



Site Planning
 Civil Engineering
 Landscape Architecture
 Land Surveying
 Transportation Engineering

Environmental Studies
 Entitlements
 Construction Services
 3D Visualization
 Laser Scanning

February 28, 2024

Honorable Mayor Theresa Knickerbocker
 and Members of the Board of Trustees
 Village of Buchanan
 Village Municipal Building
 236 Tate Avenue
 Buchanan, NY 10511

RE: JMC Project 22062
 AMS Buchanan
 Albany Post Road & Craft Lane
 Village of Buchanan, NY

Response to Village Engineer Comments

Dear Honorable Mayor Theresa Knickerbocker and Members of the Board of Trustees:

We have prepared this letter and the below listed materials to address comments received via email by the Village Planner on February 6, 2024 for the above noted project. Enclosed please find 10 copies of the following documents:

I. JMC Drawings:

C-100	“Site Layout Plan”	6	2/28/2024
C-200	“Site Grading Plan”	6	2/28/2024
C-300	“Site Utilities Plan”	6	2/28/2024
L-100	“Site Landscaping Plan”	5	2/28/2024
CS-1	“Cross-Section Exhibit”	1	2/28/2024

For your ease of review, we have provided the comments from the Village Engineer in italics followed by our responses in standard text.

Comment No. 1

Previously this office had asked about the treatment of the proposed rock cut wall located on the north side of the entrance driveway. The concern is the visual impact this design feature could have, particularly if wire mesh is used to cover the rock slope. The Applicant's design still includes wire mesh. It is suggested that the Applicant work with the Village to find an alternative solution.

Response No. 1

As noted at the Board of Trustees meeting on February 6, 2024, the applicant is proposing to provide a retaining wall to provide a visual screen for the rock cut.

Comment No. 2

Similarly, this office had requested that an alternative design be provided for the Route 9A frontage, which would include a stonewall between the proposed sidewalk and the parking area in an effort to further screen the adjacent parking area. In addition, the Applicant has been working with the Village on the proposed lighting along Route 9A (see sheets C-913 and 914) in the site plan submission. These would include banner arms that could be used for decorative planters, flags or banners and outlets that could be used for Holiday lighting and the like.

Response No. 2

The site plan has been modified to include a boulder wall along the Albany Post Road frontage. The proposed wall has been located one foot from the right-of-way line and has a height of approximately 2 feet. Plantings are proposed on the top side of the wall between the wall and parking lot.

Comment No. 3

Last, the landscape plan (Sheet L-100) includes what appear to be non-native species. It is suggested that the proposed landscape program use all native species.

Response No. 3

The plant material has been updated so that all the material is native.

Additionally, the site plan was modified based on comments received at the Board of Trustees meeting on February 6, 2024. Two benches have been incorporated into the site layout plan in the southern and western areas of the property. The radius from the internal westbound travel lane near the accessible parking has also been increased to provide an increased ease of vehicular maneuverability.

We trust the information above and included in this submission package is sufficient to continue your review. Should you have any questions regarding the responses or enclosed documents, please email or contact us at 914-273-5225. We appreciate your cooperation during this review process.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Kevin Masciovecchio

Anthony Nester

Kevin Masciovecchio, PE
Project Manager

Anthony Nester, RLA
Principal

cc: Honorable Chairperson Jeff Faiella and Members of the Planning Board, w/enc. (via email)
Mr. Marcus Serrano, w/enc. (via email)
Mr. George E. Pommer, PE w/enc. (via email)
Mr. Ryan Sutherland, w/enc. (via email)
Mr. Mark Weingarten, Esq., w/enc. (via email)
Mr. Stuart Lachs, AIA, LEED AP, w/enc. (via email)
Mr. Peter Feroe, AICP w/enc. (via email)

P:\2022\22062\ADMIN\Knickbocker_2024-02-28.docx