

**Village of Buchanan  
Mayor & Board of Trustees  
Regular Meeting  
May 6, 2025**

**PRESENT: (This meeting was held live and via Zoom)**

Mayor Theresa Knickerbocker  
Trustees Awilda Baez, Anthony Capicotti, Steve Laker, Daniel Stewart  
Village Administrator Marcus Serrano  
Village Attorney Stephanie Porteus  
Village Clerk, Cynthia Kempter  
Deputy Clerk, Sharon Murphy  
Deputy Treasurer Dominic Evangelista

**1. PLEDGE OF ALLEGIANCE:**

Mayor Knickerbocker called the meeting to order at 7:008 P.M. She led the Pledge of Allegiance and informed every one of the fire regulations.

**2. APPROVE MINUTES:**

March 25, 2025 Special Meeting  
March 25, 2025 Workshop Meeting  
April 1, 2025 Special Meeting  
April 1, 2025 Board Meeting  
April 8, 2025 Organizational Meeting  
April 9, 2025 Budget Hearing

Trustee Laker stated that on the April 8 and April 9 minutes, Robert Wheeler's name was on the resolution page instead of Steve Laker's name.

A motion to approve these minutes as corrected was made by Mayor Knickerbocker, seconded by Trustee Baez with all in favor.

**3. PRESENTATION:**

Presentation by Lisa Mastroddi from Together for Youth. She is a parent recruiter and serves Westchester, Putnam and Rockland Chambers. Together for Youth is a nonprofit organization working to support children and families through foster care and community-based programs. There are not enough foster homes. They launched 'Go Purple for Kids' Care Campaign which is a way families, business and the

community can show their support and help raise awareness. You can take the pledge by going to <https://www.togetherforyouth.org/take-action/go-purple/>. Mayor Knickerbocker said the lights in the circle will be purple this month in support of them.

**4. COMMENTS FROM THE FLOOR (agenda items only):** None

**5. NEW BUSINESS:**

**a. Continuation of Public Hearing Regarding Parking Restrictions on Intersections.**

A motion to open the public hearing was made by Mayor Knickerbocker, seconded by Trustee Laker, with all in favor.

There are two dangerous intersections. From the corner of Third Street and Henry Street going east about 90 feet, there will be a sign stating no parking here to corner. The other intersection is at Lake Drive and that also will have a sign about 90 feet east stating no parking. There were no comments from the floor

A motion to close the public hearing was made by Mayor Knickerbocker, seconded by Trustee Baez, with all in favor.

A motion to approve the signs on these two intersections was made by Mayor Knickerbocker, seconded by Trustee Baez, with all in favor.

**b. Consider a Motion to Open the Public Hearing Regarding the Proposed Zoning Text Amendments Modifying Lot Coverage Requirements Within the M-1 and M-2 Districts.**

A motion to open the public hearing was made by Mayor Knickerbocker, seconded by Trustee Stewart, with all in favor.

Village Administrator Serrano stated for the record that this is a referral from the Zoning Board.

A motion to close the public hearing was made by Mayor Knickerbocker, second by Trustee Laker, with all in favor.

This will modify the maximum lot coverage in the M-1 zoning district from 50% to 75% and in the M-2 zoning district from 40% to 75%. We will be adopting a negative declaration under SEQR that the proposed action changing lot coverage is more in character with the M-1, M-2 zoning districts and will not have a

significant adverse impact on the environment. Therefore, an environmental impact statement is not needed. No further review is necessary.

A motion to adopt the modifications of code 211-15 entitled the table of bulk regulations, attachment 2 column 12 modifying lot coverage from 40% and 50% to 75% in the M-1 and M-2 zoning districts was made by Mayor Knickerbocker, seconded by Trustee Baez, with all in favor.

c. Discussion with John Petroccione Regarding the Wading Pool.

The Village Board gave Mr. Petroccione the approval to go ahead with the mushroom and spray feature they would like in the wading pool.

d. Consider a Motion to Open the Public Hearing Regarding a Renewal Franchise Agreement with Verizon.

A motion to open the public hearing was made by Mayor Knickerbocker, seconded by Trustee Baez, with all in favor.

There were no comments.

A motion to close the public hearing was made by Mayor Knickerbocker, second by Trustee Stewart, with all in favor.

e. 2025-06 Resolution Authorizing Mayor to Execute Cable Franchise Agreement Between the Village of Buchanan and Verizon New York, Inc.

A Motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Baez, with all in favor.

At the Regular Meeting of the Village Board of the Village of Buchanan, Westchester County, New York, held at Buchanan Municipal Building, 236 Tate Avenue, Buchanan, NY 10511 on the 6<sup>th</sup> day of May, 2025 at 7:00 P.M.

The meeting was called to order by Mayor Knickerbocker, the following were present:

PRESENT: Mayor Theresa Knickerbocker  
Deputy Mayor Stephen Laker  
Trustee Awilda Baez  
Trustee Anthony Capicotti  
Trustee Daniel Stewart

The following Resolution was introduced by Mayor Knickerbocker and seconded by Trustee Baez.

WHEREAS, the Village of Buchanan (the “Village”) is a franchising authority in accordance with Title VI of the Communication Act, (see 47 U.S.C. §522(10)) and is authorized to grant one or more nonexclusive franchises pursuant to Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899 of the Official Compilation of Codes, Rules, and Regulations of the State of New York, as amended (collectively the “Cable Laws”); and WHEREAS, the Village granted Verizon New York Inc., a corporation duly organized under the applicable laws of the State of New York (the “Franchisee”), effective as of November 8, 2007 a nonexclusive initial Franchise to install, maintain, extend, and operate a Cable System in the Village of Buchanan for a term of fifteen (15) years (the “Initial Franchise”); and

WHEREAS, the Franchisee has operated a Cable System in accordance with the Initial Franchise as of the effective date on its Telecommunications Facilities consisting of a Fiber to the Premises Telecommunications Network in the Village which also transmits Non-Cable Services pursuant to authority granted by Section 27 of the New York Transportation Corporations Law, as amended, and Title II of the Communications Act, which Non-Cable Services are not subject to the Cable Law or Title VI of the Communications Act; and

WHEREAS, pursuant to and in accordance with applicable federal and state law, the Village undertook a process to determine whether it should renew the Initial Franchise and the terms for such a renewal; and

WHEREAS, the Village has examined the past performance of Franchisee and has determined that Franchisee is and has been in material compliance with the Initial Franchise and applicable law; and

WHEREAS, the Village has examined the past quality of the Franchisee’s service, including signal quality, response to consumer complaints, and billing practices, and has determined that Franchisee’s practice has been reasonable in light of community needs; and

WHEREAS, the Village has examined the financial, legal and technical ability of the Franchisee to provide the services, facilities, and equipment as set forth in the proposed Renewal Agreement; and

WHEREAS, the Village has determined that the Franchisee’s proposal is reasonable to meet the future cable-related community needs and interests; and

WHEREAS, the Village determined that Franchisee’s Cable System is adequate and feasible in full public proceedings affording due process to all parties; and

WHEREAS, pursuant to and in accordance with applicable federal and state law, the Franchisee submitted to the Village a proposal to renew the Initial Franchise to operate a cable System in the franchise Area; and

WHEREAS, following good faith negotiations between the parties, the Village and Franchisee have agreed on the terms for a renewal Franchise under which Franchisee will continue to operate its Cable System in the Village; and

WHEREAS, the Village has determined that in accordance with the provisions of the Cable Law, the Franchise complies with the New York Public Service Commission’s franchise standards and the grant of a nonexclusive franchise to Franchisee is consistent with the public interest; and

WHEREAS, a duly noticed Public Hearing, affording an opportunity for all those interested parties to be heard on the proposed Franchise Renewal Agreement was held before the Village on May 6, 2025; and

WHEREAS, the project, as proposed, has been determined to be a Type II Action pursuant to the regulations of the New York Department of Environmental Conservation promulgated pursuant to the

State Environmental Quality Review Act, which regulations state that Type II Actions will not have a significant effect on the environment,

NOW THEREFORE, BE IT RESOLVED, that the Village Board determines that it is in the best interest of the public to award the Franchise Renewal Agreement to the Franchisee; and be it

FURTHER RESOLVED that the Village Board authorizes the Mayor to enter into the Franchise Renewal Agreement with Verizon New York Inc. and to execute any other documents necessary to effectuate the granting of the franchise renewal on behalf of the Village of Buchanan.

- f. Consider a Motion Authorizing the Mayor to Sign the Land Option and Lease Agreement with Hemphill Towers, LLC.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Stewart, with all in favor.

Village Administrator Serrano said that there will be a public hearing held so people can ask any questions. This is just the lease agreement to start the proves.

- g. Consider a Motion for Unpaid Water Charges to be Relevied to the Tax Bill.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Baez, with all in favor.

- h. Consider a Motion for the Treasurer to Make All Required Budget Transfers, Capital Project Transfers and Amendments, Interfund Transfers, Adjustments and Amendment to Close the 2024-2025 Fiscal Year as Required for the Annual Audit.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Laker, with all in favor.

- i. Consider a Motion Authorizing Peddler's Permit for Peter Kolesar – Pete's Fire Dog.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Stewart, with all in favor.

- j. Consider a Moton Authorizing Peddler's Permit for Renewal by Anderson for the Hours of 10:00 A.M. – 5:00 P.M. Monday – Friday, with no Holidays.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Stewart, with all in favor.

- k. Consider a Motion Authorizing the Employment of Seasonal Help from May 9 – August 28, 2025 at a Rate of \$18.00/hour.

Mayor Knickerbocker stated that we will be hiring Sean Stewart, John Golio, Ryan Clark and Anthony Panettieri.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Laker, with all in favor and Trustee Stewart abstaining.

- l. Consider a Motion Authorizing the Mayor to Sign the IMA with the Village of Croton Regarding a Dog Control Officer.

Mayor Knickerbocker explained that the Village of Croton is charging a much more reasonable fee than what the Town of Cortlandt was asking for.

Lisa Mecora, 162 First Street, made public comment about the services we would be getting from the Village of Croton in comparison to the services from the Town of Cortlandt animal control warden.

A motion to approve this as presented was made by Mayor Knickerbocker, seconded by Trustee Baez, with all in favor.

## **6. INFORMATION FROM OFFICERS & DEPARTMENTS:**

- a. Justice Reports – March 2025

Received and filed.

- b. Police Report – March 2025

Received and filed.

- c. Highway Report – March 2025

Received and filed.

- d. Wastewater Treatment Plant – March 2025

Received and filed.

- e. Building Department – March 2025

Received and filed.

- f. Buchanan Engine Company – March 2025

Received and filed.

- g. Prosecutor's Report – None

- h. Zoning Board – February 12, 2025 and March 12, 2025

- i. Attorney's Report

Village Attorney Porteus said she is still working with the Buchanan Engine Co. counsel in order to get the contract done,

- j. Administrator's Report

Village Administrator Serrano stated that the grant application for the hook truck has gone through the first phase of approval by the state and is now going to the state legislature for approval and then to DASNY.

- k. **Mayor's Report**

Mayor Knickerbocker announced that the annual street sweeping will be May 12<sup>th</sup> through May 14<sup>th</sup>. The Town of Cortlandt Memorial Day Ceremony will be Friday, May 23<sup>rd</sup> at 1:00 P.M. at the Town Hall. Frank G. Lindsay Memorial Day parade is on May 22<sup>nd</sup> at 1:00 P.M. The tri-village Memorial Day parade will be held in Montrose on May 26<sup>th</sup> at 11:0 A.M. Mayor Knickerbocker apologized to the residents that live near the construction on Albany Post Road for having to deal with the loud noises on a Friday night at 11:30 P.M. This is very much against our code.

- l. **Trustee's Report**

Trustee Baez said she spoke with the Police Chief about the individuals who are riding dirt bikes up and down the road. The Chief said he is speaking with these individuals and is providing summonses when needed.

Trustee Capicotti stated that he went to the AMS site and went over the Village code with them. They said there was a late delivery and the security let them in.



This will not happen again. The construction is going smoothly and you will see the building going up quickly now.

Trustee Laker suggested that we look into some software that will provide a transcript of the minutes. He knows the minutes are labor intensive and this would take the burden off of our staff. Trustee Laker would like to look at the engineering and consulting expenses. The Beautification Committee has their annual plant sale on Friday and Saturday from 10:00 A.M. – 2:00 P.M.

Trustee Stewart thanked the Beautification Committee for the wonderful job they do decorating the circle. Trustee Stewart looks forward to getting the employee handbook finalized.

**7. COMMENTS FROM THE FLOOR:**

Nicolas Zachary, 80 Tate Avenue, made public comment about the zoning change for the M-1 and M-2 zones.

Eileen Absenger, 138 Tate Avenue, questioned the cutting down of trees on the corner of White Street and Albany Post Road.

**8. EXECUTIVE SESSION:**

At 8:23 P.M. Mayor Knickerbocker made a motion to go into Executive Session to discuss negotiations, seconded by Trustee Stewart and all in favor.

At 9:00 P.M. a Motion to exit executive session was made by Mayor Knickerbocker, seconded by Trustee Laker with all in favor.

**9. ADJOURNMENT:**

At 9:00 P.M. a Motion to adjourn this meeting was made by Mayor Knickerbocker, seconded by Trustee Stewart with all in favor. No monies were expended.