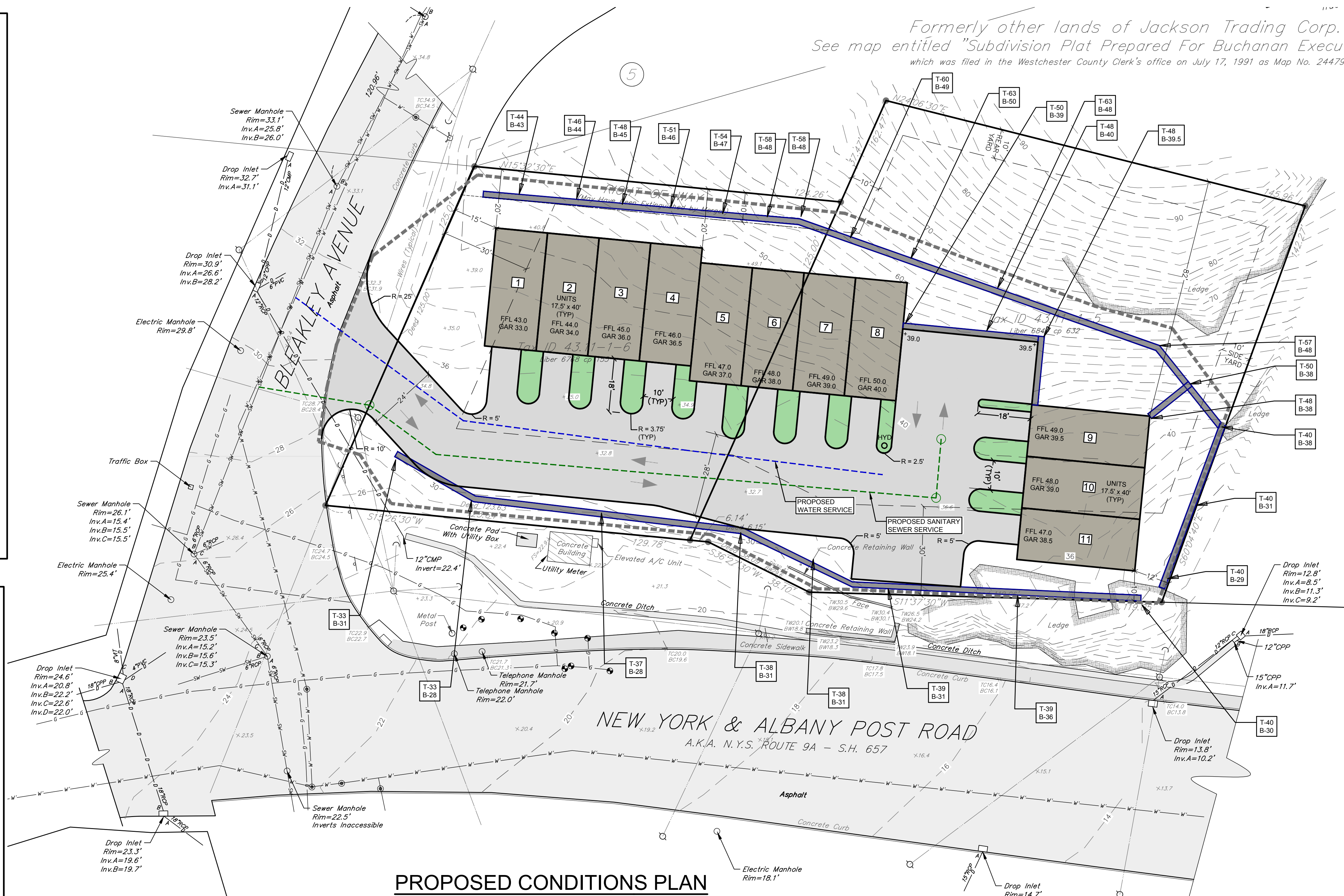
1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).
2. THESE DRAWINGS MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS AND THAT SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR, BUT THE ENGINEER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CONTRACTOR HAS AN OBLIGATION TO DETERMINE FOR ITSELF THE TRUE NATURE OF EXISTING CONDITIONS.

**DEMOLITION NOTES**

1. NO WORK SHALL BE PERFORMED UNTIL A PERMIT IS ISSUED BY THE VILLAGE OF BUCHANAN.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
3. MATERIAL MAY BE RECYCLED/CRUSHED ON SITE AND USED FOR A SUBBASE AS DIRECTED BY ENGINEER.
4. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN PLACE AS DIRECTED BY ENGINEER PRIOR TO DEMOLITION WORK.
5. AREAS WHERE ASPHALT/CONCRETE REMOVAL OCCUR SHALL BE STABILIZED WITH A LAYER OF 1" CRUSHED STONE.
6. DUST CONTROL SHALL BE PROVIDED DURING DEMOLITION OF THE SITE.

**ENGINEER'S NOTES TO OWNER AND/OR CONTRACTOR**

1. THESE DRAWINGS MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS AND THAT SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR, BUT THE ENGINEER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CONTRACTOR HAS AN OBLIGATION TO DETERMINE FOR ITSELF THE TRUE NATURE OF EXISTING CONDITIONS.
2. A PRE-CONSTRUCTION SITE INSPECTION WITH THE DESIGN ENGINEER IS REQUIRED WITH THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
3. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING FOR APPROVAL.
4. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800)962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFELYNEWYORK.COM.
5. EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
6. THE DESIGN ENGINEER MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
7. THE DESIGN ENGINEER MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
8. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY THE DESIGN ENGINEER PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
9. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
10. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
11. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.
12. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONSTRUCTION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE VILLAGE OF BUCHANAN. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
13. THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL LOCAL CODES AND THE NEW YORK STATE BUILDING CODE. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE OWNER SHALL MAKE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE VILLAGE OF BUCHANAN BUILDING DEPARTMENT.



**PROPOSED CONDITIONS PLAN**

**ZONING DATA CHART - C-1 / C-2 OVERLAY DISTRICT**

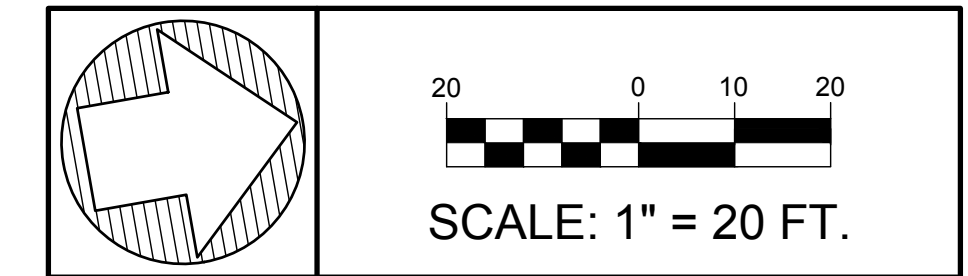
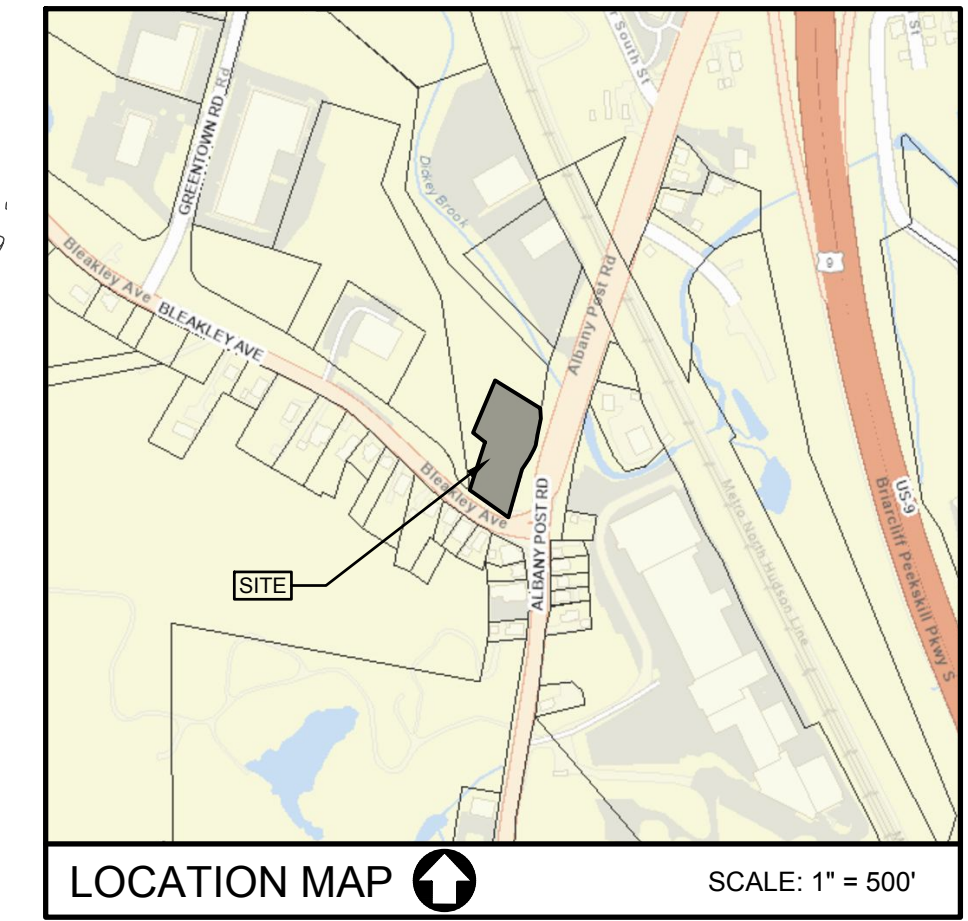
| DISTRICT          | MINIMUM LOT AREA (SF) | MINIMUM LOT WIDTH (FT) | MINIMUM LOT FRONTAGE (FT) | MINIMUM LOT DEPTH (FT) | MINIMUM FRONT YARD (FT) | MINIMUM SIDE YARD (1 YARD / TOTAL) | MINIMUM REAR YARD (FT) | MAXIMUM HEIGHT         | MAXIMUM LOT COVERAGE (%) |
|-------------------|-----------------------|------------------------|---------------------------|------------------------|-------------------------|------------------------------------|------------------------|------------------------|--------------------------|
| C-1 / C-2 OVERLAY | 20,000                | 100                    | 100                       | 100                    | 30                      | 5 / 15                             | 10                     | 2 1/2 STORIES<br>35 FT | 75                       |
| PROPOSED          | 38,477                | 287                    | 412                       | 134                    | 10 / 15*                | 12**                               | 20                     | TBD                    | 53                       |

UNDERLYING ZONING DISTRICT IS C-2  
 \*VARIANCE REQUIRED FOR TWO FRONT YARD SETBACKS - 10 FT ON ALBANY POST ROAD / 15 FT ON BLEAKLEY AVE  
 \*\*ONE SIDE YARD ONLY DUE TO LOT BEING A CORNER LOT

**Village of Buchanan Schedule of Use Regulations, § 211-10**

| Districts                | Uses Permitted by Right  | Uses by Special Permit of the Planning Board or Board of Appeals  | Uses by Special Permit of the Board of Trustees  |
|--------------------------|--|---|--|
| C-1/C-2 Overlay District | One- and two-bedroom multifamily apartment dwellings on parcels of land not less than 20,000 square feet, in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 8 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. No more than 50% of the total floor area may be utilized for residential purposes. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units. | A. One- and two-bedroom multifamily apartment dwellings, two-family dwellings, or townhouses on parcels of land not less than 20,000 square feet, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 12 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units. | One and two-bedroom multifamily apartment dwellings on parcels of land not less than 4 acres, provided that each dwelling unit contains a minimum of 750 square feet with a maximum of 28 units per 40,000 square feet (prorated), and that the building height does not exceed 65 feet and 5 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Village Board, a number of dwelling units not exceeding 20% of the total, may be three-bedroom units. |
|                          | 8 UNITS  | 11 UNITS  | 27 UNITS   |

Formerly other lands of Jackson Trading Corp.  
 See map entitled "Subdivision Plat Prepared For Buchanan Execu.  
 which was filed in the Westchester County Clerk's office on July 17, 1991 as Map No. 24479



**OWNER/APPLICANT**  
 MARK GIORDANO  
 1340 BAPTIST CHURCH ROAD  
 YORKTOWN HEIGHTS, NY 10598

**ARCHITECT**  
 JOSEPH G. THOMPSON ARCHITECT, PLLC  
 108 NORTH DIVISION STREET  
 PEEKSKILL, NY 10566

**SURVEYOR**  
 BADEY & WATSON  
 SURVEYING & ENGINEERING, DPC  
 3063 ROUTE 9  
 COLD SPRING, NY 10516

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**REVISIONS**

| # | REASON | DATE |
|---|--------|------|
|   |        |      |

MUNICIPAL TAX IDENTIFICATION:  
 SECTION: 43.11  
 BLOCK: 1  
 LOT: 5, 6  
 SUBLOT: ----  
 DRAWN BY: KJW  
 CHECKED: KCS  
 PROJECT: 3222 ALBANY POST RD  
 DATE: MAY 5, 2026  
 JOB #: 251203

PATRICK M. BELL, P.E.  
 LICENSE #087679

**CRONIN ENGINEERING**  
 PROFESSIONAL ENGINEERING & CONSULTING  
 (914) 736-3664

39 Arlo Lane  
 Cortlandt Manor, New York 10567

**SITE DEVELOPMENT PLAN**

**SITE DEVELOPMENT PLAN FOR 3222 ALBANY POST ROAD**

LOCATION:  
 3222 ALBANY POST ROAD  
 VILLAGE OF BUCHANAN, NEW YORK

SHEET 2 OF 2      **SP-2.1**



**PROPOSED DISTURBANCE SLOPES ANALYSIS**

| SLOPE RANGE | TOTAL AREA ON SITE (SF) | AREA WITHIN DISTURBANCE (SF) | % OF SLOPE RANGE TO BE DISTURBED |
|-------------|-------------------------|------------------------------|----------------------------------|
| 0 - 15%     | 11,236                  | 11,007                       | 98%                              |
| 15 - 30%    | 6,862                   | 6,055                        | 88%                              |
| > 30%       | 20,378                  | 12,965                       | 64%                              |

\*SEE REQUIREMENTS OF SECTION 165-6-1 FOR BURDEN OF PROOF