

**MEMORANDUM**

To: Mayor Theresa Knickerbocker and the Buchanan Village Board of Trustees  
Marcus Serrano, Interim Village Administrator

Date: January 14, 2021

Subject: **Creation of C-1/C-2 Overlay District and Rezoning from M-1 to C-2**

Based upon discussions at various Village Board meetings, as well as a recent conversation with Trustee Zachary and the Village Administrator, we have revised the attached draft local law regarding the above captioned matter. The changes to the local law relative to the December 4, 2020 version are the following:

1. Strictly residential projects (that is, projects without a commercial component) in the C-1/C-2 Overlay District would now be subject to Special Permit Approval by the Planning Board. This is currently the case in the C-1 zoning district. We believe that this will give the Village some additional control over such projects without being a significant impediment to the development of the Overlay District.
2. Two additional parcels at the Village Circle have been added to the C-1/C-2 Overlay District. Now all of the parcels fronting on the Village Circle are included in the Overlay District.
3. Mobile homes have been excluded as being a permitted use in the C-2 zoning district as a result of being considered inappropriate for this zone.

I look forward to discussing the attached local law with you.

David H. Stolman, AICP, PP  
Practice Lead – Planning

Attachments