

**VILLAGE OF BUCHANAN BOARD OF TRUSTEES
RESOLUTION AUTHORIZING THE RETENTION OF OUTSIDE SPECIAL
MUNICIPAL AND LAND USE COUNSEL FOR SPECIAL PROJECTS**

INTRODUCED BY: _____
SECONDED BY: _____
DATE: _____

WHEREAS, the Village of Buchanan routinely encounters complex municipal, land-use, environmental, and economic development matters that require specialized legal expertise beyond the scope of daily municipal operations; and

WHEREAS, such matters include, but are not limited to, the comprehensive review, zoning analysis, and environmental evaluation of the proposed **501 Broadway multi-family residential and Lent's Cove Park improvement project** (the "501 Broadway Project"); and

WHEREAS, the Village Board of Trustees desires to retain an independent law firm possessing highly specialized expertise in New York State municipal law, zoning overlays, the State Environmental Quality Review Act (SEQRA), and public-private contracts to serve as Outside Special Counsel on an as-needed basis; and

WHEREAS, the law firm of Blanchard Law Group, LLP has demonstrated the necessary expertise to advise the Village on these matters and has proposed to render professional legal services to the Village at an hourly rate of **\$375.00** per hour; and

WHEREAS, for any projects or applications initiated by private developers, including the 501 Broadway Project, the Village shall require the establishment of a **developer-funded escrow account** to fully reimburse the Village for all associated professional legal fees, ensuring that no cost falls upon local village taxpayers;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Buchanan hereby authorizes the retention of Mark W. Blanchard as Outside Special Counsel to represent and advise the Village Board of Trustees, the Planning Board, and other village agencies on Special Projects, including but not limited to the 501 Broadway Project; and

BE IT FURTHER RESOLVED, that Special Counsel may be utilized for additional municipal assignments, specialized contract drafting, or land-use matters on an as-needed basis, upon the direct request and authorization of the Village Board; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute a professional services Retainer Agreement with said firm incorporating these terms, subject to review and final approval as to form by the Village Attorney; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon its adoption.

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)

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

