

VILLAGE OF BUCHANAN RESOLUTION
SCHEDULING A PUBLIC HEARING ON PROPOSED ZONING
TEXT AND MAP AMENDMENTS TO C1/C-2 OVERLAY DISTRICT
FOR THE DEVELOPMENT OF UNIMPROVED PROPERTY
LOCATED ON ALBANY POST ROAD (AND ALSO KNOWN AND
DESIGNATED ON THE TAX MAP OF THE TOWN OF CORTLANDT
AS SECTION 43.16, BLOCK 3, LOTS 16 AND 16A AND SECTION
43.20, BLOCK 2, LOT 2)

Introduced by: Mayor Knickerbocker

Seconded by: Trustee Stewart

Dated: May 2, 2023

WHEREAS, on or about January 10, 2023, representatives of Buchanan Dev AMS 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 and amendments to the Zoning Code of the Village of Buchanan generally affecting the C-1/C-2 Overlay Zoning District (the “Proposed Zoning Amendments”); 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 the Proposed Zoning Amendments along with other supporting documentation; and

WHEREAS, in relation to the Proposed Zoning Amendments the Applicant will also seek from the Village Board, a special permit to allow for the application of the C-1/C-2 Overlay District to the Subject Site, and a site plan approval for the redevelopment of the Subject Site for multi-family residential development, (collectively with the Proposed Zoning Amendments, the “Proposed Action”); and

WHEREAS, on January 24, 2023, at a regularly scheduled meeting of the Village Board, the Board did review and discuss the proposed zoning revisions and did declare their intent to act as Lead Agency as required by the State Environmental Quality Review Act (“SEQRA”) and did circulate the Proposed Zoning Amendments and other supporting documentation to a list of identified Interested and Involved Agencies; and

WHEREAS, on March 7, 2023, after the required time had passed and having received no objection to their being Lead Agency from the other Interested and Involved Agencies, Village Board did declare themselves Lead Agency and did discuss the prospective contents of an Expanded Environmental Assessment Form (EAF) to be provided for the Village Board’s consideration; and

WHEREAS, on April 20, 2023, the Applicant submitted an Expanded EAF with supporting documentation related to the Proposed Action which was reviewed by the Lead Agency; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board as required by New York State Village Law and the Code of the Village of Buchanan does hereby schedule a public hearing on the Proposed Zoning Amendments for June 6, 2023 and does hereby direct the Village Clerk to circulate the Proposed Zoning Amendments and supporting documentation to the Village of Buchanan Planning Board for review and recommendation as required by the Code of the Village of Buchanan; and, be it further

RESOLVED, that the following agencies identified by the Expanded EAF and using all due diligence, are Interested or Involved Agencies for the Proposed Action and should be provided a copy of this Notice and Expanded EAF:

- Village of Buchanan Zoning Board
- Town of Cortlandt
- City of Peekskill
- Village of Croton-on-Hudson
- Westchester County Department of Health
- Westchester County Department of Planning
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- Buchanan Engine Company
- Verplanck Fire Department
- Montrose Fire Department; and

BE IT FURTHER RESOLVED, that the Village Board hereby directs that a Public Hearing Notice be circulated among the Interested and Involved agencies together with a copy of this resolution, and the Expanded EAF, 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	<u>Yes</u>
Trustee Anthony Capicotti	<u>Yes</u>
Trustee Steven Laker	<u>Yes</u>
Trustee Daniel Stewart	<u>Yes</u>
Trustee Robert Wheeler	<u>Yes</u>

Vote: Resolution carried by a vote of 5 to 0

STATE OF NEW YORK)
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 May 2, 2023.

Cynthia Kempter
CYNTHIA KEMPTER, Village Clerk