

**VILLAGE OF BUCHANAN RESOLUTION
DECLARING LEAD AGENCY STATUS FOR PROPOSED ZONING TEXT AND
MAP AMENDMENTS TO CREATE NEW ZONING DESIGNATIONS -WD -
WATERFRONT DEVELOPMENT AND WD INDUSTRIAL OVERLAY FOR
THE PROPERTIES LOCATED ON THE WEST SIDE OF BROADWAY (AND
ALSO KNOWN AND DESIGNATED ON THE TAX MAP OF THE TOWN OF
CORTLANDT AS SECTION 43.10, BLOCK 2, LOTS 1 AND 2 AND SECTION
43.10, BLOCK 1, LOTS 1 AND 2 AND SECTION 43.7 BLOCK 1 LOT 1) AND
SCHEDULING OF PUBLIC HEARING**

Introduced by: _____

Seconded by: _____

Dated: _____

WHEREAS, the Village of Buchanan is a duly incorporated Village in the State of New York and under New York State Village Law the Village Board of Trustees (the “Village Board”) is the responsible entity for amending the Village Code and Zoning Map; and

WHEREAS, the given the recent closing and ongoing decommissioning of the former Indian Point Energy Center (IPEC) the Village is desirous of providing the opportunity for redevelopment that is in keeping with recent development trends for similar Hudson River waterfronts located within the Hudson River Valley; and

WHEREAS, the Village Board has commissioned the drafting of proposed zoning text and map amendments that would allow for a reimagined waterfront or would otherwise permit an existing industrial use to continue to operate for the properties located west of Broadway (the “Proposed Action) (the “Proposed Zoning Amendments”); and

WHEREAS, the Village Board has discussed the Proposed Zoning Amendments during regularly scheduled meetings; 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 a draft of the Proposed Zoning Amendments along with other supporting documentation has been prepared for public review and comment; 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 Amendments; and

WHEREAS, after a review of the Proposed Action, the Village Board acknowledged that there are other interested and involved agencies, as those terms are defined under the State Environmental Quality Review Act (“SEQRA” or Part 617 of the NYS CRR), that should be notified of the Village Board’s Intent to Act as Lead Agency and the Village Board did circulate a Notice of Intent to Act as Lead Agency using all due diligence to the following:

Village of Buchanan Planning Board
Town of Cortlandt
City of Peekskill
Buchanan Fire District
Verplanck Fire District
Westchester County Department of Health
Westchester County Department of Planning
New York State Department of Environmental Conservation
New York State Department of State; and
United States Nuclear Regulatory Commission; and

WHEREAS, the Village Board did receive comments back from the Village of Buchanan Planning Board and the Westchester County Planning Board, neither of which objected to the Village Board assuming the role of Lead Agency under SEQRA and the Village Board did also receive comments from one of the affected property owners within the proposed area to be rezoned; and

NOW, THEREFORE, BE IT RESOLVED, that hearing no objections, the Village Board does hereby declare themselves to be the Lead Agency under SEQRA and to conduct a coordinated review; and, be it further

RESOLVED, that the Village Board does hereby schedule a public hearing on the Proposed Action to be held at Village Hall, 236 Tate Avenue on Tuesday, September 1, 2026 at 7:00 PM or as soon thereafter as possible and that a copy of this Resolution with a Notice of Public Hearing be circulated to all known Interested and Involved Agencies; and, be it further

RESOLVED, that the contents of the Proposed Action have been posted on the Village of Buchanan Web- site at <https://www.buchanan.com/zoning/zoning.html> 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 August 4, 2026.

Cynthia Kempter, Village Clerk