

VILLAGE OF BUCHANAN RESOLUTION
DECLARING NOTICE OF INTENT TO ACT AS
LEAD AGENCY FOR PROPOSED ZONING TEXT AND MAP AMENDMENTS TO
C1/C-2 OVERLAY DISTRICT, SPECIAL PERMIT AND SITE PLAN APPROVAL FOR
THE DEVELOPMENT OF UNIMPROVED PROPERTY LOCATED ON ALBANY
POST ROAD (AND ALSO KNOWN AND DESIGNATED ON THE TAX MAP OF THE
TOWN OF CORTLANDT AS SECTION 43.20, BLOCK 3, LOTS 16 AND 16A AND
SECTION 43.20, BLOCK 2, LOT 2)

Introduced by: _____
Seconded by: _____
Dated: _____

WHEREAS, on or about January 10, 2023, representatives of Buchanan Dev AMS LLC (the “Applicant”) did submit a facially complete petition to the Village of Buchanan Board of Trustees (the Village Board”) for an amendment to the zoning map of the Village of Buchanan and amendments to the Zoning Code of the Village of Buchanan generally affecting the C-1/C-2 Overlay Zoning District (the “Proposed Zoning Amendments”); and

WHEREAS, Article XII, Section 211-53 of the Code of the Village of Buchanan provides for the process and procedures for amendments to the Village's Zoning Code, and the Applicant has provided a draft of the Proposed Zoning Amendments along with other supporting documentation; and

WHEREAS, in relation to the Proposed Zoning Amendments the Applicant will also seek from the Village Board, a special permit to allow for the application of the C-1/C-2 Overlay District to the Subject Site, and a site plan approval for the redevelopment of the Subject Site for multi-family residential development, (collectively with the Proposed Zoning Amendments, the “Proposed Action”); and

WHEREAS, on January 24, 2023, at a regularly scheduled meeting of the Village Board, the Board did review and discuss the proposed zoning revisions; and

WHEREAS, the Village Board, under Section 7-700 of New York State Village Law and Article XII §211-53 of the Code of the Village of Buchanan, is the only duly authorized legislative body that has the authority to approve the Proposed Zoning Amendments; and

WHEREAS, after a review of the petition, the Village Board acknowledges that there are other interested and involved agencies, as those terms are defined under the State Environmental Quality Review Act (“SEQRA” or Part 617 of the NYS CRR), that should be notified of the Village Board’s Intent to Act as Lead Agency; and

NOW, THEREFORE, BE IT RESOLVED, the Village Board pursuant to Part 617.6 of the NYS CRR, hereby determines that the Proposed Action is subject to SEQRA and is an Unlisted Action; and

BE IT FURTHER RESOLVED, that the following agencies identified by the EAF and using all due diligence, are Interested or Involved agencies for the Proposed Action and should be provided a copy of this Notice of Intent to Act as Lead Agency:

Village of Buchanan Planning Board
Village of Buchanan Zoning Board
Town of Cortlandt
City of Peekskill
Westchester County Department of Health
Westchester County Department of Planning
New York State Department of Environmental Conservation and
New York State Department of Transportation; and

BE IT FURTHER RESOLVED, that the Village Board hereby directs that a Lead Agency Coordination Notice be circulated among the Interested and Involved agencies together with a copy of this resolution, the Proposed Zoning Amendments, the EAF, and such other information as is appropriate, indicating the Village Board's intent to assume the role of Lead Agency for the Proposed Action under SEQRA, and that a minimum of 30 days to comment on the Board's Intent to Act as Lead Agency and that any correspondence on this matter be directed to the Village Administrator's Office, 236 Tate Avenue, Buchanan, NY 10511.

Upon Roll Call Vote

Mayor Theresa Knickerbocker _____

Trustee Anthony Capicotti _____

Trustee Steven Laker _____

Trustee Sean Murray _____

Trustee Daniel Stewart _____

Vote: Resolution carried by a vote of ____ to ____

STATE OF NEW YORK)

COUNTY OF WESTCHESTER)

I, CYNTHIA KEMPTER, Village Clerk of the Village of Buchanan, do hereby certify that the above is a true and exact copy of a Resolution adopted by the Village Board of the Village of Buchanan at a meeting of said Board held January 3, 2023.

CYNTHIA KEMPTER, Village Clerk