

VILLAGE OF BUCHANAN RESOLUTION  
DECLARING LEAD AGENCY STATUS FOR PROPOSED ZONING  
TEXT AND MAP AMENDMENTS TO CREATE NEW ZONING  
DESIGNATIONS -WD - WATERFRONT DEVELOPMENT AND WD  
INDUSTRIAL OVERLAY FOR THE PROPERTIES LOCATED ON THE  
WEST SIDE OF BROADWAY (AND ALSO KNOWN AND  
DESIGNATED ON THE TAX MAP OF THE TOWN OF CORTLANDT  
AS SECTION 43.10, BLOCK 2, LOTS 1 AND 2 AND SECTION 43.10,  
BLOCK 1, LOTS 1 AND 2 AND SECTION 43.7 BLOCK 1 LOT 1)  
AND  
SCHEDULING OF PUBLIC HEARING

Introduced by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Dated: \_\_\_\_\_

**WHEREAS**, the Village of Buchanan is a duly incorporated Village in the State of New York and under New York State Village Law the Village Board of Trustees (the “Village Board”) is the responsible entity for amending the Village Code and Zoning Map; and

**WHEREAS**, the given the recent closing and decommissioning of the former Indian Point Energy Center (IPEC) the Village is desirous of providing the opportunity for redevelopment that is in keeping with recent development trends for similar Hudson River waterfronts located within the Hudson River Valley; and

**WHEREAS**, the Village Board has commissioned the drafting of proposed zoning text and map amendments that would allow for a reimagined waterfront or would otherwise permit an existing industrial use to continue to operate for the properties located west of Broadway (the “Proposed Action) (the “Proposed Zoning Amendments”); and

**WHEREAS**, the Village Board has discussed the Proposed Zoning Amendments during regularly scheduled meetings; 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 a draft of the Proposed Zoning Amendments along with other supporting documentation has been prepared for public review and comment; 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 Proposed Action, the Village Board acknowledged 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 the Village Board did circulate a Notice of Intent to Act as Lead Agency using all due diligence to the following:

Village of Buchanan Planning Board  
Town of Cortlandt  
City of Peekskill  
Buchanan Fire District  
Verplank Fire District  
Westchester County Department of Health  
Westchester County Department of Planning  
New York State Department of Environmental Conservation  
New York State Department of State; and  
United States Nuclear Regulatory Commission; and

**WHEREAS**, the Village Board did receive comments back from the Village of Buchanan Planning Board and the Westchester County Planning Board, neither of which objected to the Village Board assuming the role of Lead Agency under SEQRA and the Village Board did also receive comments from one of the affected property owners within the proposed area to be rezoned; and

**NOW, THEREFORE, BE IT RESOLVED**, that hearing no objections, the Village Board does hereby declare themselves to be the Lead Agency under SEQRA and to conduct a coordinated review; and, be it further

**RESOLVED**, that the Village Board does hereby schedule a public hearing on the Proposed Action to be held at Village Hall, 236 Tate Avenue on Tuesday October 1, 2024 at 7:00 PM or as soon thereafter as possible and that a copy of this Resolution with a Notice of public hearing be circulated to all known Interested and Involved Agencies; and, be it further

**RESOLVED**, that the contents of the Proposed Action have been posted on the Village of Buchanan Web-site at <https://www.villageofbuchanan.com/zoning/zoning.html> 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 Awilda Baez	_____
Trustee Anthony Capicotti	_____

Trustee Daniel Stewart \_\_\_\_\_

Trustee Robert Wheeler \_\_\_\_\_

Vote: Resolution carried by a vote of \_\_\_\_ to \_\_\_\_

STATE OF NEW YORK                    )  
  )ss.:  
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 September 3, 2024.

\_\_\_\_\_  
Cynthia Kempter, Village Clerk

# LEGAL NOTICE

**PLEASE TAKE NOTICE** that the Village of Buchanan Board of Trustees will hold a public hearing on Tuesday October 1, 2024 at 7:00 p.m. at the Municipal Building, 236 Tate Avenue, Buchanan, New York, to consider a Local Law creating Section 211.103 Waterfront Development District and Section 211-118 WD Industrial Overlay District; and proposed amendments to the Village of Buchanan Comprehensive Plan.

Any interested person may attend this hearing and make comments or submit their comments in writing concerning the proposed action. A copy of the proposed Local Law is available at Village Hall, 236 Tate Avenue, Buchanan, NY 10511.

BY ORDER OF THE VILLAGE CLERK  
CYNTHIA KEMPTER