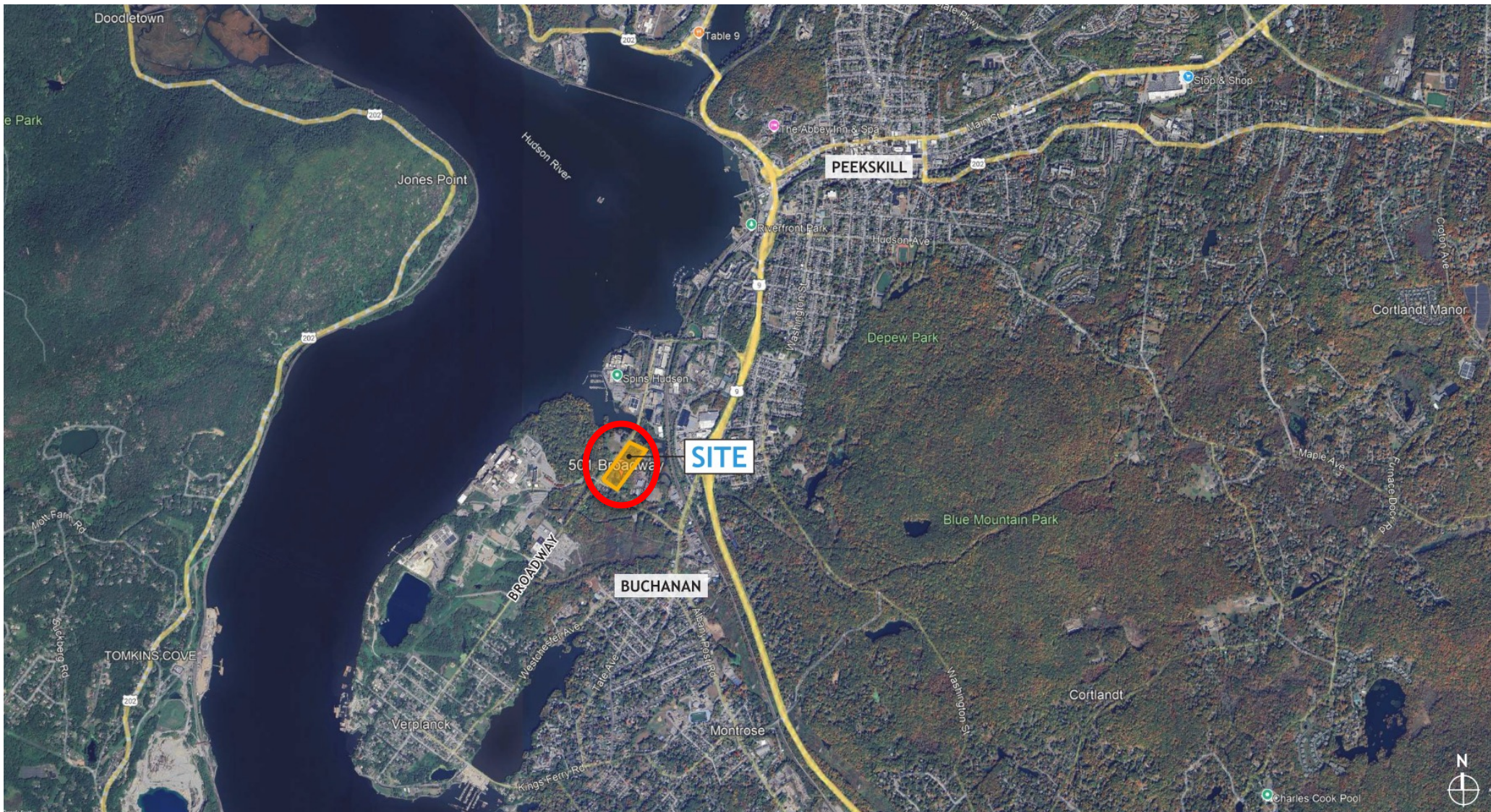
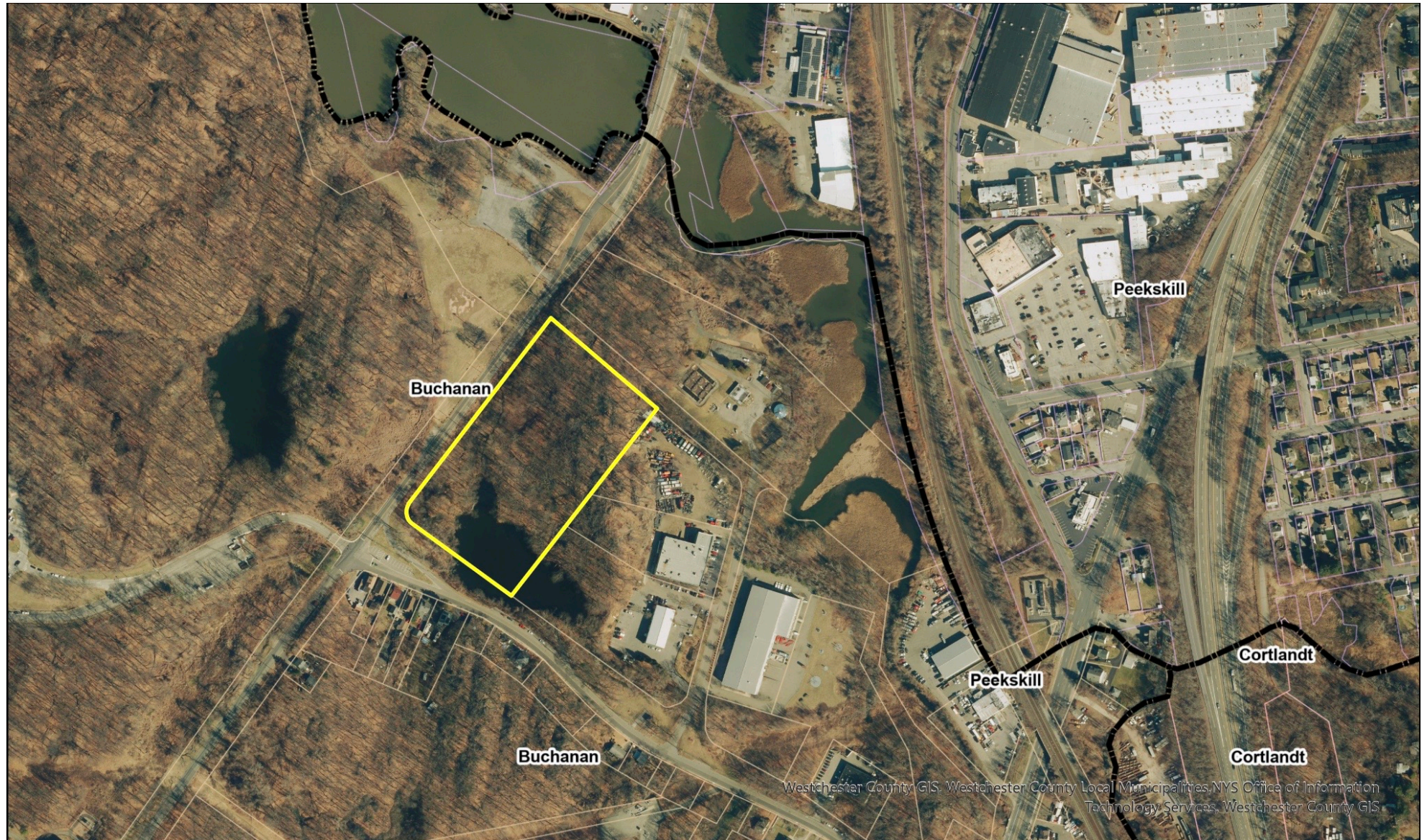


501 Broadway

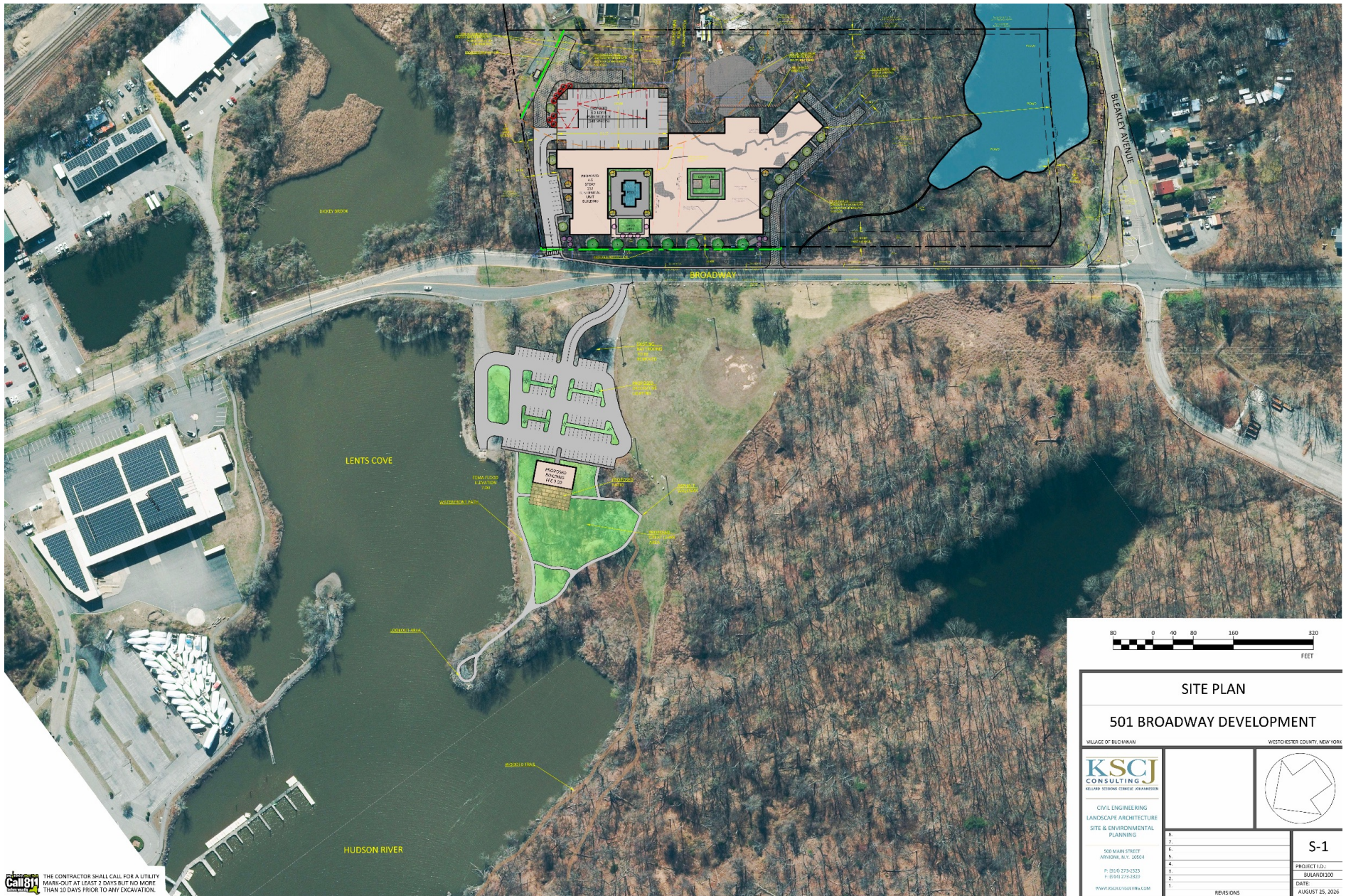
Site Location



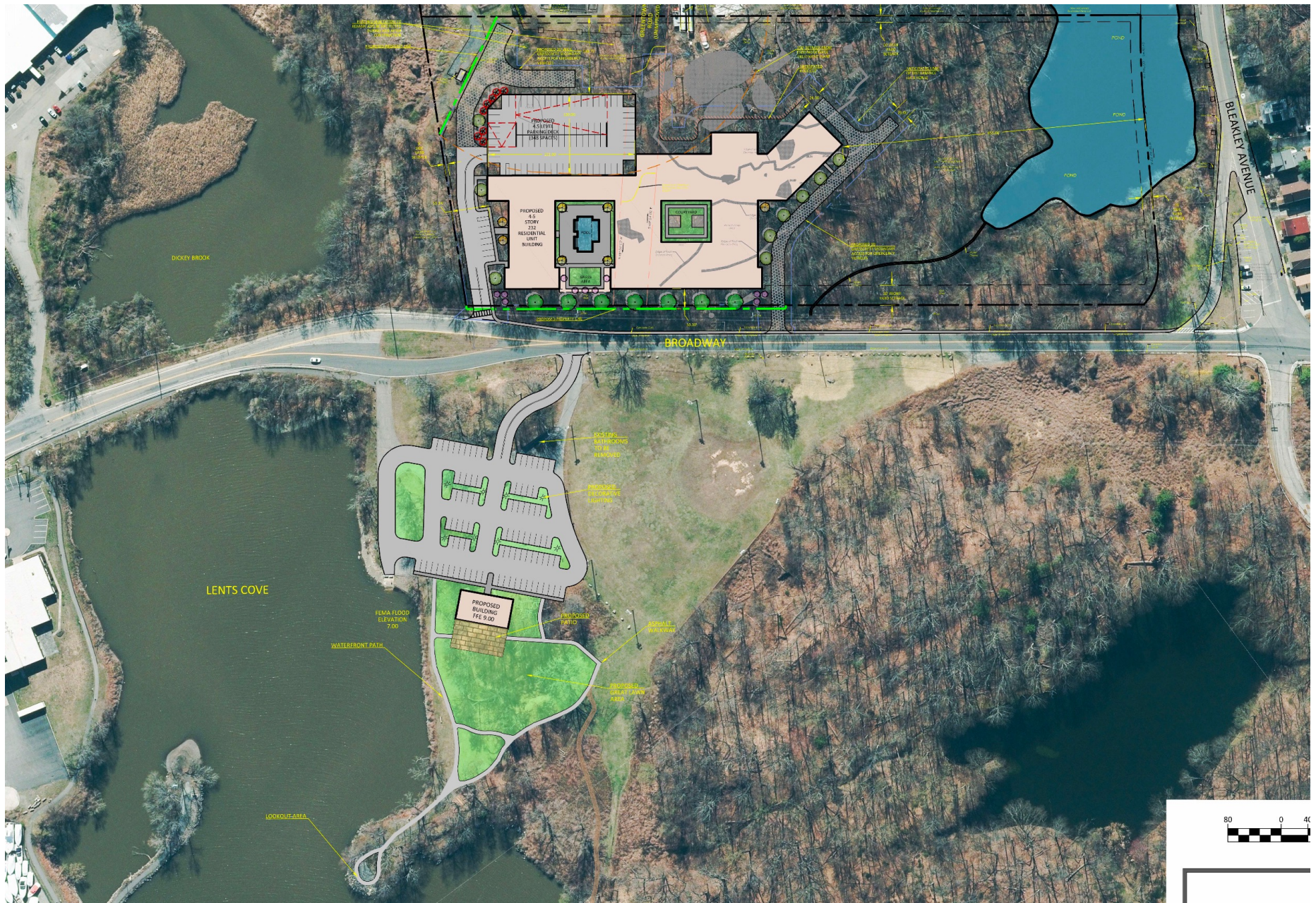
Immediate Vicinity



Context Map + Master Plan



Residential Development + Lents Cove Park



[illegible]

Proposed Acquisition of Village Land



Proposed Residential Program

- Luxury Rental Apartments = 232
- 100% Market Rate Units
- Parking Spaces = 358
 - Garage = 348 + Surface = 10
 - Over 1.54 spaces per unit

Unit Type	# of Units	%
Studio	23	9.9%
1BR	81	34.9%
2BR	116	50.0%
3BR	12	5.2%
TOTAL	232	100.0%

Key Takeaway

- **The proposed 232-unit luxury rental community is strategically located in one of Buchanan's most isolated areas, on the border with Peekskill and away from established residential neighborhoods, and is expected to have limited impacts on traffic, schools, emergency services and the environment while delivering substantial financial benefits to the Village and significant upgrades to Lents Cove Park which will benefit all Village residents.**

Summary of Anticipated Impacts & Mitigation

Impact Category	Anticipated Impact	Mitigation / Measures
Land Use / Community Character	• Redevelopment of vacant/wooded site with 232-unit residential building	• Consolidated building/structured parking • Preserve wooded areas/pond for buffering • Landscaping and open space • Design Guidelines compliance
Steep Slopes / Topography	• 2.73± acres of regulated steep slopes disturbed	• Concentrate development in less-constrained areas • Steep Slopes Permit • Grading, retaining walls, revegetation & erosion controls
Vegetation / Trees	• 4.0± acres forest cleared • Removal of regulated trees, including 338 on steep slopes	• Preserve 5.6±-acre contiguous natural area • Preserve 220 trees within development footprint • Native/native-adaptive landscaping • Minimize tree removal
Wildlife / Species	• Loss of forest habitat; temporary wildlife displacement during construction • No significant impact to listed species anticipated	• Preserve wetland/upland habitat • Construction erosion/silt controls • Maintain surrounding habitat
Wetlands / Surface Waters	• No direct disturbance to on-site wetland complex • 0.8± acre of wetland buffer disturbed	• Wetlands Permit • Preserve wetland complex • SWPPP, silt fencing & erosion controls
Water / Sewer	• Increased demand: 45,550 gpd water/sewer • New sewer infrastructure required	• Connect to existing/planned systems • New force main and 8-inch gravity sewer • Adequate capacity anticipated
Stormwater	• 3.1 acres increase in impervious surface/runoff	• NYSDEC/Village SWPPP • Rain gardens, infiltration basins, underground infiltration & hydrodynamic separators
Traffic / Transportation	• +90 AM / +128 PM peak-hour trips • Minor LOS change at one movement (C→D); no significant adverse impact	• Two site access points / proposed roundabout • Internal circulation & structured parking • No additional traffic mitigation required
Schools / Community Services	• 13–19 additional school-age children • Incremental police/fire service demand	• PILOT revenues support taxing jurisdictions • No additional police staffing anticipated • Fire-code compliance, sprinklers, emergency access & mutual aid
Parks / Open Space	• Additional use/demand on Lents Cove Park	• Proposed \$1.89M park improvements • Trails, waterfront gathering areas, lighting/safety, parking & infrastructure improvements
Economic / Fiscal	• Increased municipal/school revenues • 21 direct/indirect/induced jobs • \$2.5M Host Community Benefit Fee	• 20-year PILOT • Host Community Benefit Fee • Applicant-funded Lents Cove Park improvements

Traffic Impact Study – Intersection & Cumulative Traffic Summary

Study Intersections	Anticipated Project Impact	Other Area Developments Included	Cumulative / Future Impact
1. Broadway / Bleakley Ave. 2. Broadway / Lents Cove Park Access 3. Bleakley Ave. / Albany Post Rd. (NYS 9A) 4. Broadway / 14th St. 5. NYS 9A / US 9 SB Ramp / Belock Ave. 6. Welcher Ave. / NYS 9A / US 9 SB Off-Ramp 7. Welcher Ave. / US 9 NB Ramps 8. NYS 9A / Tate Ave. / Shell Dr. 9. US 9 Ramps / Louisa St.	• 90 AM / 128 PM new peak-hour trips • Overall intersection LOS remains C or better at signalized intersections • Unsignalized movements remain LOS B or better • Lents Cove Access converted to 4-leg roundabout; LOS A • One minor change: Welcher Ave./NYS 9A–US 9 SB Off-Ramp PM WB left turn: LOS C → D (~4-sec delay increase) • No significant adverse traffic impact; no mitigation required	• AMS Buchanan – 148 units • Village Square Development – 51 units + 2,275-sf restaurant • Solo (1005–1017 Lower South St.) – 230 units + 92,220 sf commercial/light manufacturing • Mountain View Road – 22-unit multifamily development • Westchester Industrial Complex – additional parking/truck storage • Plus 1% annual background traffic growth	• 2030 No-Build forecasts incorporate background growth and traffic from identified developments • 501 Broadway trips then added to establish 2030 Build/cumulative conditions • All nine intersections continue to operate at acceptable LOS • Project does not materially change overall intersection LOS from No-Build • No traffic mitigation recommended

- The TIS identifies the nine intersections and evaluates AM/PM peak-hour operations.
- Future conditions were evaluated for 2030 using background growth and planned development traffic.
- The analysis concludes that overall intersection operations remain acceptable, with only the isolated PM westbound left-turn LOS change from C to D and no mitigation required.

Village Tax Situation

- Since 2019-20, the Village tax levy has more than doubled from \$2.34MM to over \$5.10MM—an **INCREASE OF 118%**
- The Village will continue to face financial impacts due to the closure of Indian Point
- Cessation Mitigation Program scheduled to end in 2028
 - Hopefully it will be extended but the challenging financial situation will remain whenever the Cessation fund terminates

Village Tax Situation – Representative Homes

Street	Zillow Estimate	Village Taxes 2017-18	Village Taxes 2025-26	Increase \$	Increase %
First St.	\$465,500	\$526.15	\$1,418.76	\$892.61	169.6%
First St.	\$572,500	\$863.42	\$2,197.50	\$1,334.08	154.5%
Fourth St.	\$716,330	\$984.84	\$2,506.53	\$1,521.69	154.5%
Henry St.	\$744,700	\$1,193.95	\$3,079.94	\$1,885.99	158.0%

Taxes have increased by more than 2.5 times on regular homeowners since 2017-2018

Economic and Fiscal Benefits

- **Approx. \$1 Million in building permit fees,**
anticipated during 2027/28 Fiscal Year
- **\$500,000 to \$750,000 purchase price** paid directly to Village for Village-owned parcel (subject to appraisal)
- **\$250,000 annual Host Community Benefit Fee for 10 years = \$2.5 Million directly to the Village**
- **Proportional share of PILOT**
 - PILOT phases in over first 4 years of operation
 - In Year 5, PILOT = \$400,000 annual payment increasing by 2% annually
 - Village share (~31%) = \$124,000 per year
- **These revenues come from new development, not increases to existing homeowners nor businesses**

Proposed Public Improvements

- Lents Cove Park Improvements
 - ✓ Expansion and refurbishment of waterfront trails
 - ✓ Creation of a waterfront dining destination
- Preservation of open space and creation of a new pond trail and related improvements
- Strengthen Village finances with expansion of the tax base (via PILOT payments) and payments of substantial fees
- Creation of a dynamic residential – commercial waterfront district
- Private investment in public amenities

LENTS COVE PARK



LENTS COVE PARK — VISION PROPOSAL



It already possesses what many communities strive to create:

- Direct access to the Hudson River
- A rich and varied natural topography
- Established trails and gathering spaces

What is missing is not potential

But a cohesive, unifying vision that brings these elements together with clear intention

THE VISION

TRANSFORM LENTS COVE PARK INTO A PLACE THAT INVITES
PEOPLE NOT JUST TO VISIT, BUT TO BELONG.

A park that feels:

- Intentional
- Welcoming
- Built to last

A place where

- Families gather
- Visitors stay longer
- The Village feels proud

KEY ENHANCEMENTS

Trail Expansion & Connectivity

Refined pathways designed to improve flow, accessibility, and connection throughout the park.

Entry Experience & Identity

A defined gateway creating a stronger sense of arrival and a recognizable identity for Lents Cove.

Waterfront & Gathering Areas

Thoughtfully designed seating and gathering spaces that encourage both quiet moments and community activity.

Lighting & Safety Improvements

Enhanced lighting to improve safety, visibility, and year-round usability.

Parking & Infrastructure Enhancements

A cleaner, more organized layout with durable finishes and upgraded public amenities.

Dining Destination & Community Anchor

A waterfront Dining experience designed to bring energy, activity, and long-term community value.

WATERFRONT PATH BEFORE



WATERFRONT PATH



- Maximizes and frames views
- Creates a continuous and intuitive walking experience
- Introduces seating and moments to pause along the journey
- Balances accessibility with preservation of the site's natural character

WATERFRONT PATH



- The waterfront is one of Lentz Cove's most defining assets
- This pathway strengthens that connection
- Creating a seamless experience that keeps visitors engaged with the river throughout their journey

TROPIANO TRAIL BEFORE



TROPIANO TRAIL



- Honoring the Past. Improving the Experience
- Preserve identity
- Revamp accessibility
- Connect to larger trail system

WOODLAND TRAIL



Waterfront Dining Destination



Implementing Village's Planning & LWRP Goals

- Expanded and improved waterfront access
- Mixed residential and commercial activity
- Expansion and connection of public trail systems—a new section of the Hudson River Valley Greenway Trail
- Preservation of open space
- Creation of destination-oriented waterfront uses