



December 10<sup>th</sup>, 2025  
Planning & Zoning  
Village of Buchanan  
236 Tate Ave,  
Buchanan, NY 10511

## PROJECT NARRATIVE

3106 Albany Post Road – The Gallon Measure  
Proposed New Commercial Building & Signage

The applicant proposes the construction of a **new 60'-0" wide by 62'-0" deep metal building** to support the operations of *The Gallon Measure*. The structure has been designed to blend appropriately with the surrounding architectural context while utilizing durable, low maintenance materials suitable for a commercial use.

### Architectural Design & Materials

The façade incorporates a layered material palette intended to break down the mass of the building and provide visual interest:

1. **Stone Veneer Base (First 4'-0")**  
A continuous stone veneer "Ledger stone pattern" base wraps the lower perimeter of the façade. This establishes a warm, natural datum and provides durability at pedestrian level.
2. **Metal Board-and-Batten Aesthetic**  
Above the stone base, the building is clad in metal siding designed to emulate traditional board-and-batten architecture. The selected finish is a dark gray, chosen to create a modern yet contextually appropriate appearance.
3. **Vinyl Cedar Shake at Gable Ends**  
The gable ends feature light gray vinyl cedar shake, introducing texture and a softer residential-inspired element that reduces the visual scale of the building and enhances compatibility with nearby structures.
4. **Exterior Lighting**  
Several black gooseneck sconces are proposed above the garage doors and entry doors. These fixtures are downward-facing, Dark-Sky friendly, and consistent with the building's rural/agricultural design language.

## Signage Proposal

The primary building sign for *The Gallon Measure* will consist of individually mounted letters in “Arial” font, sized as follows:

- **17-inch capital letters**
- **12-inch lowercase letters**

This proportion maintains legibility from Albany Post Road while ensuring the sign does not overpower the façade.

The overall sign area is approximately 69 sq. ft., representing only 3% of the total façade area, well within the scale appropriate for a building of this size. The lettering style and color will complement the building’s dark gray façade materials

Sincerely:

MANDRA WORKSHOP, PLLC



Marco S. Mandra. Principal

