

July 26, 2021

Mr. Marcus Serrano, Village Administrator  
Village of Buchanan  
Municipal Building  
236 Tate Avenue  
Buchanan, New York 10511

Subject: Entergy Properties at Indian Point – New Zoning District

Dear Marcus:

Hardesty & Hanover (HH) is pleased to submit this proposal to provide for planning services that will create a new zoning district encompassing the Entergy properties at Indian Point that will become available for development prior to the decommissioning of the nuclear power plant. This is an important opportunity for the Village to substantially influence its future with regard to the development or redevelopment of these important waterfront and waterfront-related properties.

### **Scope of Services**

#### *Task 1 - Site Visit & Land Use Inventory*

HH is familiar with the subject properties by virtue of our many decades of continuing work in the Village but will conduct a site visit of said properties for the purpose of becoming more familiar with them. We will conduct a land use inventory of the subject parcels as well as the properties which surround these parcels.

#### *Task 2 – New Zoning District Map*

HH will create a revised zoning district map for the Indian Point area taking into account the inventory conducted during Task 1 as well as input from the Village.

#### *Task 2 – Creation of New Zoning District*

We will craft a new zoning district for the subject properties. We are obviously very familiar with the context of this new zoning district having worked with Buchanan's Zoning Law for many decades. This district which will have its own permitted land uses (whether by site plan or special permit approval), bulk standards (including such matters as minimum lot size and setbacks, maximum height and floor area ratio, pertinent off-street parking and loading requirements, and other associated regulations.

HH will base our recommendations primarily on the findings of the Local Waterfront Revitalization Program which is being prepared. In this manner we will not duplicate work, which is already planned to be accomplished, and so as to not to arrive at conflicting conclusions.

### *Task 3 - Design Guidelines*

In terms of design guidelines, we and the Village will determine whether the guidelines which we recently prepared for the proposed C-1/C-2 overlay district are applicable to the subject Entergy properties or whether an addendum to the currently proposed design guidelines is warranted. For the purposes of this proposal, we are presuming that the currently proposed design guidelines will only need to be modified in a minor manner in order to be suitable for the subject purposes.

### *Task 4 - Amendments to the Comprehensive Plan*

HH will analyze this matter and will prepare an amendment to the Village's Comprehensive Plan because the rezoning of the subject properties would not be in accordance with the current Comprehensive Plan. We are obviously very familiar with Buchanan's Comprehensive Plan as a result of having prepared it with the Village.

### *Task 5 - State Environmental Quality Review Act (SEQRA)*

Relative to the State Environmental Quality Review Act process, we will prepare an expanded Full Environmental Assessment Form (EAF), with appropriate attachments, to address the potential environmental impacts of the implementation of the new zoning district. For the purposes of this proposal, we are presuming that the SEQRA process will end with the Village Board's adoption of a Negative Declaration. If this is not the case, we will, at the appropriate time, provide the Village with a proposal for additional environmental analysis.

## **Meetings**

HH will meet with the Village Board during the course of our work on this project to present our analysis and recommendations and to discuss same with the Board. This would include Village Board worksessions and regular meetings as well as the public hearing on the proposed new zoning and Comprehensive Plan amendments.

## **Deliverables, Timing and Fee**

We expect to be able to provide draft versions of the Comprehensive Plan amendment, local law to create the new zoning district, analysis regarding the design guidelines and EAF within approximately 10 weeks of receiving approval to commence our work. A project schedule including milestones will be developed in collaboration with the Village Administrator.

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We expect that our total billing in connection with this work will be in approximately \$14,000. This work includes our attendance at three meetings with the Village and one revised version of each of the documents mentioned above. We propose to provide the above services on the basis of our agreed upon hourly charges, plus expenses. In this manner, the Village will only be billed for the time and expenses which we actually expend. Invoices for our services will be submitted monthly based upon our actual expenditures of time, and payment by the Village for our services will be expected within 30 days of our rendering of bills.

### **Additional Work**

Any work we are asked to perform which is outside of the scope of services above, such as our attendance at additional meetings or the preparation of additional versions of documents, would be in addition to the estimated budget above and would be billed for based upon said hourly rates. These additional services may also include but not be limited to coordination and communications, renderings, data analysis (e.g., traffic studies, fiscal impact analysis, archaeological/cultural resources investigation, etc.), or services in addition to those listed herein. HH is not responsible for the investigation of environmental site assessment (potential pollution/contamination).

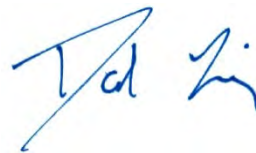
We look forward to the prospect of assisting the Village with this important project.

Best regards.

Very truly yours,



Victor Minerva, AIP, PP  
Director of Planning



David Lapping, PTP  
Metropolitan Regional Manager