

VILLAGE OF BUCHANAN PLANNING BOARD RESOLUTION  
DECLARING NOTICE OF INTENT TO ACT AS  
LEAD AGENCY FOR PROPOSED C1/C-2 OVERLAY DISTRICT SPECIAL PERMIT  
AND SITE PLAN APPROVAL FOR THE DEVELOPMENT OF UNIMPROVED  
PROPERTY LOCATED ON 3095 ALBANY POST ROAD

Introduced by:

Seconded by:

Dated:

**WHEREAS**, on or about December 2, 2022, representatives of Carbone Brothers 3095 LLC (the “Applicant”) did submit a facially complete application to the Village of Buchanan Planning Board (the “Planning Board”) for C-1/C-2 Overlay District Special Permit and Site Plan approval and other related approvals for the development of approximately 4.87 acres of real property located at 3095 Albany Post Road (the “Subject Site”) in the Village of Buchanan; and

**WHEREAS**, the Applicant seeks to develop the Subject Site with 51 multi-family residential units proposed in three separate buildings supported by 102 at-grade parking spaces, a 2,275± square foot commercial building supported by 10 at-grade parking spaces and a 17,358± s.f. stormwater wetland system design consistent with NYS DEC Stormwater Design Manual (collectively the “Proposed Action”); and

**WHEREAS**, on January 26, 2023, at a regularly scheduled meeting of the Planning Board, the Board did review and discuss the Proposed Action; and

**WHEREAS**, the Planning Board, under Article VI.§211-24.1 and Article VII – Site Development Plan Approval of the Code of the Village of Buchanan, is a duly authorized agency that has the authority to approve the proposed Special Permit use and site development plan approval; and

**WHEREAS**, after a review of the application, the Planning 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 Planning Board’s Intent to Act as Lead Agency; and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning 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 SEQR and is an Unlisted 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 Village Board  
Town of Cortlandt  
Westchester County Department of Health

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

**BE IT FURTHER RESOLVED**, that the Planning Board hereby directs that a Lead Agency Coordination Notice be circulated among Interested and Involved Agencies together with copies of the EAF, and such other information as is appropriate, indicating the Planning Board's intent to assume the role of Lead Agency for the Action under SEQR and Part 617, and that a minimum of 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:

Vote: Resolution carried by a vote of            to