

**VILLAGE OF BUCHANAN
RESOLUTION DECLARING NOTICE OF INTENT TO ACT AS LEAD
AGENCY FOR PROPOSED ZONING MAP AMENDMENTS FROM
M-1 DISTRICT TO THE C-2 DISTRICT AND THE C1/C-2 OVERLAY
DISTRICT, SPECIAL PERMIT AND SITE PLAN APPROVAL FOR THE
DEVELOPMENT OF UNIMPROVED PROPERTY LOCATED AT 501
BROADWAY (AND ALSO KNOWN AND DESIGNATED ON THE TAX
MAP OF THE TOWN OF CORTLANDT AS SECTION 43.11, BLOCK 1,
LOT 1 AND SECTION 43.7, BLOCK 1, LOT 3)**

Introduced by: _____

Seconded by: _____

Dated: _____

WHEREAS, on or about June 18, 2026, representatives of Landi Associates, LLC (the “Applicant”) did submit a facially complete petition to the Village of Buchanan Board of Trustees (the Village Board”) for an amendment to the zoning map of the Village of Buchanan from M-1 District to the C-2 District and the C-1/C-2 Overlay Zoning District (the “Proposed Zoning Map Amendments”) along with required Special Permit, Subdivision and Site Plan Approval (collectively with the Proposed Zoning Map Amendments, the “Proposed Action”); 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 the Applicant has provided a draft of Proposed Zoning Amendments along with other supporting documentation; and

WHEREAS, on June 23, 2026, July 7, 2026 and August 4, 2026, at regularly scheduled meetings of the Village Board, the Board did review and discuss the Proposed Action; 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 Map Amendments and by Village Code the only entity to approve the required special permit and site plan; and

WHEREAS, after a review of the petition, the Village Board acknowledges that there are other interested and involved agencies, as those terms are defined under the State Environmental Quality Review Act (“SEQRA”), that should be notified of the Village Board’s intent to act as Lead Agency; and

NOW, THEREFORE, BE IT RESOLVED, the Village Board pursuant to Article 8 of the Environmental Conservation Law (“SEQRA”), Part 617 of the General Regulations adopted pursuant thereto (“Part 617”) and, hereby determines that the Proposed Action is subject to SEQRA and is a Type I Action; and

BE IT FURTHER RESOLVED, that the following agencies identified by the EAF and using all due diligence, are interested or involved agencies for the Proposed Action and should be provide a copy of this Notice of Intent to Act as Lead Agency:

Village of Buchanan Planning Board
Town of Cortlandt
City of Peekskill

Westchester County Department of Health
Westchester County Department of Planning
New York State Department of Environmental Conservation; and

BE IT FURTHER RESOLVED, that the Village Board hereby directs that a Lead Agency Coordination Notice be circulated among interested and involved agencies together with copies of Proposed Zoning Map Amendment, the EAF, and such other information as is appropriate, indicating the Village Board's intent to assume the role of Lead Agency for the Action under SEQRA and Part 617, and that no more than 30 days to comment on the Board's Intent to Act as Lead Agency 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