

MEMORANDUM

To : Marcus Serrano
Village Administrator

From : George E. Pommer
Village Consulting Engineer

Dated : October 18, 2023

Subject : Site Plan Review
3095 Albany Post Road (Village Square)
Carbone Brothers 3095, LLC (Owner)

Drawings Reviewed : Prepared by Ralph G. Mastromonaco, P.E., PC:
“Site Plan/Preliminary Plot”, Revised 10/9/23, Sheet 1 of 8.
“Utility Plan”, Revised 10/9/23, Sheet 2 of 8.
“Erosion Control Plan”, Revised 9/22/23, Sheet 3 of 8.
“Existing Conditions”, Dated 6/12/23, Sheet 4 of 8.
“Road Profile/Sections”, Dated 11/23/22, Sheet 5 of 8.
“Sewer Profile/Details”, Revised 8/21/23, Sheet 6 of 8.
“Details/Notes”, Revised 8/10/23, Sheet 7 of 8.
“Village of Buchanan Standard Details”, Dated 9/18/23, Sheet 8 of 8.
“Preliminary Plat”, Revised 10/9/23, Sheet 1 of 1.
“Garbage Truck Access Plan”, Dated 9/22/23.
“Adjoining Property Section Plan”, Dated 10/10/23.
Prepared by Joseph G. Thompson Architect, PLLC:
“Title Sheet”, Revised 10/11/23, Sheet G0.01.
“Landscaping Plan”, Revised 10/11/23, Sheet C1.01.

Documents Reviewed : Response Letter with Attachments from Ralph G. Mastromonaco, P.E.,
Dated 10/12/23.


The applicant proposes the construction of three 17-unit multifamily residential buildings and a 2,275sf commercial retail building on 4.87 acres in the C-1/C-2 Overlay Zoning District. The applicant also proposes a 102 space parking lot, a 10 space commercial parking lot, utility connections, retaining wall, and stormwater control wetland. Work is proposed within an existing onsite wetland. As part of the project, the lot is proposed to be subdivided with the residential buildings on a 4.4 acre parcel and the commercial building on a 0.47 acre parcel.

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The proposed project will require multiple permits and coordination with regulatory agencies. A Wetlands Permit pursuant to the requirements of the Village Code Chapter 203 is required for the proposed work within the existing wetland and wetland buffer. A Steep Slopes Permit pursuant to the requirements of the Village Code Chapter 165 is required for the proposed work within the existing steep slopes. Subdivision approval is required for the proposed subdivision. A Special Permit is required for the residential in a commercial zone. Westchester County Department of Health (WCDOH) approval is required for the proposed sewer relocation. A New York State Department of Transportation (NYSDOT) Permit will be required for work in the Albany Post Road (NYS Route 9A) right-of-way.

Prior to our review of the referenced plans for conformance with Article V11-Site Development Plan Approval of the Village Code and our previous memorandum dated August 18, 2023, traffic and wetland impact issues should be addressed by the applicant to the satisfaction of the Planning Board. These issues could result in significant changes to the plans which may cause revisions to the site layout and engineering related elements. The comments in our previous memorandum do not necessitate significant changes to the site for them to be adequately addressed. As a result, it is reasonable not to perform additional engineering review at this time. After the aforementioned issues have been resolved, we will continue our engineering review.

Please do not hesitate to contact us at your earliest convenience with any questions or concerns related to the above.



GEP:WJA:ay

cc: Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
Ralph G. Mastro Monaco, P.E.