

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

June 3, 2025

7:00 p.m. - 7:30 p.m.

June 3, 2025

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Stephen Laker, Deputy Mayor

Awilda Baez, Trustee

Anthony Capicotti, Trustee

Daniel Stewart, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

Cynthia Kempter, Village Clerk, Treasurer

Sharon Murphy, Deputy Clerk

Domenic Evangelista, Deputy Treasurer

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2 (The board meeting commenced at 7:00 p.m.)

3 MS. KNICKERBOCKER: Hi, welcome to the
4 village of Buchanan June 3, 2025 board meeting.
5 Please join me in the Pledge of Allegiance.

6 MULTIPLE: I pledge allegiance to the
7 flag of the United States of America and to the
8 republic for which it stands, one nation under
9 God, indivisible, liberty and justice for all.

10 MS. KNICKERBOCKER: Okay. And in case of
11 emergency, please use the door, the emergency
12 exit here or use the stairwell behind the
13 elevator. Please do not use the elevator. Thank
14 you.

15 I am going to change the agenda a little
16 bit. We are going to move the last item, number
17 H. Anthony, to -- we have a new hire here and
18 I've asked Anthony to read the -- make a motion
19 for the hiring of the new employee.

20 MR. ANTHONY CAPICOTTI: Good evening
21 everybody. So I would like to consider a motion
22 to hire Anthony Panettieri as a laborer at an
23 annual rate of \$45,000 as of June 20, 2025,
24 contingent on passing all hiring requirements of

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2 the village. Can I get a second?

3 MS. AWILDA BAEZ: Second.

4 MR. CAPICOTTI: All in favor?

5 MULTIPLE: Aye.

6 MR. CAPICOTTI: Thank you.

7 MS. KNICKERBOCKER: Thank you.

8 Congratulations. Welcome aboard. And you'll find
9 that this is a good group of guys in the highway
10 department. They're, you know, they're good
11 workers, they're good people and they work hard
12 for the village. Anybody want to make a comment?

13 MR. RANDY HASSELGRAVE: Yeah.

14 MS. KNICKERBOCKER: Randy, our highway
15 foreman, thank you, Randy.

16 MR. HASSELGRAVE: All right, Mayor and
17 the board.

18 MR. SERRANO: Why don't you come up,
19 come up next to Randy.

20 MS. KNICKERBOCKER: Yeah, so everyone
21 can see, see who you are.

22 MR. SERRANO: Yeah, come on up.

23 MS. KNICKERBOCKER: Hope you're not shy.

24 MR. HASSELGRAVE: I didn't want to say

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2 much, I just wanted to thank you guys for the for
3 taking our recommendation and Anthony seems like
4 a great kid and he's going to be a great
5 addition. So I want to thank you guys.

6 MR. CAPICOTTI: I think you made you
7 guys made a good choice.

8 MS. KNICKERBOCKER: Yes, welcome aboard.

9 MR. LAKER: Welcome aboard.

10 MR. SERRANO: Congratulations, Anthony.
11 See you soon.

12 MS. KNICKERBOCKER: We'll see you on the
13 back of the garbage truck.

14 MS. BAEZ: Looks like a nice kid.

15 MS. KNICKERBOCKER: Okay and you don't
16 have to stay through the meeting if you don't
17 want but if you want to see what's going on,
18 you're more than welcome to stay. I jumped ahead
19 but I'd like to make a motion to approve the
20 minutes of February 25th, the workshop meeting
21 April 22nd workshop meeting and May 6th board
22 meeting. Any questions, comments on the minutes?

23 MR. LAKER: No.

24 MS. KNICKERBOCKER: Okay. Can I have a

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second?

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: All right, comments from the floor? Any comments from the floor? Okay. All right, under new business we have done this before. We had a, had a public hearing. Oh, I have to open another public hearing. Okay, I'd like to make a motion to open a public hearing regarding a renewal franchise agreement with Verizon. Can I have a second?

MR. STEWART: Second

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay, thank you. So we have had a public hearing before and it's about renewing our franchise with Verizon and we already did it with Optum and what happened is there was a glitch in uploading this. And so we are resetting, you know, the public hearing for tonight so that we can officially close this. So are there any comments? Like I said, we put this

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2 out to the public before the public hearing. All
3 right, I'd like to make a motion to close the
4 public hearing. Can I have a second?

5 MR. LAKER: Second.

6 MS. KNICKERBOCKER: All in favor?

7 MULTIPLE: Aye.

8 MS. KNICKERBOCKER: And that's all I had
9 to do, I just have the open and close that. All
10 right, the next is a motion toward a bid for the
11 roadway improvement project 2025 to Morano
12 Brothers Corporation. We had our engineer here
13 last time and he spoke about this, about what the
14 project entailed. This is Church Street in
15 Buchanan. This is near a nursery school, this is
16 a road that's in need of repair. This went out to
17 bid. There were five bidders. The work consists
18 of asphalt milling and paving, the installation
19 of drainage improvements along Church Street,
20 other related work shall include adjusting and
21 repairing drainage structures and sanitary
22 manhole structures, adjusting utility frames and
23 covers to grade, as well as preparing, restoring
24 and cleaning the project area, all in accordance

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with the plans and specifications as directed by the engineer. So the lowest responsible bidder was Morano Brothers. The total base amount is \$428,985. The bids range from that and the high bid was \$598,000. So I'd like to make a motion to accept the lowest bidder, base bid Morano Brothers for the road improvement project 2025. Can I have a second?

MR. LAKER: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Thank you. The next is we're going to be extending the bid, bid which was awarded on July 2nd 2024 for the gate valve replacement project the contractor is Pezzella Brothers. He has agreed to keep the same rate, the same price. So I'd like to make a motion to extend the bid, which was awarded on July 2, 2024 for the gate replacement valve project. Can I have a second?

MS. BAEZ: Second

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

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2 MS. KNICKERBOCKER: Thank you. Okay, the
3 next is we discussed this at our workshop. There
4 is a -- we have a surplus fund balance. We
5 discussed different projects that we could use
6 this money for and the board was in agreement for
7 getting a new chipper which is 51,000, a police
8 vehicle 65,000, so a total out of that will be
9 116,000. So I would like to also speak to the
10 board at the next workshop to see if there's any
11 other projects that they might be interested, or
12 any other work that they might be interested in.

13 The other is I know the fire department,
14 the Buchanan engine was here once before. The air
15 truck needs repairs at an approximate cost of
16 \$150,000. Fortunately, we have a vehicle
17 replacement fund for the fire department, so that
18 will come out of the that will come out of the
19 vehicle replacement fund. The other money will
20 come out of the surplus in the fund balance. So
21 I'd like to make a motion, unless anyone has
22 comment or questions on that?

23 MR. CAPICOTTI: I have a question on the
24 air truck.

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2 MS. KNICKERBOCKER: Sure.

3 MR. CAPICOTTI: We are going to take
4 bids. Chief, the assistant chief is here. We're
5 going to, I mean 150,000 is what we're looking at
6 as the top, right. So we are going to get bids on
7 that. Hopefully, like I said last time I hope
8 they're aggressive bids. That doesn't seem -- it
9 seems like a big number for something like that,
10 but.

11 MR. KIERAN OUTHUSE: The biggest part
12 of that is a new compressor.

13 MR. CAPICOTTI: Yeah. All right. No, I,
14 know it needs to get done, so hopefully we'll get
15 good bids on that so we won't have to spend all
16 that money.

17 MR. STEWART: I just had a question too,
18 mayor, in relation to the police vehicle. I saw
19 Randy was good enough to put together some useful
20 information in relation to the condition of the
21 existing squad cars. And I see where we have a
22 lot of idle time on these cars. And it seems to
23 be causing a lot of wear and tear. So the -- my
24 question is on the new vehicles that we're

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2 getting, will they have the automatic shut off
3 device when --

4 MR. SERRANO: They cannot because for
5 emergency purposes their computer always has to
6 stay on.

7 MR. STEWART: Okay.

8 MR. SERRANO: So as long as they patrol,
9 the car always has to stay on.

10 MR. STEWART: Okay.

11 MR. SERRANO: It's a good question.

12 MR. STEWART: So I wasn't sure if that
13 was even a possibility or not.

14 MR. SERRANO: Yeah, actually it's funny
15 how you said that. That, that's been complained
16 by other people in regards to cars always being
17 on, but all the equipment that's on, on the
18 vehicle has to stay on. Exactly. It's a good
19 question.

20 MS. PORTEUS: Question?

21 MR. SERRANO: Yeah.

22 MS. PORTEUS: I have the option on my
23 car and I hate that.

24 MS. KNICKERBOCKER: You can turn it off.

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MS. PORTEUS: Yeah, I do. I hit the button. I'm at a stop sign and all of a sudden the car goes dead and I was like oh no, so.

MS. KNICKERBOCKER: All right so I am going to make a motion to remove funds from the fund balance to purchase a chipper for 51,000 a police vehicle for 65,000. And then out of the fire department replacement fund, equipment replacement fund, repairs to the air truck for \$150,000 Can I have a second?

MR. STEWART: Second

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay, Dan I'd like you to do the next authorizing employment of recreation personnel.

MR. STEWART: Sure. So we'd, I'd like to consider a motion authorizing the employment of recreation personnel for the camp at the following rates. Director 5,100 for the season, assistant director 4,800 for the season, nurse \$25 an hour, labor \$18 an hour, art specialist \$16.50 an hour, sports specialists \$16.50 an

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2 hour, senior counselors \$15 to 16.50 an hour,
3 junior counselors 10 to \$13 an hour and junior
4 CITs 4.50 to \$8 an hour.

5 MS. KNICKERBOCKER: Okay. On a motion to
6 approve.

7 MR. LAKER: Second.

8 MS. KNICKERBOCKER: All in favor?

9 MULTIPLE: Aye.

10 MS. KNICKERBOCKER: Okay, thank you.
11 Steve, could you do the next?

12 MR. LAKER: Sure. Consider a motion
13 authorizing the employment of recreation
14 personnel for the pool at the following rates.
15 Director \$25 an hour, WSI \$26 an hour, Lifeguards
16 with various experience ranging from 15 to \$17.50
17 an hour. The head guard gets a dollar more per
18 hour when working as the head guard.

19 MS. KNICKERBOCKER: And would you like
20 to make a motion.

21 MR. LAKER: I'd like to make a motion
22 authorizing the employment of recreation
23 personnel for the pool.

24 MR. CAPICOTTI: Second.

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MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MR. LAKER: Okay.

MS. KNICKERBOCKER: Good, Awilda, the next, if you could do that.

MS. BAEZ: I'd like to consider a motion waving fee for the UPK program to use the pavilion on June 26, 2025. May I have a second?

MR. CAPICOTTI: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay, thank you.

Okay, so information from officers and departments, justice reports for April 2025. We have one is \$1,733 was collected. The other is four -- 40 -- \$4,833. Police report.

MS. BAEZ: Police reports, the call statistics, they had a majority of the calls were for other complaints. They had 32 calls for that. They had 30 calls for property checks. They also had 44 moving summons, three parking summons and a total of 175 calls for the month of April.

MS. KNICKERBOCKER: Okay. All right,

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2 thank you, Awilda. Highway report, April 2025.

3 MR. CAPICOTTI: April '25, the monthly
4 report, 69.82 tons of household garbage, bulk and
5 dumpsters 12.94 tons, dumpsters only 15.42 tons,
6 metal 2.39 tons and seven TVs. The guys were busy
7 getting prepped for the areas, especially the
8 recreation areas, the ball fields, the pool was
9 inspected by our inspector. They had a Sherman
10 Williams guy come out and talk about how we're
11 going to use our new line painting machine. The
12 chippers were active. We had a lot going on with
13 a lot getting ready to do our, our summer duties
14 with grass cutting and other responsibilities.
15 And there is a bunch of pictures here that the
16 guys were very busy in April, very busy. Thank
17 you.

18 MS. KNICKERBOCKER: Wastewater treatment
19 plant April 2025, I just had that
20 [unintelligible] [00:13:24]. There you are.
21 Thanks, Steve. Treated wastewater, 11 million
22 gallons, sludge removal 175 gallons, and there's
23 six lab reports, one for Westchester County
24 Department of Health and six for the

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[unintelligible] [00:13:40]. Okay, and everything looks okay over there. Building department.

MR. STEWART: So it looks like Peter's busy. There were some, there was 14 building permits issued or reviewed. Inspections required for newly issued permits, 12 inspections on file for permits and compliance inspections 19, certificates of occupancy, there was 15 issued. And then there's court hearings for Blakeley Avenue coming. And there, there were zero property maintenance issues reported and zero illegal apartments.

MS. KNICKERBOCKER: All right, thank you. Prosecutors report, there is nothing this month, zoning board minutes, April 16th received and filed.

MR. LAKER: Sorry, Can we just go back with the prosecutor's report?

MS. KNICKERBOCKER: Yes.

MR. LAKER: I noticed that this has been kind of reoccurring. I don't know the last time I've seen a report from the prosecutor. Has anybody had contact with her and is that that a

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requirement of the duties of the prosecutor to provide a report monthly?

MS. PORTEUS: There is.

MR. SERRANO: I've asked for it.

MR. LAKER: Has there been work going on by the prosecutor?

MS. PORTEUS: Not that I know of, not that I know of. I mean she doesn't report to me but I have reached out to her. And I think she said when I have something to prosecute I'll prosecute.

MR. LAKER: Okay. So is there nothing to prosecute or there --

MR. SERRANO: It's interesting. There was there was a court proceeding regarding that piece of property on Blakeley Avenue.

MR. LAKER: Mm-hmm.

MR. SERRANO: And, and the court missed the, the, the notification to the property owner. So it was postponed to next month. So, the prosecutor did, they show up, Peter was there. We were ready to go, and but the person never showed up and never got notified. So really, there

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2 should have been a report on that at least.

3 MR. LAKER: Okay.

4 MR. SERRANO: Yeah. But I think she did
5 send an email. I think she did send an email.

6 MR. LAKER: And then there's also this
7 special prosecutor for a different matter,
8 correct?

9 MR. SERRANO: Yes. I haven't got an
10 update on that yet. So that, I just put it down
11 to get an update for the next meeting.

12 MS. PORTEUS: Yeah, he was waiting, I
13 was waiting on some insurance for him. The
14 insurance carrier was away, but I did hear
15 probably a week ago now, and I think he -- I met
16 him here. He gathered a bunch of documents.

17 MR. SERRANO: A bunch of information.
18 Maybe he's just reviewing the documents, you
19 know.

20 MS. PORTEUS: That's what I think. The
21 last time I heard from him, he had given me the
22 insurance certificate and he said that they were
23 weeding through it. So I'm hoping that'll move
24 along. But I'll touch base with him to see,

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2 because he has enough [unintelligible]

3 [00:16:09].

4 MR. LAKER: Thank you.

5 MS. KNICKERBOCKER: Well attorney's
6 report, did you just give us the report?

7 MS. PORTEUS: The only thing I have is
8 for executive session, thanks.

9 MS. KNICKERBOCKER: Okay. And it will be
10 executive session for contractual negotiations?

11 MS. PORTEUS: Yep.

12 MS. KNICKERBOCKER: Okay.

13 MS. PORTEUS: Both.

14 MS. KNICKERBOCKER: Okay, good.

15 MS. PORTEUS: It's both.

16 MS. KNICKERBOCKER: All right.

17 Administrator's report?

18 MR. SERRANO: I have something for
19 executive session as well. The PBA negotiation
20 I'm giving the board an update on that. The only
21 thing I also want to report is just to let the
22 board know, regarding the wastewater treatment
23 plant we're waiting for a response back from the
24 state regarding the release of the Entergy funds

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for engineering costs. We got a response just recently saying that we need to contact the DEC and NYSERDA. So we, so George sent an email to the DEC. The DEC says we'll get back to you. I haven't gotten a response about that yet. So right now Tom's passed it to the DEC and I don't know what the process. So we asked for the process, does the process now be that the DEC have to approve engineering, then it goes to NYSERDA and then back to the state to be approved for the release of the funds? I, we don't know what the process is and we're still waiting for response. So I just want to let the board know we're in a holding pattern right now because George cannot do any work, because they're saying there's no reimbursement at this point. So I just want to let the board know that's the only hold up at this point is the funding of the release of the Entergy money.

MS. KNICKERBOCKER: okay. I will speak to Tom Congdon. I have to speak to him about something with the DOB and then my contacts at the DEC and see how we can expedite and get that

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2 moving while the weather is working with us here.

3 MR. SERRANO: Yep.

4 MS. KNICKERBOCKER: All right. Thank
5 you. Okay. So, the last Wednesday I was at the
6 New York Conference of Mayors annual meeting, I
7 came back Thursday. I wanted to be at the -- the
8 village got a commendation and I know Marcus you
9 had sent an invitation to all the board members.

10 MR. SERRANO: Mm-hmm.

11 MS. KNICKERBOCKER: The Westchester
12 Municipal Planning Federation, and I was happy to
13 be there. The previous -- there was a previous
14 board that had worked on a C1-C2 overlay
15 district. It was almost a year that we worked on
16 that. And there was a former planning board
17 chairman that was on the board at the time, a
18 former zoning board chairman on the board. And we
19 looked at the 9A corridor. We were interested in,
20 you know, encouraging development or, or fixing
21 some of the properties there. So that's why the
22 C1-C2 overlay district was created. Also, we took
23 the time to look at the character of the village
24 and what, you know, what we thought would fit

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there and what type of development we'd like to see.

So the original direction was that it would be it would be three stories, to keep in line with the character of the village, but not only that, there was also a retail component to that. And we went back and forth many, many times. Some of the board members had wanted all retail on the first floor. Some were okay with just a little bit of retail. So then, you know, then developers came in and then, you know, of course that changed.

And so, but it's still, it's a basis for the rest of the 9A corridor. You see some of the businesses having the commercial on the bottom and residential on the top is, you know, which was what we were looking to do, especially on the 9A corridor. And you see the old gas station down there, they took that down. The latest I heard is they're looking to put commercial on the bottom floor, two businesses and then two apartments above. So that's the property across from [unintelligible] [00:20:07]. So you do, you do,

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you're, you're seeing some development in that area.

So I wanted to show everyone and I wanted to tell you what it said in their booklets. So we got a commendation for C1-C2 overlay zoning. The village of Buchanan adopted a C1-C2 overlay district zoning, along with companion design guidelines, planning documents to promote and encourage business and residential development while beautifying the existing commercial corridor, improve pedestrian linkage along Albany Post Road corridor and to connect the development to the Village Circle commercial district.

So this is Westchester Municipal Planning Federation 2025 commendation for outstanding planning achievement presented to the Village of Buchanan for the planning and implementation of a C1-C2 overlay zoning. So this is what this looks like.

And with me was Nick Zachary, who was on the board at the time and now is a current planning board chairman and also he was a, at one

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2 time a planning -- a zoning board chairman for
3 many years. So Nick has extensive knowledge on
4 the village, you know, planning and zoning
5 issues.

6 And then also our planner, Dave Smith
7 was there. So it was a nice evening. It was nice
8 for the village to get recognized. And if we
9 could just please put this somewhere downstairs
10 in the hallway, that would be great.

11 Okay. And then the only other thing I
12 have is I was able to go to the Montrose or the
13 Cortlandt, I still call it Montrose Fire
14 Department but it's Cortlandt Engine. And I was
15 pleased to be there to represent the Village of
16 Buchanan on Saturday at their parade and annual
17 bazaar. Okay. Thank you. Dan, what do you have
18 for us?

19 MR. STEWART: I just had, I just had a
20 couple items. Thank you for going and
21 representing the village. In relation to the
22 status on the employee handbook, where are we
23 with that? I know we had a rough draft.

24 MR. SERRANO: Yeah I finished the book.

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2 I want to see if the board has any comment on it.
3 I have some suggestions as well, so I'm working
4 on it myself. So I emailed it to the board. If
5 you if you don't remember seeing it, I'll resend
6 it again. I just want to see if you guys have any
7 comments first. I have to review it and board is
8 okay with it, we've got to send it to the unions
9 for their review and approval as well. So first
10 up, I want to make sure we're okay with it before
11 we send it over to them.

12 MR. STEWART: Okay. Can we can we set
13 some kind of a deadline on that? I'd really like
14 to get that wrapped up. This has been going on
15 for like --

16 MS. BAEZ: It's a long --

17 MR. SERRANO: You want to do a month
18 from now?

19 MS. BAEZ: Yeah. Because it's a lot to
20 read.

21 MR. SERRANO: Do a month, okay. Yes.

22 MR. STEWART: Yes, Let's do a drop --

23 MS. KNICKERBOCKER: You want to do it at
24 the next workshop, have the discussion?

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2 MR. STEWART: Yes, please. Could we do
3 that?

4 MS. KNICKERBOCKER: Yeah, that'd be
5 great.

6 MR. STEWART: This way we get the ball
7 rolling. It's one less thing on our plate and we,
8 you know, [unintelligible] [00:23:01]. My other
9 item was I'd like to, you know, maybe at the next
10 workshop too discuss the need to form a
11 centennial committee. Before you know it we're
12 going to have our centennial year coming up and
13 I'd like to kick around as to how we want to
14 pursue forming a committee, you know, what types
15 of things we want to line up as to the way of
16 celebrating that year. I don't know if we want to
17 incorporate it throughout the calendar year or if
18 we just want to do one big celebration, but I'd
19 like to move forward on trying to form a
20 committee.

21 MS. KNICKERBOCKER: Okay.

22 MR. STEWART: That's all I have, Mayor.

23 MS. KNICKERBOCKER: All right, thank
24 you. Steve, what do you have for us?

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2 MR. LAKER: Yes, I again thank you for
3 attending the Westchester Municipal Planning
4 Federation. I was out of town for business but,
5 you know, in regards to it, I think it's a
6 testament to you know the implementation of the
7 C1-C2 overlay zoning and with the AMS project. So
8 I think you know that occurring 24 months ago I
9 think it's important that we recognize that the
10 project that's going on now was, was, you know,
11 one of the deciding factors in this, this award.
12 And I think the village should be proud of that.

13 Also tonight, I know in the town of
14 Cortlandt, there's a transit-oriented district
15 meeting. For anybody who's not aware that's a
16 district that they're planning around the
17 Cortlandt train station, so if anybody's
18 interested in keeping informed on that.

19 MR. STEWART: Is it posted on social
20 media?

21 MR. LAKER: It is, yeah. And then also
22 in the newsletter that was received, it was
23 mentioned about the dog licenses to go to the
24 town of Cortlandt, but I believe that was

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2 incorrect information. It should be the village
3 of Croton, right?

4 MS. KNICKERBOCKER: No. The license, it
5 all sits up there. The dog control Croton.

6 MR. LAKER: I thought that was the one
7 in Croton.

8 MS. KNICKERBOCKER: We were going to go
9 with dog control will be all up in Cortlandt but
10 we didn't.

11 MR. LAKER: Okay. And that's all I
12 have.

13 MS. KNICKERBOCKER: All right, thank
14 you. And, and with the transit-oriented district
15 I know they have an, an area that they're looking
16 at and also [unintelligible] [00:25:10] Falls
17 property there. How many units? Has anybody seen
18 how many units they're proposing?

19 MR. LAKER: They haven't shown any
20 proposals yet that I'm aware of.

21 MS. KNICKERBOCKER: Just curious, yeah.
22 Okay. Thank you. Awilda, what do you have for us?

23 MS. BAEZ: So in response to the
24 celebration that was had I believe you went

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2 Wednesday? It was Wednesday? Oh for the Cortlandt
3 Engine?

4 MS. BAEZ: For this.

5 MS. KNICKERBOCKER: Oh, for this, it was
6 Thursday.

7 MS. BAEZ: Thursday, Okay. I did not go
8 because I was not part of that process and I
9 thought that the individuals who should be there
10 were the ones who voted for the project and
11 defended it. I was not here at that time.
12 Secondly, I spoke to the chief in reference to
13 the dogs. And he said, because we had a resident
14 that was really worried about how dogs, stray
15 dogs, are rescued. He said they're not really
16 allowed to grab a dog and put the dog in their
17 truck or in their cars, because they don't have
18 accommodations for that. But he says that they
19 usually know who the dog belongs to. They, if the
20 dog is friendly, they look at the tag. And they
21 do try to support in capturing the dog. But the
22 resident was half right. They're not really
23 supposed to touch the dog, because if anything
24 happens to the dog or happens to them, then

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2 there's a bigger issue.

3 MS. KNICKERBOCKER: Liability.

4 MS. BAEZ: Absolutely, yeah.

5 MS. KNICKERBOCKER: Yeah. All right,
6 thank you. Anthony, what do you have for us this
7 evening?

8 MR. CAPICOTTI: A couple things, so
9 anyway getting back to George and the engineering
10 expense we're going to look into, I asked George
11 previously for -- my question about this whole
12 thing is it's a, it's a big number for the
13 engineering expense on that project. Is it
14 something that we should bid, that should go out
15 to bid? Or are we exclusively giving it to George
16 because he is our engineer and our consultant and
17 he does a great job at that plant.

18 MR. SERRANO: Mm-hmm.

19 MR. CAPICOTTI: But it is a big number
20 that is going to be involved with engineering
21 over there, because it is a tremendous amount of
22 work. So I don't know if we should consider
23 putting it out to bid for engineering firms to
24 come in and look into that or are we just

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2 exclusively just going to hand it over to George?

3 MR. SERRANO: So just an update on that,
4 he's going to be at the -- he wants to be at the
5 next workshop. He's gathering the data, so he can
6 provide the village what would an estimate cost
7 and at that point you have an idea what it would
8 be and then you can make a decision how you want
9 to move forward.

10 MR. CAPICOTTI: Yeah, that's going to be
11 a big number because there's a lot of work there
12 for engineering. And George is, is very well
13 trained in our plant. I get it. I get it. But it
14 is a big number, so it's going to be a big part
15 of our expenses there, so.

16 Another thing is I, I was a part of the
17 board that adopted the overlay C1-C2 district
18 and, and I did get an email from you and I
19 completely forgot about it. And I would have
20 liked to gone as well, you know. I, I also would
21 like to congratulate Sean Murray and Rich
22 Funchion, who also were a part of that adopting
23 that C1-C2. Because without that adoption, like
24 Steve said, we transitioned a little bit. We had

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to make an amendment to the, the overlay to accommodate for AMS. But that ball would have never got rolling if that process wasn't completed the way it was. So, all that were involved I have to commend them. And I, I wish I would have remembered because I would have liked to have gone. But there was, there was a few of us that were involved. And I'm glad that we did because the corridor, there is a lot of possibilities that can go on in that corridor because of that overlay adoption. So, I'm excited to see what comes out of it after this. But, anyway thank you, Mayor for going and, and representing us at the, at this event.

MS. KNICKERBOCKER: So yeah, I, I did mention the planning and zoning board chairmans, but yes, you're right. It was, it was you, it was myself it was Sean Murray, it was Rich Funchion and Nick Zachary were on the board. And we, you know, Anthony, we went back and forth on many things with that, especially the retail. But we, we did come to some type of a consensus in the end and --

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2 MR. CAPICOTTI: Well, the retail was a
3 big, big part of that.

4 MS. KNICKERBOCKER: Yeah.

5 MR. CAPICOTTI: And you know, it was a
6 little -- I'm glad that we agreed on it, but it
7 was hard to put it together.

8 MS. KNICKERBOCKER: Yeah. Okay, thank
9 you. Any comments from the floor? No. Okay. All
10 right. Are you sure?

11 MS. BAEZ: Eileen?

12 MS. KNICKERBOCKER: Is Eileen on this
13 evening? Or no?

14 MR. SERRANO: Oh, let me check. I don't
15 think we have anybody.

16 MS. KNICKERBOCKER: Yeah, okay. That's
17 all right. The weather's beautiful, people are
18 busy.

19 MR. SERRANO: Nope.

20 MS. KNICKERBOCKER: All right. All
21 right. So I'd like to make a motion to go into
22 executive session for negotiation, contractual
23 and personnel. Can I have a second?

24 MS. BAEZ: Second.

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MS. KNICKERBOCKER: All in favor

MULTIPLE: Aye.

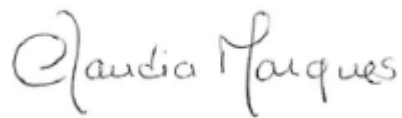
MS. KNICKERBOCKER: All right. Thank
you. Have a great Buchanan day.

(The public board meeting concluded at 7:30 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on June 3, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: June 24, 2025

GENEVAWORLDWIDE, INC

228 Park Ave S - PMB 27669

New York, NY 10003