



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

October 2, 2025

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 and Village Engineer on September 26, 20205, for the above noted project. Enclosed please find ten (10) copies of the following documents as well as a flash drive of the complete package:

I. JMC Drawings (2 full size copies):

C-300	"Site Utilities Plan"	20	10/1/2025
L-100	"Site Landscaping Plan"	15	10/1/2025

Additionally, AMS is requesting the installation of two temporary signs. The first sign is proposed in the southwest corner of the intersection of Albany Post Road and Craft Lane. The second sign is proposed along the top of the rip-rap slope on the east side of the site access driveway. An exhibit has been included which indicates the locations and sizes of the proposed temporary signs.

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

A. Memorandum from David Smith (Planning & Development Advisors), dated 9/26/2025.

Comment No. A.1

It was always understood that NYS DOT had the ultimate jurisdiction with respect to the improvements along one of its roadways. The proposed modification includes the removal of the sidewalk along Craft Lane which essentially did not connect to another pedestrian system. These would appear to be acceptable field changes.

Response No. A.1

Comment noted.

Comment No. A.2

The proposed fixtures and poles appear to be substantially in conformance with the original design intent of the lighting in this location and appears to be an acceptable field change.

Response No. A.2

Comment noted.

Comment No. A.3

A reduction in length of the proposed retaining wall would appear to be an acceptable field change. It is suggested that the Village Engineer weigh in on design.

Response No. A.3

Comment noted.

Comment No. A.4

During the site plan approval process the treatment of rock slopes was discussed at length particularly the potential visual impact. Given that this portion of the site is not particularly visible from the public right of way this would appear to be an acceptable field change. It is suggested that the Village Engineer weigh in on design of the stabilized rock slope to remain.

Response No. A.4

Comment noted.

Comment No. A.5

The proposed 8.5'x18' parking stall dimension is consistent with the Village Code. Given that this is a residential use and not transient, this would appear to be an acceptable field change. The Applicant should indicate where they have picked up additional landscape areas as a result.

Response No. A.5

Figure FC-I has been prepared to indicate the locations of increased landscaped islands within the parking lot due to the reduction in parking stall size.

Comment No. A.6

During the site plan approval process, the Village Board did focus on the area and indicated that it enhanced pedestrian connectivity and requested that a bench be provided as part of the plan. It is our understanding that plans submitted to the Westchester County Department of Health included the pedestrian connection to the side walk system along Albany Post Road. This change in the approved site plan would appear to rise above a field change in the approved site plan and should be specifically discussed with the Village Board.

Response No. A.6

The applicant concurs that the gravel pedestrian path was included on the drawings provided to WCDOH for their review and approval.

With the installation of the hot box in this portion of the property AMS no longer desires a pedestrian connection from the site to the public right-of-way. Additionally, screening of the hot box has been enhanced around the hot box with the removal of the pedestrian connection. The Landscaping plan has been included within this submission package.

The two pedestrian connections to the right-of-way remain proposed in the center of the parking lot and on the south side of the emergency access driveway. These two pedestrian connections provide a route to the front of the building.

Comment No. A.7

These would appear to be acceptable field changes.

Response No. A.7

Comment noted.

Comment No. A.8

This would appear to be an acceptable field change as it only enhances pedestrian connectivity.

Response No. A.8

Comment noted.

Comment No. A.9

This would appear to be an acceptable field change as it would enhance the appearance of the existing water body.

Response No. A.9

Comment noted.

B. Memorandum from George Pommer (James J. Hahn Engineering, P.C.), dated 9/26/2025.

Comment No. B.1

The location of drainage structures CI-A-10 and CI-A-10-3 may be affected by the landscape islands. Additionally, any plantings in the proposed islands should be coordinated with the utility plan.

Response No. B.1

The drainage structures have been adjusted with the curbing modifications. The current utility plan (C-300) has been included with this submission.

Comment No. B.2

A "fall zone" at the base of the "stabilized rock slope" should be identified on the plans. Additionally, the rock slope should be certified by the project geotechnical engineer as stabilized prior to final close-out. Also, as part of the approving resolution no chain link fence is permitted on exposed rock faces.

Response No. B.2

Carlin-Simpson Associates, the project geotechnical engineer, is performing a field review of the rock slope in the southern area of the site and a response will be provided under separate cover.

Comment No. B.3

The "Plumbing Backflow Plan", Dated 6/14/24, Sheet P-099 shows the hot box location and gravel path with stairs around the hot box. A narrative of why the hot box prevents the construction of the stairs and gravel path should be provided since it was shown on DOH approved plans. In addition, the applicant should provide screening of the hot box.

Response No. B.3

The applicant concurs that the gravel pedestrian path was included on the drawings provided to WCDOH for their review and approval.

With the installation of the hot box in this portion of the property AMS no longer desires a pedestrian connection from the site to the public right-of-way. Additionally, screening of the hot box has been enhanced around the hot box with the removal of the pedestrian connection. The Landscaping plan has been included within this submission package.

The two pedestrian connections to the right-of-way remain proposed in the center of the parking lot and on the south side of the emergency access driveway. These two pedestrian connections provide a route to the front of the building.

Comment No. B.4

It appears the total area of stormwater planter has been reduced. Updated stormwater calculations should be provided.

Response No. B.4

During the construction drawing phase, coordination with the Architect and MEP engineer revealed that a portion of the roof area originally intended to drain to the western stormwater planter could not be piped there as considered with the approved plan. To address this, the approximately 9,000 square feet of roof area is now treated by a newly added Jellyfish water quality structure located adjacent to the southeast corner of the building before being directed to the subsurface detention system, consistent with the original design intent. As a result of this change, the stormwater planter was reduced in size to reflect the smaller volume of runoff it now treats.

Revised water quality calculations, previously included in Appendix B of the approved SWPPP Report, are included with this submission. These updated calculations confirm that the project continues to meet the required RRv and WQv standards set by the NYSDEC.

Comment No. B.5

The additional sidewalk in front of 3115 Albany Post Road may extend onto private property. As-Builts should include property line information.

Response No. B.5

Comment noted.

Comment No. B.6

It appears the building outline, sidewalk in the fire lane, and EV space count have also changed. All changes should be identified on plans for evaluation.

Should you have any questions regarding the responses or enclosed documents, please email or contact us at 914-273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Kevin Masciovecchio

Kevin Masciovecchio, PE
Project Manager

cc: Mr. Marcus Serrano, w/enc. (via email)
Mr. George E. Pommer, PE w/enc. (via email)
Mr. David Smith, w/enc. (via email)
Mr. Ryan Sutherland, w/enc. (via email)

https://jmcpc.sharepoint.com/sites/22062/Shared Documents/Admin/ltKnickerbocker_2025-10-02.docx