

**VILLAGE OF BUCHANAN RESOLUTION
DECLARING LEAD AGENCY FOR PROPOSED ZONING MAP
AMENDMENTS FROM M-1 TO 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 A PORTION OF
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 to C-2 General Commercial 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, at a regularly scheduled meeting 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 using all due diligence copies of the Notice of Intent along with the EAF and other pertinent information were circulated; and

WHEREAS, 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, §83-11 of the Village Code hereby determined that the Proposed Action is subject to SEQRA and is a Type I Action; and

NOW, BE IT RESOLVED, that the required time for seeking input on Lead Agency status has passed, and the only Agency to comment was Westchester County which did not objected to the Village Board assuming the role of Lead Agency, and as such the Village Board does hereby assume the role of Lead Agency and will coordinate an environmental review as required by SEQR Part 617.7.

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 September 8, 2026.

Cynthia Kempter, Village Clerk