

Village of Buchanan – M2 Zoning Review

September 1, 2026

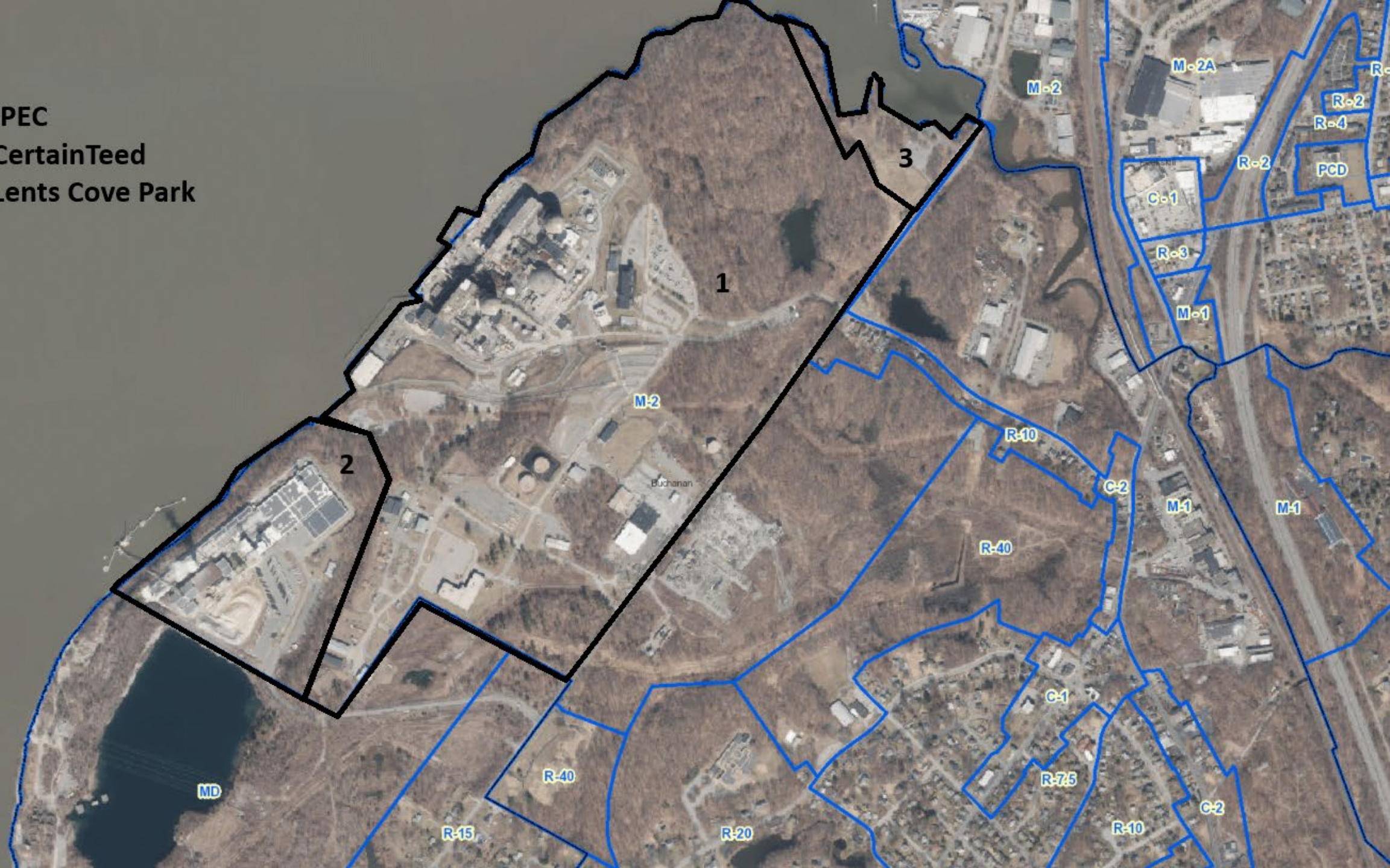
- Agenda
 - Introduction
 - Site History
 - Project Review
 - Process Review/Next Steps
 - Q&A
 - Wrap up



When you come to a fork in the road, take it -- Yogi Berra



- 1 - IPEC
- 2 - CertainTeed
- 3 - Lents Cove Park



Project Background

- Village of Buchanan initiates Local Waterfront Revitalization Program (LWRP) with Town of Cortlandt (2019)
- LWRP Process included public survey for Waterfront Redevelopment – Near Indian Point (https://buchananny.gov/lwrp/_documents/full-survey-results.pdf)

Most desirable uses included:

- i. Restaurant/event space/commercial/entertainment
- ii. Residential
- iii. Public Open Space

Cortlandt/Buchanan LWRP Public Survey Results

Waterfront Redevelopment—Near Indian Point. The Cortlandt-Buchanan waterfront could experience many changes over the coming decade with the closure of the Indian Point Energy Center and proposals for other uses such as a port (for more information see www.portcortlandt.com). While the reactor site and its immediate area will remain off limits for many years, parcels adjacent to it will become available for reuse sooner. To what extent would you want to see each of the following types of land uses along the undeveloped/formerly developed portions of the waterfront and in Buchanan and Verplanck in proximity to the power plant? Please rate these possible uses on a scale of 1 (less desirable) to 5 (more desirable).

Answered: 583 Skipped: 17



Site History – Gypsum Manufacturing

- Founded in 1967 (Georgia Pacific, Continental Building Products, Lafarge, now CertainTeed)
 - 40+/- Acres
 - Deepwater Access (100% of raw gypsum received via Hudson River)
 - 24/7 Operation
 - 134 Employees

- Source: CertainTeed brochure included with 10/10/25 correspondence

Site History - IPEC

- Circa 1923 – Indian Point Park established by Hudson River Day Line steamboat company, park ultimately closed in 1954
- Con Edison Gas & Electric Company purchases the property for new power plant. Village Board approves zoning in 1954. Con Ed to pay 70% of Hendrick Hudson School District's taxes, install village-wide sewer system and provide streetlights.
- 1962 Indian Point Energy Center (IPEC) goes online for the first time

Site History -IPEC

- 2017 NYS forms Indian Point Closure Task Force
 - Loss of PILOT revenue
 - Workforce
 - Energy reliability
 - Site decommissioning and reuse
- 2018 Indian Point Closure Task Force issues annual report including Indian Point Site Reuse Report prepared by DL English Consulting

2018

Indian Point Closure Task Force

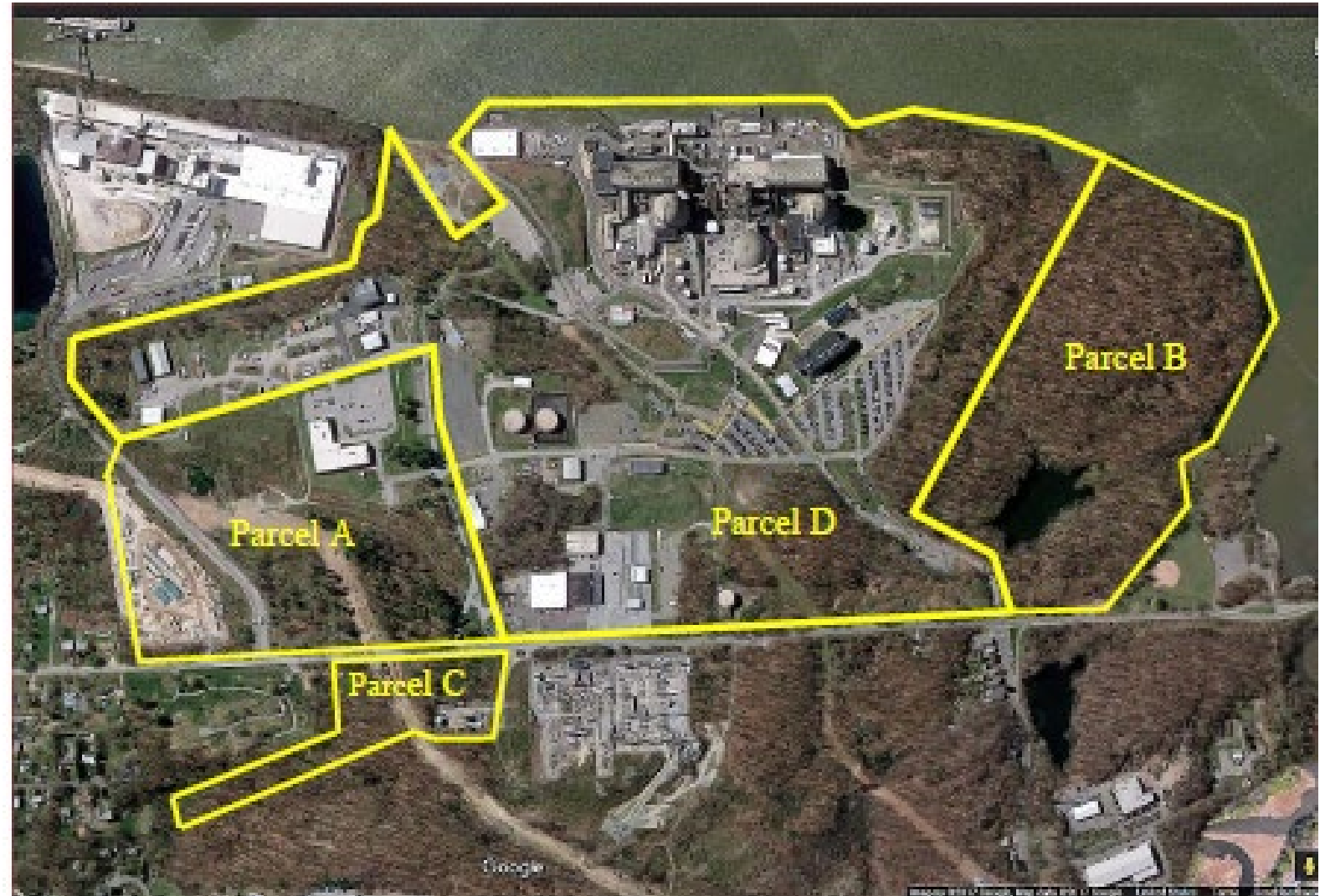
Indian Point Site Reuse Report



Submitted by

D. E. English Consulting, Inc.
www.english-consulting.com

30 April 2018



2018 Task Force Recommendations:

Non-energy production/commercial opportunities considered:

- Office Park
- Data Center
- Manufacturing/ Heavy Industrial
- Residential
- Entertainment/Marina

Energy production opportunities considered:

- Renewables:
 - Wind
 - Solar
 - Energy storage
- Non-renewable
 - Fuel Cell
 - Combined Heat and Power
 - Combined cycle

Project Background

- Zoning Process initiated after the start of the LWRP
- Meetings with Village Board
2/23/22; 7/20/22; 12/20/22; 12/19/23; 5/7/24; 6/25/24;
9/3/24; 2/25/25; 9/23/25; 5/26/26; 6/23/26
- State Environmental Quality Review Act (SEQRA) initiated, Village Board designated as Lead Agency

Existing Zoning

- Permitted uses include:
 - Gasoline Stations with Convenience Stores
 - Auto repair
 - Gypsum board manufacturing
 - Peaceful use of atomic energy
- Special permit uses include:
 - Sheet metal shops
 - Lumberyards
 - Masonry supply
 - Warehouses
 - Fabricated metal products, welding, plumbing and heating and air-conditioning supply

Project Background

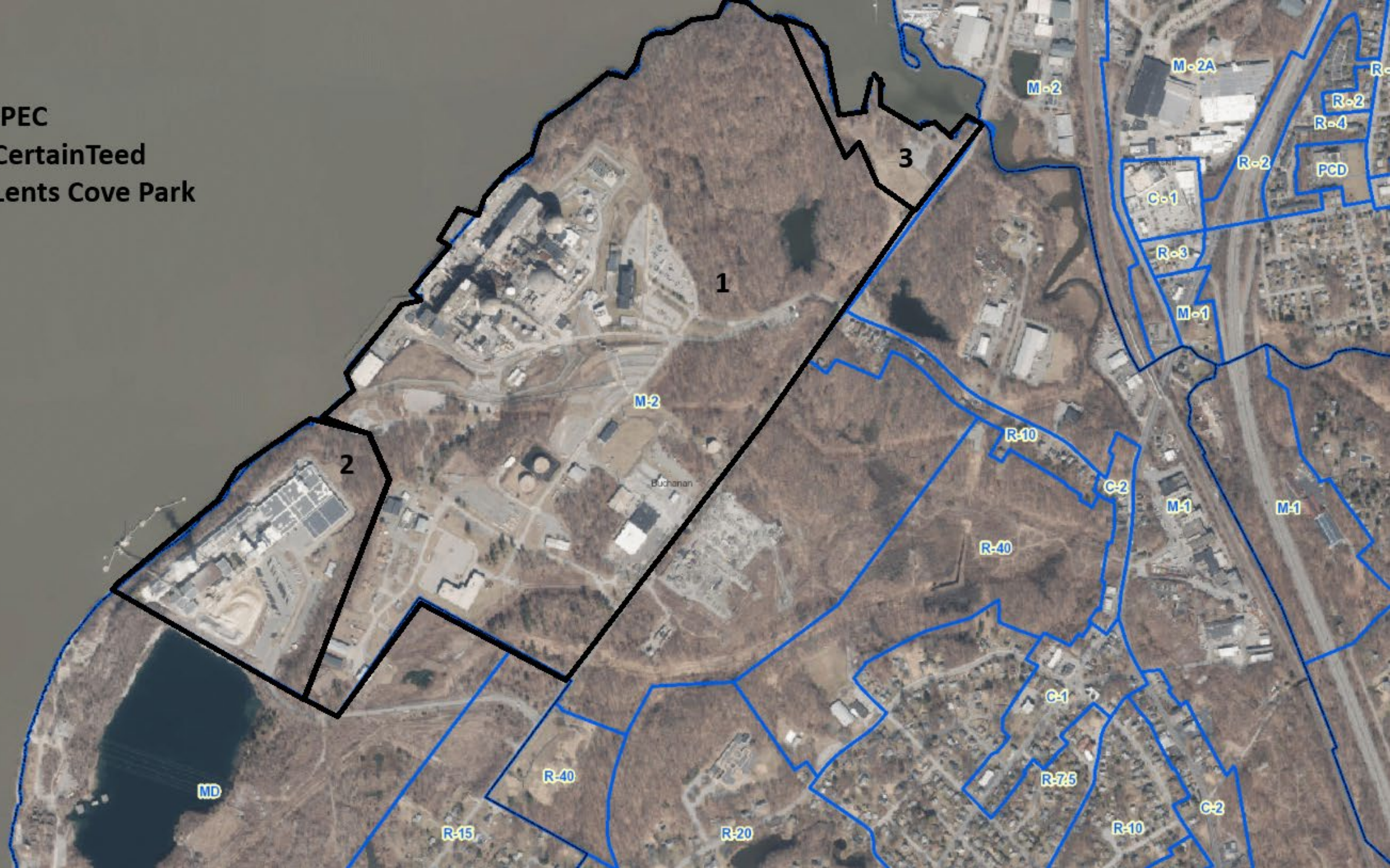
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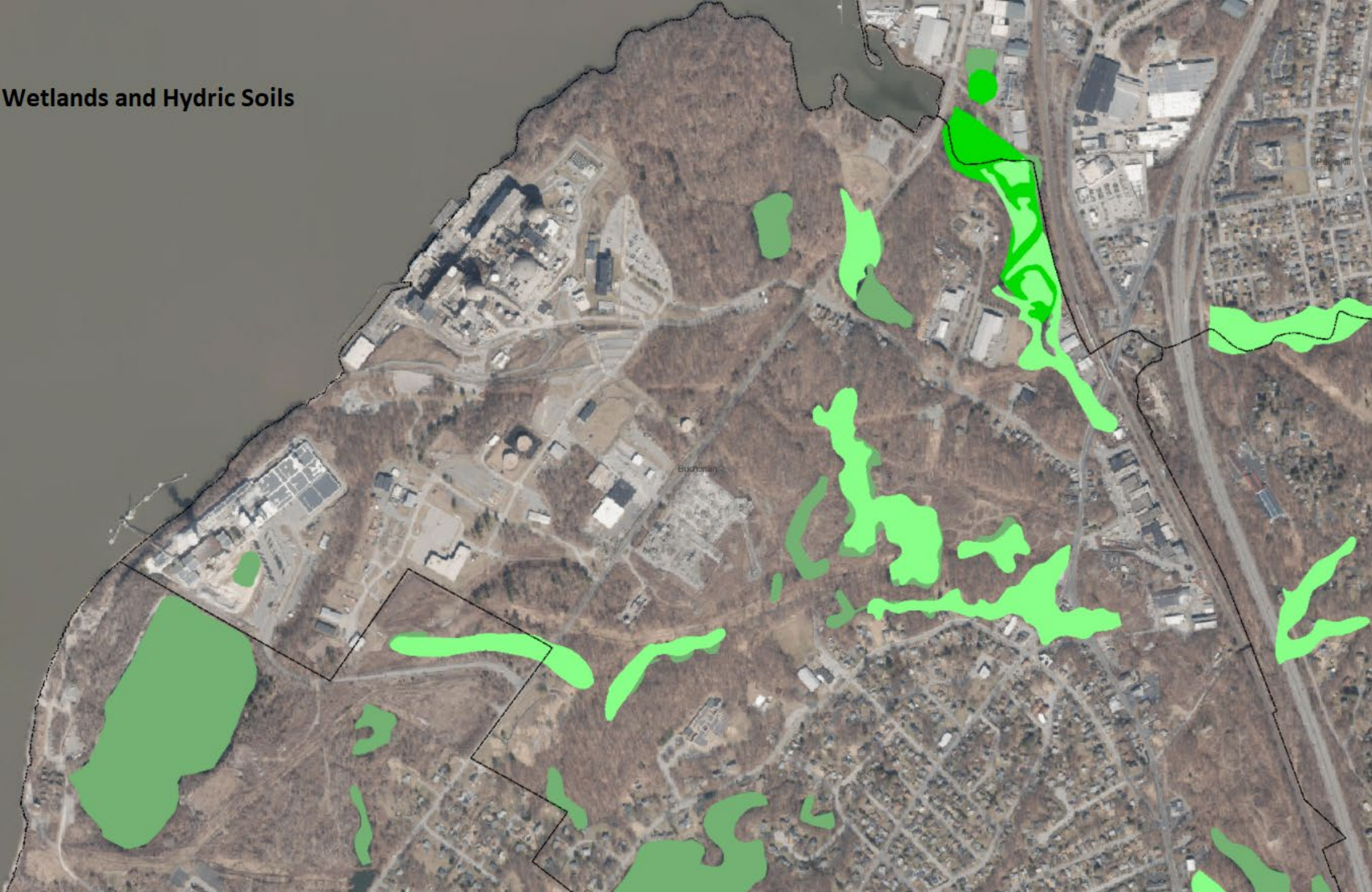
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Wetlands and Hydric Soils



Layer List

☐

Zoning Districts

☐

Zip Code Boundaries

☐

Agricultural Districts

☐

County Sewer Districts

☒

Environmental Features

☐

Septic Pump Out 2020

☐

County Trail System

☐

Drainage Divides

☐

Streams

☐

Lakes

☐

USDA Soil Survey

☐

Aquifers

☐

Flood Plains

☒

Hydric Soils

☒

NYS Regulated Wetlands

☒

National Wetlands Inventory

☐

Steep Slopes

☐

East of Hudson Watershed Bo

☐

Open Space

☐

Land Use

☐

Watersheds

☐

USGS Quad Boundaries

☒

Transportation

☐

Metro-North Rail Lines

☐

Bee Line Bus Routes



Layer List

- ☐ Zip Code Boundaries ...
- ☐ Agricultural Districts ...
- ☐ County Sewer Districts ...
- ☒ Environmental Features ...
 - ☐ Septic Pump Out 2020 ...
 - ☐ County Trail System ...
 - ☐ Drainage Divides ...
 - ☐ Streams ...
 - ☐ Lakes ...
 - ☐ USDA Soil Survey ...
 - ☐ Aquifers ...
- ☒ Flood Plains ...
 - ☒ 100 Year Flood Plain
 - ☒ 500 Year Flood Plain
- ☐ Hydric Soils ...
- ☐ NYS Regulated Wetlands ...
- ☐ National Wetlands Inventory ...
- ☐ Steep Slopes ...
- ☐ East of Hudson Watershed Boundary ...
- ☐ Open Space ...
- ☐ Land Use ...
- ☐ Watersheds ...
- ☐ USGS Quad Boundaries ...
- ☒ Transportation ...
- ☒ 2020 Census ...
- ☒ 2010 Census ...
- ☐ 2 foot Contours ...

Steep Slopes



Layer List

☐ Zip Code Boundaries

☐ Agricultural Districts

☐ County Sewer Districts

☒ Environmental Features

☐ Septic Pump Out 2020

☐ County Trail System

☐ Drainage Divides

☐ Streams

☐ Lakes

☐ USDA Soil Survey

☐ Aquifers

☐ Flood Plains

☐ Hydric Soils

☐ NYS Regulated Wetlands

☐ National Wetlands Inventory

☒ Steep Slopes

☐ Slopes 15%-25%

☐ Slopes Over 25%

☐ East of Hudson Watershed Boundary

☐ Open Space

☐ Land Use

☐ Watersheds

☐ USGS Quad Boundaries

☒ Transportation

☒ 2020 Census

☒ 2010 Census

☐ 2 foot Contours





Measurement

📏 | Acres

Measurement Result

62.3 Acres

Clear



Acres ▾

Measurement Result

65.8 Acres

Clear



   | Acres ▾

Measurement Result

53.4 Acres

[Clear](#)



Acres

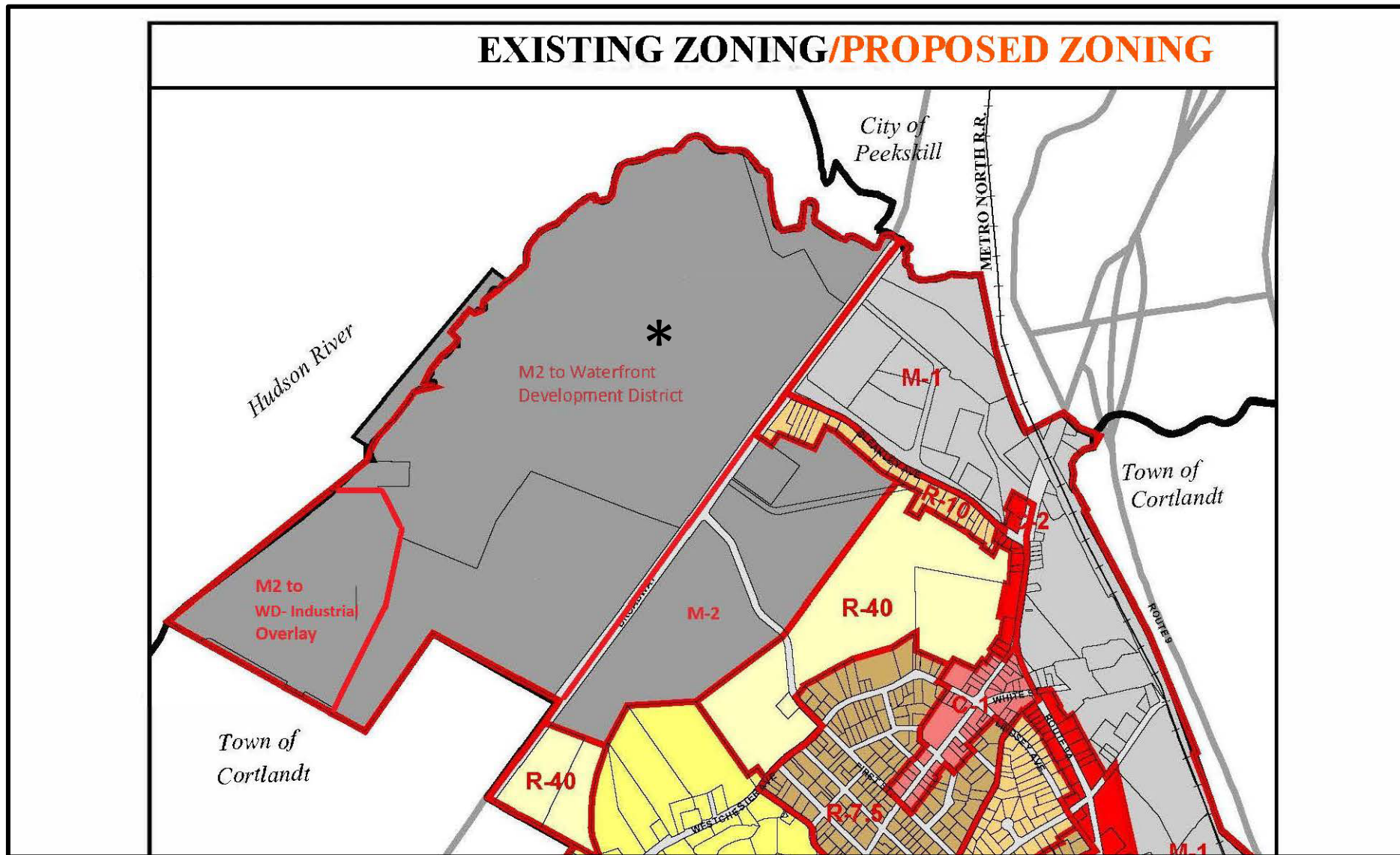
Measurement Result

40.9 Acres

Clear

Initial Input on Zoning Review

- Identify Area for Consideration
- Purpose (relates to Vision Statement Input)
- Permitted Principal Uses
- Special Permit Uses
- Accessory Uses
- Procedure for review and approval of Special Permit Uses
- Design Standards
- Height and setback restrictions



* Separate overlay to be discussed

Proposed Waterfront Development (WD) District - Purposes

- Recognition that Buchanan's Hudson River waterfront represents a unique mix of natural and man-made resources.
- The overall purpose of this district is to including positive development and revitalization of the waterfront area
- Encourage an economic stimulus and revitalization of the Village and its Hudson River waterfront area by establishing a well designed, comprehensively planned focus for this area.
- Provide for and increase pedestrian public access to and the potential for enjoyment of the waterfront

Proposed Waterfront Development (WD) District – Uses

- Permitted Principal Uses (water related)
- Special Permit Uses (e.g., residential, commercial, mixed use, office, marinas, restaurants/entertainment, hotels/conference centers)
- Waterfront Development Concept Plan / Special Permit (Village Board) EIS Required
- Subdivision/Site Plan (Planning Board)
- Design Standards (Public access, vehicular circulation, landscaping, architecture)

Proposed WD Industrial Overlay District

- Only applies to CertainTeed site; only Permitted Principal Use (gypsum board manufacturing)

Proposed Energy Overlay District

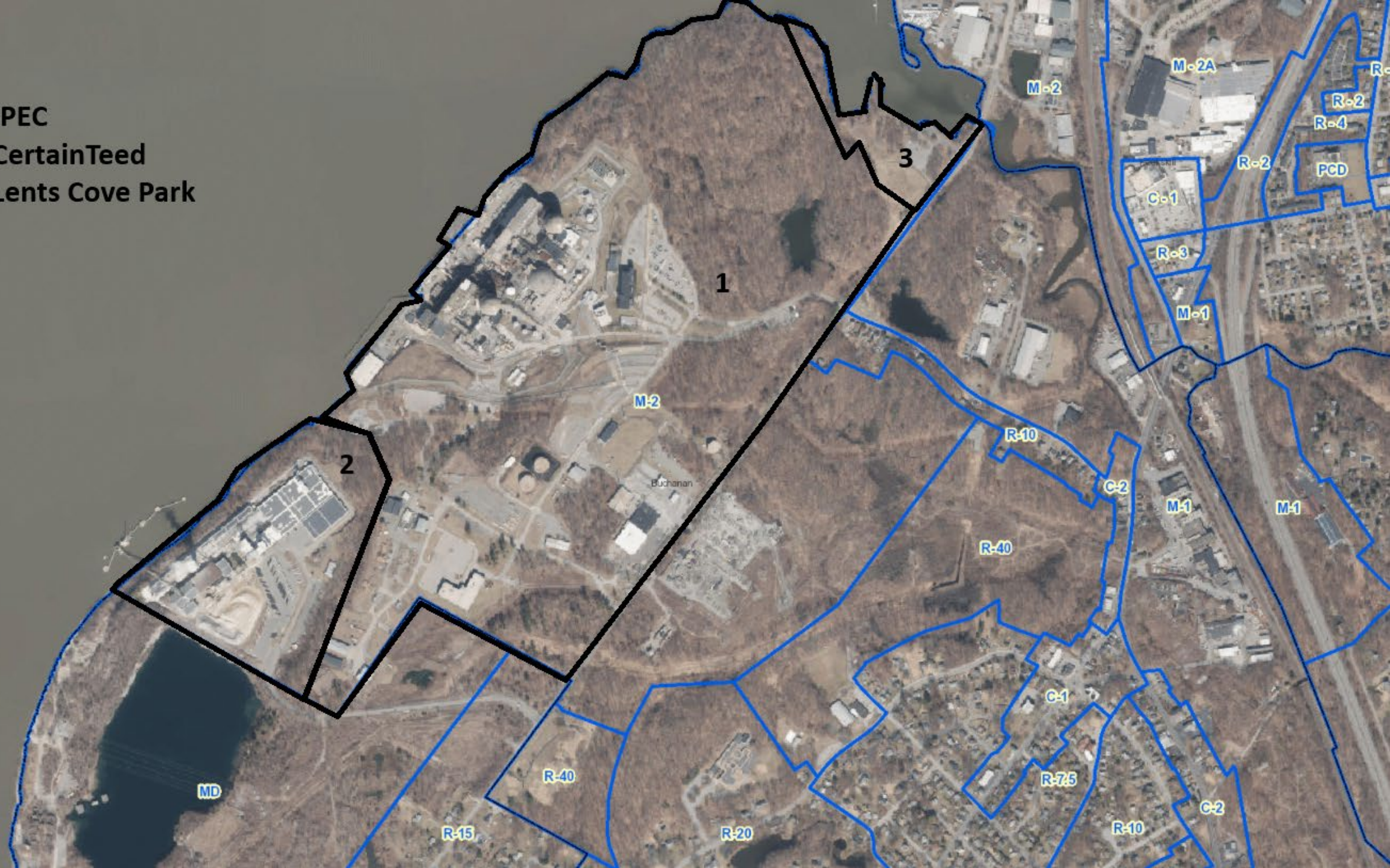
- Would only apply to a portion of the IPEC Site

Process/Next Steps

- Village Board to consider public/stakeholder comments
 - Consider revisions to the draft amendments
 - SEQRA
-
- Comments can be submitted in writing to the Village Administrator
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mserrano@buchananny.gov



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Q&A and Wrap Up

