

**VILLAGE OF BUCHANAN  
RESOLUTION DECLARING NOTICE OF INTENT TO ACT AS LEAD  
AGENCY FOR PROPOSED ZONING MAP AMENDMENTS FROM  
M-1 DISTRICT TO THE C-2 DISTRICT AND THE C1/C-2 OVERLAY  
DISTRICT, SPECIAL PERMIT AND SITE PLAN APPROVAL FOR THE  
DEVELOPMENT OF UNIMPROVED PROPERTY LOCATED AT 501  
BROADWAY (AND ALSO KNOWN AND DESIGNATED ON THE TAX  
MAP OF THE TOWN OF CORTLANDTAS SECTION 43.11, BLOCK 1,  
LOT 1 AND SECTION 43.7, BLOCK 1, LOT 3)**

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

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

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

**WHEREAS**, on or about June 18, 2026, representatives of Landi Associates, 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 from M-1 District to the C-2 District and the C-1/C-2 Overlay Zoning District (the “Proposed Zoning Map Amendments”) along with required Special Permit, Subdivision and Site Plan Approval (collectively with the Proposed Zoning Map Amendments, the “Proposed Action”); 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 Proposed Zoning Amendments along with other supporting documentation; and

**WHEREAS**, on June 23, 2026, at a regularly scheduled meeting of the Village Board, the Board did review and discuss the Proposed Action; 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 Map Amendments and by Village Code the only entity to approve the required special permit and site plan; 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”), 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 Article 8 of the Environmental Conservation Law (“SEQRA”), Part 617 of the General Regulations adopted pursuant thereto (“Part 617”) and, hereby determines that the Proposed Action is subject to SEQRA and is a Type I 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 provide a copy of this Notice of Intent to Act as Lead Agency:

Village of Buchanan Planning 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

**BE IT FURTHER RESOLVED**, that the Village Board hereby directs that a Lead Agency Coordination Notice be circulated among interested and involved agencies together with copies of Proposed Zoning Map Amendment, the EAF, and such other information as is appropriate, indicating the Village Board's intent to assume the role of Lead Agency for the Action under SEQRA and Part 617, and that no more than 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 Awilda Baez \_\_\_\_\_

Trustee Anthony Capicotti \_\_\_\_\_

Trustee Steve Laker \_\_\_\_\_

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 July 7, 2026.

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