

June 11, 2026

Hon. Nicolas Zachary and
Members of the Planning Board
Village Hall
236 Tate Avenue
Buchanan, NY 10511

**Re: 3222 Albany Post Rd.
Special Use Permit and Site Development Plan Application**

Dear Chairperson Zachary and Members of the Planning Board,

This Firm represents Steve Giordano Builders, Inc. (“Applicant”) in connection with the proposed development of the property located at 3222 Albany Post Road, further identified on the Village of Buchanan Tax Map as Section/Block/Lot 43.11-1-6 (“Property”), for the creation of an 11-unit condominium development (“Proposed Development”). The Property is located within the Village’s C-1/C-2 Overlay Zoning District, where multifamily dwellings are permitted by Special Use Permit from your Board. The Applicant makes this submission in advance of your Board’s June 25, 2026 meeting.

Enclosed and in support of the application, please find the following:

1. Special Use Permit and Site Development Plan Application Form;
2. Long Environmental Assessment Form, prepared by Cronin Engineering;
3. Site Development Plan, prepared by Cronin Engineering;
4. Architectural Plans and Renderings, prepared by Joseph G. Thompson Architect, PLLC;
5. Fiscal Impact Analysis;
6. Survey, prepared by Badey & Watson Surveying & Engineering, D.P.C.;
7. Resolution Authorizing Planning Board Application; and
8. Steep Slopes - Findings Statement, prepared by Cronin Engineering.

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Existing Property

The Property is 0.88 acres and is currently undeveloped and thus, underutilized, despite it being on the corner of Albany Post Road and Bleakly Avenue, a main entrance into the Village from the City of Peekskill. The Property location is suitable for multifamily apartment development as the C-1/C-2 Overlay Zoning District, where the Property is located, permits up to 12 multifamily apartment dwellings by Special Permit from your Board. Here, the Applicant proposes an 11-unit multifamily condominium development by Special Permit from your Board.

As you know, the Property is currently owned by the Village, however, as part of this proposal the Applicant would purchase the Property from the Village conditioned upon the Applicant obtaining Planning and Zoning Board Approvals. At the Village Board of Trustees June 2, 2026 meeting, the Applicant obtained a Resolution expressly granting the Applicant permission to submit Planning and Zoning Board applications. In lieu of a deed and affidavit of ownership, the Applicant is providing the Resolution authorizing the Applicant to make this Application.

Proposed Development

The Property is located within the C-1/C-2 Overlay Zoning District with the underlying Zoning District being C-2. As previously described, the proposal involves the creation of an 11-unit condo development, which would dramatically improve this area of the Village. Consistent with the parking requirements for the C-1/C-2 Overlay District, for multifamily dwellings on parcels of land less than four acres, 1.5 parking spaces per dwelling unit are required. This means that for this 0.88-acre Property, 11-units would require 16.5 parking spaces. Here, the Applicant proposes 22 parking spaces. Thus, the proposed condominium development would be more than adequately parked.

As proposed, the project would require a total of two front yard setback variances, one for proposed unit #1, and another for proposed unit #11. Where the underlying C-2 Zoning District requires 30-foot minimums for front yard setbacks, the Applicant is proposing a 15-foot front yard setback for proposed unit #1, and a 10-foot front yard setback for proposed unit #11. The project would also require a variance from the Special Permit requirement that only 20% of the total units may be three-bedroom units. Where the total amount of three-bedroom units is 2 (20% of 11 units), the project proposes a total of 4 (36.36% of 11) three-bedroom units. Additionally, the project would require a variance from the requirement that accessory structures must conform with yard requirements. Where Village Code requires that walls and fencing not less than 6 feet shall be required to conform with minimum yard regulations, portions of the proposed retaining walls with fencing are up to 15 feet at its highest point. Accordingly, the proposed development would require relief in the form of these variances from the Village's Zoning Board of Appeals. The Applicant has applied to the ZBA and has appeared before the Board at the ZBA's June 10, 2026 meeting. The Applicant will let your Board know of the status of the variance application when such time comes.

Should the Proposed Development be approved, it would transform one of the main entrances to the Village from its current underutilized state to a vibrant and livable space providing more housing for Village residents and other benefits including raising property values and increasing the Village's tax base.

Proposed Development Meets Criteria For Site Development Plan And Special Permit Approval

We respectfully submit that the Application for the 11-unit condominium development meets all the requirements of the Buchanan Village Code for Site Development Plan Approval and a Special Use Permit pursuant to Village Code Chapter 211, Articles VII and X, respectively.

Proposed Development Will Be Readily Accessible to Fire and Police Protection

Consistent with Buchanan Code Section 211-42(B)(1), the proposed 11-unit condominium development will be readily accessible for vehicles as well as fire and police protection services. This small residential condominium development is expected to create only a limited increase in calls for police, fire, and emergency medical services. The Proposed Development also includes a two-lane traffic circulation pattern with turnaround, on site, including fire apparatus access, which would make the Proposed Development readily accessible for vehicles as well as fire and police protection services.

Accordingly, the Proposed Development would be readily accessible for vehicles as well as fire and police protection services.

Proposed Development Will Be In Harmony With The District

Consistent with Buchanan Code Section 211-42(B)(2), the Proposed Development would be in harmony with the appropriate and orderly development of the C-1/C-2 Overlay District in which it is located and would not be detrimental to the orderly development of adjacent properties. First, the C-1/C-2 Overlay District permits multifamily apartment dwellings and is therefore appropriate for the development of 11 condominium units. The character of the neighborhood and nearby properties primarily consists of residential uses with some commercial and retail uses. The Proposed Development is for a residential use, which is consistent with the residential uses located across Bleakly Avenue. The proposed materials used and design are intended to be consistent with and enhance the residential character of this area of the Village. Furthermore, the location of the Property, being on a corner lot, is bounded by undeveloped land and as such, would not have a detrimental impact to any ordinary development of adjacent properties.

Accordingly, the Proposed Development will be in harmony with the orderly development of the C-1/C-2 Overlay District and would not be detrimental to the orderly development of adjacent properties.

Proposed Development Will Not Conflict With Normal Neighborhood Traffic

Consistent with Buchanan Code Section 211-42(B)(3), the Proposed Development would not conflict with normal traffic of the neighborhood. The proposed 11 condominium units will have minimal, if any, traffic-related impacts due to the small size of the development and more than adequate parking. Where 16.5 parking spaces are required for the 11 units, the Applicant

proposes 22 parking spaces, meaning that the Proposed Development would be more than adequately parked. Furthermore, the two-lane on-site traffic circulation pattern with turnaround means that there would not be any overflow or backup onto Bleakly Avenue where the entrance and exit to the development is proposed.

Accordingly, and due to the small size of the proposed residential development, minimal, if any, traffic-related impacts are expected.

Proposed Development Will Not Hinder Development of Adjacent Property

Consistent with Buchanan Code Section 211-42(B)(4), the Proposed Development would not hinder the appropriate development of adjacent land and buildings. The location, nature and height of the proposed building, and the nature and extent of proposed landscaping and plantings for the development would not be detrimental to nearby properties. The Proposed Development will be screened with tasteful landscaping and plantings that will emphasize the residential character of the neighborhood and greatly improve the undeveloped visual appearance of the Property.

While the Proposed Development will require two minimal front yard setback variances to accommodate proposed Unit #1 and proposed Unit #11, it would have no impact on adjacent properties, particularly because these setback variances are to the property line, and these units would still be setback approximately 30-35 feet from their respective roads. Again, in conjunction with the proposed landscaping and planting, there will be no noticeable decrease in the distance from of those units from Bleakley Avenue (for Unit #1) and from Albany Post Road (for Unit #11) as the development will be appropriately landscaped, screened, and planted.

Accordingly, the Proposed Development will not hinder appropriate development of adjacent land and buildings.

Proposed Development Poses No Significant Environmental Impacts

Consistent with Buchanan Code Section 211-42(B)(5), the Proposed Development will not have a significant adverse effect on the environment. The Proposed Development would have minimal, if any, environmental impacts compared to the existing undeveloped Property. The Property currently does not benefit from drainage and stormwater management, new infrastructure for which would be provided for the Proposed Development. The drainage and stormwater management system for the Proposed Development likely will provide environmental benefits and any potential impacts would be sufficiently addressed through design measures.

Relevant, particularly, for this Property are steep slopes, which the planning, design and development of which will be in accordance with the standards for permit approval in Buchanan Code Section 165-6. Specifically, the Proposed Development has been designed to avoid and/or minimize disturbance of steep slopes, provide adequate drainage, erosion, and stormwater

management and any disturbed slope areas would be properly stabilized. (*See Steep Slopes - Findings Statement, prepared by Cronin Engineering, dated June 11, 2026*).

Accordingly, the Proposed Development will not have a significant adverse effect on the environment and likely will result in an increase in the value and viability of adjacent areas.

CONCLUSION

Accordingly, we respectfully request that your Board grant the Applicant Special Permit and Site Development Plan approval to construct the 11-unit condominium development.

Thank you for your consideration and please let us know if you have any questions or whether any further information or documentation is required for evaluation of this proposal.

ZARIN & STEINMETZ LLP



By: _____

David S. Steinmetz
Aaron N. Warner

Encls.

cc: Stephanie Porteus
Village Attorney for the Village of Buchanan
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