

## **GALLON MEASURE SERVICE STATION**

### **STORMWATER INSPECTION & MAINTENANCE PROGRAM**

Date: November 10, 2025

#### **GENERAL**

The Site Development Plan proposes to remove the existing structures and impervious areas and construct a 60' x 62' (3,720 sf) building with associated asphalt parking area (16 parking spaces total – 5 inside the building & 11 outside the building), for the Gallon Measure auto repair business located at 3106 Albany Post Road in the Village of Buchanan. This can be seen on plans prepared by Cronin Engineering, P.E., P.C. and the Mandra Workshop and as approved by the Village of Buchanan Planning Board and Building Department. Any leakage from vehicles that are inside the building (i.e. hydrocarbons, oils, gasoline, antifreeze, etc.) will be collected by the floor drain system and routed through the proposed oil/water separator. The oil/water separator, has a baffle that splits the basin into two (2) sides with the inlet pipe low on the inlet side and the outlet pipe higher on the outlet side. The outlet piping will be connected to the sanitary sewer service for the buildings plumbing fixtures. Any potential leakage from vehicles located in the asphalt parking area will be collected by two (2) trench drains located at the property line at each curb cut along Rockledge Avenue. A second oil/water separator will be placed on the overflow piping from the proposed Cultec units to the Village drainage system.

The property owner will own and maintain the on-site stormwater drainage system and oil/water separators per the Site Development Plan approval. The stormwater drainage system includes all pipes, catch basins/yard drains, trench drains, Cultec units and other appurtenances (i.e. oil/water separator) within the property limits. The maintenance, repair, replacement and/or modification of these structures and all costs associated for the same, is the sole responsibility of the property owner.

#### **INSPECTION & MAINTENANCE PROGRAM**

The existing site has no stormwater drainage infrastructure (i.e. catch basins, piping, etc.), or oil/water separator. The proposed building/site improvements will require the installation of a stormwater system as well as an oil/water separators due to the nature of the commercial aspect of the project (i.e. auto mechanic shop) in order to keep hydrocarbons (i.e. oil, grease, gasoline, etc.) from entering the Village stormwater and/or sanitary sewer systems. Inspection and maintenance of the oil/water separators is required by the Village of Buchanan to ensure they are functioning as designed and to aid in longevity. The following is a proposed stormwater maintenance plan for the site:

##### **1. FLOOR DRAIN SYSTEM OIL WATER SEPARATOR**

The proposed oil/water separator which will be connected to all proposed floor drains in the mechanic shop before being connected to the existing sanitary sewer service shall be visually inspected on a monthly basis. The visual inspections will determine when it should be cleaned of oil/grease/solids, which should typically be four (4) times per year (once every three months). Material removed from the oil/water separator shall be deposited to a facility licensed to accept this type of waste material. An

example of a company capable of performing this type of work is Fred A. Cook, Jr., Inc., P.O. Box 71 Montrose, New York 10548, (914) 739-3300. However, the owner may utilize any equally licensed company. A log shall be kept at the property at all times detailing the date of all inspections and servicing, which company performed the inspection & service, and if material was removed. A copy of the log shall be submitted to the Village of Buchanan Building Inspector, along with a copy of the invoice for the service, on a quarterly basis.

## **2. PARKING LOT OIL WATER SEPARATOR**

The proposed oil/water separator which will be connected to the Cultec units overflow piping, which will discharge to the Village drainage system in Rockledge Avenue shall be visually inspected on a monthly basis. The visual inspections will determine when it should be cleaned of oil/grease/solids, which should typically be four (4) times per year (once every three months). Material removed from the oil/water separator shall be deposited to a facility licensed to accept this type of waste material. An example of a company capable of performing this type of work is Fred A. Cook, Jr., Inc., P.O. Box 71 Montrose, New York 10548, (914) 739-3300. However, the owner may utilize any equally licensed company. A log shall be kept at the property at all times detailing the date of all inspections and servicing, which company performed the inspection & service, and if material was removed. A copy of the log shall be submitted to the Village of Buchanan Building Inspector, along with a copy of the invoice for the service, on a quarterly basis.

## **3. OUTSIDE STORMWATER SYSTEM**

The outside storm drain system (i.e. trench drains, Cultec units) shall be visually inspected on a monthly basis (Cultec units via the inspection ports). The visual inspections will determine if the trench drains and/or Cultec units are in need of being cleaned out.

### **PREPARED BY:**

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**OIL/WATER SEPARATOR STRUCTURE &  
CULTEC INFILTRATORS  
INSPECTION & MAINTENANCE LOG**

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