

VILLAGE OF BUCHANAN: VILLAGE BOARD
WESTCHESTER COUNTY: STATE OF NEW YORK

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In the Application of:

LANDI ASSOCIATES, LLC,

For an Amendment to the Zoning Map of the Village of
Buchanan Pursuant to Article XII of the Zoning Law of
the Village of Buchanan
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**VERIFIED PETITION
FOR ZONING
MAP AMENDMENT**

Petitioner LANDI ASSOCIATES, LLC (“Petitioner”), by its attorneys Zarin & Steinmetz, respectfully petitions the Village Board of Trustees (“Village Board”) of the Village of Buchanan, New York (“Village”) as follows:

Summary Of Zoning Map Amendment Petition

1. Petitioner is the contract-vendee of real property known as 501 Broadway in the Village also identified on the Village Tax Map as Section 43.11, Block 1, Lot 1. Petitioner also proposes to acquire a portion of Village owned Property identified on the Village Tax map as Section 43.7, Block 1, Lot 3 (hereafter, both parcels collectively represent the “Site”). The Site is adjacent to Lents Cove Park, as well as the Indian Point lot.

2. Petitioner believes the Site and adjacent Lents Cove Park presents a unique opportunity to enhance the Village’s housing stock and waterfront recreational amenities in this underutilized area through a public/private partnership. Petitioner is proposing to develop the Site with a 232-unit residential apartment building, as well as undertake improvements to Lents Cove Park including increased waterfront gathering spaces (e.g., seasonal eating, sitting areas, etc.), trails and other amenities that the Village may want to see in this location (collectively, the “Project”).

3. The Project will activate this area of the Village with the residential component acting as a private engine to fund long-awaited improvements to Lents Cove Park revitalizing it into a vibrant public gathering asset while also transforming the underutilized Site into a livable space that respects the Village's streetscapes and neighborhoods, all without placing a single dollar of tax burden on Village residents.

4. The Proposed Development would be located on a 7.34-acre Site that is currently undeveloped and is located in the Village's M-1 Light Industrial District, which permits, by right, gasoline stations with or without retail convenience stores, fast lubrication gas stations, and both minor and major auto repair uses. *See* Vill. Code. § 211-10, Col. 2, M-1. This current zoning would not permit the Project, and likely would not facilitate any type of future use that is consistent with the Village's vision or would bring the level of revenue and/or public improvements to the Village akin to what the Project could produce.

5. Therefore, to bring this exciting redevelopment/public improvement Project to life, Petitioner is proposing to rezone the Site to the Village's C-1/C-2 Overlay Zoning District ("Proposed Rezoning"). Annexed hereto as Exhibit "A" is a proposed local law to effectuate the Proposed Rezoning. This amendment to the Village Zoning Map would allow, by Special Permit from your Board for the construction of a 4-story (5-story in areas with basement levels) 232-unit multifamily residential apartment building ("Proposed Development").

6. As set forth below, amending the Village Zoning Map to designate the Site as within the Village's C-1/C-2 Overlay Zoning District is not only in conformance with the purpose of the C-1/C-2 Overlay District, and as will be described further below, also is consistent with and advances the Village's Comprehensive Master Plan.

7. Accordingly, Petitioner respectfully requests that the Village: (i) accept this Petition; (ii) declare intent to serve as Lead Agency for SEQRA review; (iii) refer the Proposed Rezoning to the Planning Board for its recommendations; (iv) refer the Proposed Rezoning to the Westchester County Department of Planning; (v) schedule, notice, and conduct a Public Hearing on the Proposed Rezoning; and (vi) adopt the Proposed Rezoning.

Proposed Rezoning and Proposed Development

8. The Proposed Development is for the creation of a 4-story (5-story in areas with basement levels) 232-unit multifamily residential apartment building located across from the Indian Point lot and Lents Cove Park.

9. The Proposed Development proposes 232 residential units with an approximate mix of studio apartments (23), one-bedroom (81), two-bedroom (116), and three-bedroom (12) units, where the square foot unit average would be approximately 900 square feet.

10. On the administrative side, the building would have its own security office with full-time maintenance personnel with 24-7 call answering, offsetting reliance upon municipal services.

11. Parking would be provided at the center of the apartment complex in an enclosed 5-level precast deck that would provide 348 parking spaces, meaning that the Proposed Development would be adequately parked based on the Village's 1.5 parking space per unit requirement in the C-1/C-2 Overlay District. *See* Vill. Zoning Code § 211-10, Col. 5, C-1/C-2 Overlay District.

12. As proposed, there are two entrances to the Site, with the main entrance having a circular entrance area with 10 additional parking spaces for leasing and guests. The main entrance would also have direct access to internal parking levels as well as an egress lane. The secondary

entrance and egress point would have two-lanes one for entering and additional access to the internal parking levels and an egress lane, with a right-turn-in and right-turn-out respectively. This vehicle circulation pattern with multiple entrances and egresses will ensure that vehicle circulation is uninterrupted and would not cause traffic buildup on Broadway.

13. The Proposed Development would include approximately 8,000 square feet of leasing space and amenities, including a roof deck, fitness center and pool, resident club lounge, and game room, with outdoor amenities such as a patio, pool, fire pit, and dog park.

14. As shown on the conceptual plans, the building, parking, and amenities will be self-contained on-site, and the majority of natural screening will be maintained on the Site. This includes, particularly, the existing pond and heavily forested areas between Bleakley Avenue and the proposed building location.

15. This is a critical component to the Proposed Development, because the existing extensive natural screening would act as a buffer from both a noise and visual perspective to the R-10 single-family residences located on Bleakley Avenue, which is more than 600 feet away from the proposed building location on Broadway.

16. Another critical piece of the Proposed Development is the public improvements to Lents Cove Park that would be undertaken and funded by the Petitioner in connection with the Proposed Rezoning and Proposed Development.

17. At this time, Petition envisions Lents Cove Park public improvements to include the following:

- a. Trail expansion and connectivity improvements - refining pathways to improve flow, accessibility, and connection throughout the park;

- b. Entry improvements - creating a defined gateway which would create a stronger sense of arrival and a recognizable identity for Lents Cove;
- c. Waterfront and gathering area improvements - thoughtful designed seating and gathering spaces that encourage quiet enjoyment of the park and community activity;
- d. Lighting and safety improvements - enhanced lighting to improve safety, visibility, and year-round usability;
- e. Parking and infrastructure improvements - repaving and reworking to create a cleaner more organized layout with durable finishes and upgraded public amenities; and
- f. Dining destination and community improvements - a waterfront dining experience designed to bring energy, activity, and long-term community value.

(“Proposed Public Improvements”).

18. As stated previously, it is the Petitioner’s desire to work with the Village to advance the plan for the Proposed Public Improvements beyond the conceptual level and to fruition. To that end, the Petitioner is eager to partner with the Village in the planning for Lents Cove Park and hopes that the Village will work with Petitioner to accomplish the Proposed Rezoning, Proposed Development, and Proposed Public Improvements.

Consistency With Village’s Established Housing Objectives

19. The Village’s Comprehensive Master Plan identifies three official Village housing objectives all of which are consistent with and advanced by the Proposed Rezoning and Proposed Development:

(i) “Maintain the existing overall density and protect the character of the Village’s residential areas.”

(ii) “Promote a range of rental and home ownership opportunities in varied housing types and prices for Village residents, including those available for senior citizens and other smaller households.”

(iii) “Preserve the quality, character and stability of the Village’s neighborhoods by preventing the intrusion of incompatible uses in residential areas and distributing land uses in such a manner that potential conflicts between uses are minimized.”

(Comprehensive Master Plan at *IIC-4, 5*).

20. At its core, the Proposed Rezoning and Proposed Development is a public/private partnership to foster these aforementioned goals. This includes creating new residential apartments to diversify housing options for existing residents looking to downsize and stay in the Village, as well as attracting new residents who may not want to purchase single-family homes. The residents of the 232 units will represent a growing demographic to shop and dine in local businesses.

21. Allowing the Proposed Rezoning to the C-1/C-2 Overlay Zoning District is consistent with the housing goals and objectives of the Comprehensive Master Plan.

22. Regarding maintaining the existing overall density and protecting the character of the Village’s residential areas, the Village’s existing residential areas and their density would remain untouched by the Proposed Rezoning and the Proposed Development because the Site is located on the outer edge of the Village, adjacent to the Indian Point lot (zoned M-2 Planned Industrial District) and Lents Cove Park, and is otherwise adjacent to other M-1 light industrial properties. Indeed, the Comprehensive Master Plan specifically highlights the Site as a target for

residential development. (See Comprehensive Master Plan at Figure IV-8, IVD-4 (Study Area 3), Figure II-6 (Land Use Plan)).

23. Regarding the second Village housing objective, providing housing opportunities, the Proposed Rezoning and Proposed Development advances this goal because it specifically allows the Site to be redeveloped for additional rental units in the Village, which can be used by existing residents, including seniors and other smaller households.

24. Similarly, the Proposed Rezoning and Proposed Development advances the Village's third housing objective regarding preserving the Village's neighborhoods by preventing the intrusion of incompatible uses in residential areas. The Site is currently undeveloped and zoned in the M-1 Zoning District for light industrial uses. Should the Site be developed for any of those uses, which are permitted by right, they would create a distinct intrusion of incompatible uses, especially considering the R-10 single-family uses located along Bleakley Avenue.

25. The Project would also advance the Village's future recreation and open space goals. When polled to name the most important issues on which the Village should take action, "recreation" was identified by 39% of respondents and the Master Plan Committee identified improvement and expansion of Lents Cove Park, including improved access to the Hudson River, should be pursued. (Comprehensive Master Plan at IIB-2). To this end, the planning recommendations in the Comprehensive Master Plan specifically calls for the revitalization of Lents Cove Park to "improve and increase access and use of the property for passive trails and park, and enjoying the views and waterfront, as a logical extension of Lent's Cove Park." (Comprehensive Master Plan at IIB-12).

26. The Proposed Public Improvements directly address these planning recommendations with respect to open space and recreation. The Proposed Public Improvements

contemplates trail expansion, entry improvements, waterfront and community gathering area improvements, lighting and safety improvements, parking and infrastructure improvements, and to create a waterfront dining destination, all designed to bring energy, activity, long-term community value, and to beautify this area to the Village. (*See Comprehensive Master Plan at IIB-7-8 (Beautification of the island/median at Lents Cove Park and Broadway is an area identified by the Village that should be improved in appearance)*)).

SEQRA

27. The requested Proposed Rezoning and Proposed Development, will not have a significant adverse impact on the environment as defined by SEQRA, as reflected in the accompanying Environmental Assessment Form (“EAF”).

28. Although Petitioner fully expects to develop a comprehensive assessment of the Action during the SEQRA process, the EAF outlines the anticipated areas of environmental concern, such as traffic, stormwater management, visual impacts, and potential social and fiscal benefits for the Village. Supplemental studies as required by the Lead Agency will certainly be supplied.

29. Since the threshold elements of the Action involve the Village Board’s legislative and administrative authority, we respectfully submit that the Village Board is the appropriate entity to serve as Lead Agency.

Requested Relief

30. Petitioner respectfully requests that the Village Board take the following administrative and legislative steps: (a) accept this Petition; (b) place the Petition on the Board’s next available agenda for an initial presentation; (c) initiate SEQRA review of the Proposed Rezoning; (d) refer the Proposed Rezoning to the Planning Board for its recommendations; (e)

refer the Proposed Rezoning to the Westchester County Department of Planning; (f) schedule, notice, and conduct a Public Hearing on the Proposed Rezoning; and (g) adopt the Zoning Map Amendment.

WHEREFORE, it is respectfully requested that the instant Petition be placed on the next available agenda of the Village Board and be, in all respects, granted.

Dated: June 17, 2026
White Plains, New York

ZARIN & STEINMETZ LLP

By:



David J. Cooper, Esq.
Aaron N. Warner, Esq.
Attorneys for Petitioner
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VERIFICATION

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

S.S.:

Patrick Normoyle hereby deposes and says that he is an authorized representative of the Petitioner, and says that he has reviewed the foregoing Petition and authorizes Zarin & Steinmetz to submit the foregoing Petition to the Village of Buchanan Village Board of Trustees on Petitioner's behalf.


Patrick Normoyle

Sworn to before me this
17 day of June 2026


Notary Public

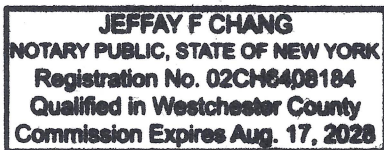


EXHIBIT A

**VILLAGE OF BUCHANAN
LOCAL LAW NO. ____ OF THE YEAR 2026**

**A LOCAL LAW AMENDING CHAPTER 211 SECTION 7/ATTACHMENT 6 (ZONING
MAP) OF THE ZONING CODE OF THE VILLAGE OF BUCHANAN**

SECTION 1.

Chapter 211 Section 7 of the Village Zoning Code entitled “Zoning Map”/Attachment 6 of the Village Zoning Code, entitled “Zoning Map”, is hereby amended by the following:

- A. The Zoning Map of the Village of Buchanan is hereby amended to change the designation of the property identified on the Village of Buchanan Tax Map as S/B/L 43.11, Block 1, Lot 1 (501 Broadway) from the M-1 District to the C-1/C-2 Overlay District.*
- B. The Zoning Map of the Village of Buchanan is hereby amended to change the designation of the property identified on the Village of Buchanan Tax Map as S/B/L 43.7, Block 1, Lot 3 from the M-1 District to the C-1/C-2 Overlay District.*

SECTION 2. Severability:

The provisions of this local law are intended to be severable. If any provision of this Local Law is found by a Court of competent jurisdiction to be unconstitutional or otherwise invalid, such findings shall not be deemed to invalidate the local law as a whole, nor any other section or provision thereof, other than that which is found to be unconstitutional or otherwise invalid.

SECTION 3. Effective Date:

This Local Law shall take effect immediately upon filing with the Secretary of State.