

**VILLAGE OF BUCHANAN
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Buchanan will hold a Public Hearing at **7:00 PM** on **Wednesday, July 8th, 2026**, in Village Hall, 236 Tate Avenue, Buchanan, New York to hear and consider an application by STEVE GIORDANO BUILDERS, INC.

For variances from Chapter 211 of the Village of Buchanan Code (“Zoning Code”) in order to construct an 11-unit condominium development. The property is located at 3222 ALBANY POST ROAD and is shown on the tax maps as Section/Block/Lot 43.11-1-6 and is located in the C-1/C-2 Overlay Zoning District where the underlying Zoning District is C-2.

Zoning Code Section	Description of Section	Required by Zoning Code	Proposed by Applicant	Variance Required
§ 211-15 Column 8	Minimum Front Yard Setback	30 ft.	15 ft. (Unit #1)	15 ft. (50%)
§ 211-15 Column 8	Minimum Front Yard Setback	30 ft.	10 ft. (Unit #11)	20 ft. (66.66%)
§ 211-10 Colum 3	Percentage of three-bedroom units that may be allowed at the Planning Board’s discretion	20% of the total dwelling units may be three-bedroom	40% of the total dwelling units may be three-bedroom such that 2 additional units may be three-bedroom	20% (100%)
§ 211-19(A)(3)	Accessory structures shall conform to minimum yard regulations	Fences and walls less than 6 ft. in height above average natural grade shall not be required to conform to minimum yard regulations	Retaining walls with fencing, up to 15 ft. at their highest point, shall not be required to conform with minimum yard regulations	Greater than 9 ft. (150%)

Additional approvals related to the above referenced project will be needed from the Planning Board for Special Use Permit and Site Development Plan Approval, and the Building Department for a Building Permit. Documents are available for inspection in the Planning and Zoning Office at Buchanan Village Hall. All interested parties are invited to attend and be heard.

By Order of the Zoning Board of Appeals.

Dated: June 17, 2026