

November 10, 2025

Nicholas Zachary, Chairman
Village of Buchanan Planning Board
Village Hall
236 Tate Avenue
Buchanan, New York 10511

**Re: Site Plan & Special Permit Application For
Gallon Measure (Bernard & Brian Calabro)
3106 Albany Post Road
Buchanan, New York
Section: 43.20, Block: 1, Lot: 22**

SPECIAL PERMIT PROJECT NARRATIVE

Bernard & Brian Calbro ("Applicant") are the owners of the property and the "Gallon Measure" Auto Repair Business. The applicant is seeking Site Plan and Special Permit approvals for the project from the Village Planning Board.

This project involves a 0.37 acre (16,293 square feet) of property ("Site") located as referenced above, which is in the General Commercial (C-2) Zoning District. The project proposes removal of the existing structures and impervious areas and construction of a 60' x 62' (3,720 sf) 1-story building with 5 auto repair/mechanic bays, an office/waiting room, supply/parts room, 15 parking spaces (5 spaces inside the building and 11 spaces outside on an asphalt surface), associated stormwater mitigation system, new water & sanitary sewer services on Rockledge Avenue, sidewalk improvements and landscaping.

Per the Village Code a Special Permit from the Planning Board is required for the proposed use of the site as an Auto Repair/Service business. Specifically, this zone allows for "Minor Repair", which is defined as follows:

(1) MINOR REPAIR

"The sale and servicing of spark plugs and batteries; tire repair and servicing, but no recapping; the replacement of mufflers and tail pipes, water hoses, fan belts, brake and transmission fluids, light bulbs, floor mats, seat covers (where this shall not be the principal use), windshield wipers, grease retainers and wheel bearings; radiator cleaning and flushing, washing and polishing, including automatic or mechanical car wash establishments; greasing and lubrication; installation of fuel pumps and fuel lines; minor servicing and replacement of carburetors; emergency wiring repairs; adjustment and installation of brakes; tuning engines, except for grinding valves, cleaning carbon or removing the head of engines and/or crank case; and other similar uses."

The following is the definition of "Major Repair", which is not permitted in this zone.

(2) MAJOR REPAIR

"In addition to those repairs and services listed above as "minor repair", any general repair, rebuilding or reconditioning not listed above; collision service, including body, frame or fender straightening or repair; painting or paint shop."

It may be of importance to note the site has historically contained an auto service/repair business.

SITE PLAN

This development proposes removal of the existing building and impervious areas and proposes a 60' x 62' (3,720 sf) 1-story building with 5 mechanic bays, an office/waiting room, supply/parts room, 15 parking spaces (5 spaces inside the building and 11 spaces outside on an asphalt surface), associated stormwater mitigation system, new water & sanitary sewer services on Rockledge Avenue, sidewalk improvements and landscaping.

Business hours are Monday thru Saturday 8am to 5pm. However, there may be the occasional need to extend the hours past 5pm to finish a repair. All repair work will take place inside the building. No parts/materials will be stored outside the building. The parking lot will be utilized for employees, customers and cars waiting to be worked on. The business does not perform auto body work and/or painting of cars.

See the most recent "Site Development Plan for Gallon Measure" drawing set prepared by our office and the Architectural Rendering & Building Elevations prepared by the Mandra Workshop submitted as part of the Site Plan Application for additional information. In addition the following documents have been submitted as part of the application and record:

- Planning Board Fee
- Application to the Planning Board
- Escrow Agreement & Escrow Fee
- Property Deed
- Easement Document for Existing Utilities (previously filed w/Village)
- Property Survey entitled: "Survey of Property Prepared for Gallon Measure Situate at 3106 Albany Post Road, Village of Buchanan, Town of Cortlandt, Westchester County, New York" prepared by Badey & Watson Surveying, dated November 30, 2022
- Letter to Fire Chief Robert J. Outhouse
- Letter to New York State Department of Transportation
- Short Environmental Assessment Form
- Stormwater Maintenance & Inspection Program
- Construction Cost Estimate (Right-of-Way Work for Bond)

SPECIAL PERMIT

Chapter 211. Zoning Article X. Special Permit Uses requires specific information to be submitted for the Planning Board's review and consideration for approval of a Special Permit. It should be noted the majority of the information requested has already been submitted as part of the Site Plan submission

requirements. The following are those requirements with a explanation of the information submitted that addresses the specific requirement or being answered now:

211-42 Application and Review Procedure.

A.

Application for a special permit pursuant to these regulations shall be upon forms prescribed by the Planning Board and shall contain the following information unless specifically waived by the approval authority:

Response: See Planning Board Application submitted.

(1) A survey of the property, topography and soils classification, present zoning classification, any special districts, easements or other restrictions, including covenants on the development of the property and ownership of the property.

Response: See Property Survey submitted.

(2) Description of the proposed use, with reference to the appropriate use and bulk regulations herein, including any supplementary regulations applying thereto.

Response: See Site Development Plan submitted.

(3) A plan of the proposed development generally setting forth the location of buildings, structures or other improvements to the land, means of access and egress, fire protection, topographical alteration and effects on drainage, both on the proposed site and downstream of the site.

Response: See Site Development Plan submitted.

(4) A cost benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.

Response: Respectfully request the Planning Board to waive this requirement as it does not seem to apply to this application

(5) Evidence that the proposed use is consistent with and compatible to the goals of the Village Master Plan.

Response: Due to the fact that this type of use is allowable via Special Permit by the Planning Board it would appear to be compatible.

(6) A traffic and circulation study projecting the effects of the proposed use on the existing and probable future traffic and access in the vicinity of the proposed use.

Response: See Site Development Plan submitted

(7) Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State Department of Environmental Conservation regulations.

Response: See Short Environmental Assessment Form ("SEAF") submitted.

(8) Names and mailing addresses of all owners of property abutting or within 200 feet of the property for which application is made shall be submitted. The applicant shall furnish stamped (certified mail) envelopes, addressed with each such property owner at the time of application.

Response: See Public Hearing Mailing information submitted by applicant

B. Every application for a special permit shall be submitted (three copies) to the Village Clerk with the fee as set forth in the standard schedule of fees of the Village of Buchanan, along with a nonrefundable application fee, payable to the Village of Buchanan, in an amount as set from time to time by resolution of the Board of Trustees for each off-street parking space required for the proposed use as set forth in § 211-10, Schedule of Use Regulations, but not less than an amount as set from time to time by resolution of the Board of Trustees when fewer than three parking spaces are required. One copy of the application shall be filed in the office of the Clerk, and two copies of the application shall be transmitted to the Planning Board for review. In reviewing such application, the Planning Board shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular and may determine such appropriate conditions and safeguards as may be required in order that the results shall, to the maximum extent possible, further the expressed intent of this chapter and the accomplishment of the following objectives: [Amended 12-15-1986 by L.L. No. 5-1986; 2-7-2011 by L.L. No. 9-2011]

(1) That all proposed structures, equipment or material shall be readily accessible to fire and police protection.

Response: See Site Development Plan submitted. The Site Plan was referred to the Fire Department for which comments were received and addressed.

(2) That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

Response: See Site Development Plan submitted. It should be noted that no variances are being requested as the building meets all zoning setback and height requirements.

(3) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, or conflict with the normal traffic of the neighborhood.

Response: See Site Development Plan submitted. The project includes sidewalk improvements that will enhance pedestrian access.

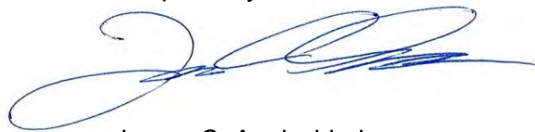
(4) The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

Response: See Site Development Plan submitted.

(5) The impact of the proposed use shall not engender avoidable impacts upon the environment of the site or adjacent lands and that any such impacts will be the minimum necessary to accommodate the proposed use, and further that there shall be the maximum preservation of unique ecological or environmental assets particularly as such effect the value and viability of adjacent areas.

Response: See Site Development Plan submitted. Drainage improvements have been proposed as part of the site plan that will be an improvement from the previous use of the site via the installation of trench drains, Cultec units and oil/water separators.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

cc: Bernard & Brian Calabro, Property Owner/Applicant, Gallon Measure
Nicholas Zachary, Planning Board Chairman, Village of Buchanan
Marcus Serrano, Village Administrator
Peter Cook, Building Inspector, Village of Buchanan
Robert J. Outhouse, Chief, Buchanan Engine Company No. 1
Stephanie Porteus, Village Attorney
Geoge Pommer, P.E., Hahn Engineering, Village Consulting Engineer
David B. Smith, Planning & Development Advisors, Village Consulting Planner
File: Calabro-3106 Albany Post Rd-Buchanan-Special Permit-Project Narrative-20251110