

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

July 1, 2025

7:00 p.m. - 7:55 p.m.

July 1, 2025

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Awilda Baez, Trustee

Anthony Capicotti, Trustee

Steve Laker, 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

COMMENTS FROM THE FLOOR (agenda items only) SPEAKER:

Jean Rudy, 274 Craft Lane

COMMENTS FROM THE FLOOR SPEAKER:

Lisa Wenz, 206 Tate Avenue

Eileen Absenger, 138 Tate Avenue

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

3 MS. THERESA KNICKERBOCKER: Thank you
4 for coming to the July 1, 2025 Village of
5 Buchanan board meeting. Please join me in the
6 pledge of allegiance.

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

12 MS. KNICKERBOCKER: Okay. All right.
13 Thank you. Okay. So we, we had already opened up
14 the meeting and it was at 6:30. We had an exec
15 session. So now we will continue on to the
16 regular meeting. First on the agenda is the
17 approval of minutes, the May 27, 2025 special
18 meeting, also the workshop meeting and June 3,
19 2025 board meeting. I don't know if the board is
20 ready to vote on this yet. I have not -- we've
21 done something different now. We, these are our
22 minutes for the May 27th meeting. There's 103
23 pages and I have not had the opportunity to go
24 through it. But if the board is ready to vote on

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2 that, we could do that. We could move that
3 forward. If not, we could wait until the next
4 meeting. I'm going to leave that up to the board.

5 MR. STEVE LAKER: I skimmed through it.

6 MS. KNICKERBOCKER: Okay.

7 MR. LAKER: I believe it accurately
8 recorded the minutes for the meeting. I can't say
9 I read every --

10 MS. KNICKERBOCKER: Every page, 103
11 pages, it's like reading a book.

12 MR. DANILE STEWART: I'm in the same
13 boat as Steve.

14 MS. KNICKERBOCKER: Okay. All right.

15 MS. AWILDA BAEZ: It was a lot, but if
16 you want to wait, we can wait for the next
17 meeting so that you can read them.

18 MS. KNICKERBOCKER: Are you comfortable?

19 MS. BAEZ: It captured the essence of
20 the meeting, yes.

21 MS. KNICKERBOCKER: Okay. Anthony, are
22 you comfortable?

23 MR. ANTHONY CAPICOTTI: I'm perfectly
24 comfortable.

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2 MR. LAKER: And going forward, is it a
3 requirement to print them all or could we just
4 have them scanned in an email to us?

5 MR. SERRANO: Oh, I can scan them in an
6 email, no, that's not a problem at all. Yes.

7 MS. KNICKERBOCKER: Yeah. I was just
8 kidding.

9 MS. BAEZ: Paper reduction act.

10 MS. KNICKERBOCKER: Yeah. Yeah. I was
11 just kidding before the meeting, whatever
12 happened to the paper reduction act?

13 MR. SERRANO: Yeah.

14 MS. BAEZ: Okay, fine.

15 MS. KNICKERBOCKER: So, yeah. Okay. So,
16 I'd like to make a motion to approve the minutes
17 of May 27th special meeting and workshop and the
18 June 3rd board meeting. Can I have a second?

19 MR. LAKER: Second.

20 MS. KNICKERBOCKER: All in favor?

21 MULTIPLE: Aye.

22 MS. KNICKERBOCKER: Okay. Comments from
23 the floor, agenda items only, and let us remember
24 it's three minutes that we have for the, for the

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2 person to speak. I know there is someone here.

3 I'm not going to make you wait until the end of

4 the meeting. If there's -- would you like to

5 would you like to speak?

6 MS. JEAN RUDY: Yeah.

7 MS. KNICKERBOCKER: I'm not going to let

8 you wait for through the whole meeting. And just,

9 just --

10 MS. RUDY: Yeah.

11 MS. KNICKERBOCKER: -- just as a

12 reminder, three minutes.

13 MS. RUDY: Thank you.

14 MS. KNICKERBOCKER: Yeah, please come up

15 to the --

16 MR. SERRANO: Yeah, come up to the mic.

17 MS. KNICKERBOCKER: -- if you could come

18 up to the podium. Thank you.

19 MR. SERRANO: To the mic.

20 MS. KNICKERBOCKER: Take your time.

21 MS. RUDY: Okay. I have a couple

22 separate items. They're all pertaining to the

23 same thing.

24 MR. SERRANO: I'm sorry. Name and

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2 address for the record.

3 MS. RUDY: Oh, I'm sorry.

4 MR. SERRANO: Thank you.

5 MS. RUDY: Jean, J-E-A-N, last name R-U-
6 D-Y, 274 Craft Lane, Buchanan, 10511. I live on
7 the corner, I have lived there since my father
8 built the house in the early '50s. I'm not a fan
9 of Buchanan.

10 MR. SERRANO: I'm sorry, speak into the
11 mic.

12 MS. RUDY: Oh, I'm not a fan of Buchanan
13 even though I've lived here that long. They had
14 too many problems and nothing ever gets solved.
15 Nothing ever gets solved.

16 The one item I have now is something
17 that happened when my father was alive, way back
18 in the early '70s. He had problems getting out of
19 our driveway either in the garage or on the lawn
20 because of Con Edison. Whenever they did work on
21 Route 9, they were always on our property,
22 always. So my father came down to Buchanan with
23 one of my brothers, I think my brother from
24 Yorktown. He also worked for the state as a civil

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2 engineer. He came down and they -- somebody put
3 up a sign on the on the pole, telephone pole, in
4 front of the house which worked fine. It said --
5 it was a white sign with black letters, it said
6 no parking on this side. It was there from the
7 early '70s until about three years ago when Con
8 Edison was replacing all the tall poles for
9 longer, taller poles. And that they took that one
10 out, but they didn't put the sign back on.

11 I called here as usual and nothing was
12 done about it. That would have helped a lot if
13 that sign was there when the damned construction
14 started, because they had nothing but a bunch of
15 problems, those people. Every single day there's
16 a different problem. It's never without a
17 problem.

18 At the time -- and I also, and I think I
19 wrote it in the letter, that I never got one of
20 those legal notices, which was supposed to be
21 sent to the people who are concerned and in the
22 area. There's nobody more concerned and nearer
23 them than me. I didn't get that legal notice when
24 they first started. Somebody told me, didn't you

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2 get that? I said no. Somebody knocked on my door
3 and they also asked me, did I get it? I said no.

4 There were problems right from the
5 start. At the same time they started, I started
6 having people come to the house as helpers for me
7 and my then better half who just passed, who
8 recently passed away this year, May, May 2nd,
9 this past May 2nd. He used to go to the front
10 several times to meet the transporter for the
11 wheelchair. And one time he got scared out of his
12 life and so did the guy picking him up. He said
13 he went there and the truck is backing up never
14 looking what's behind him and almost hit the van
15 picking Mark up to get in the wheelchair to go to
16 the doctor. And after that he waited far away.
17 The guy never looked. They used to park halfway
18 down Route -- my street when they first started,
19 before the building was even started, when they
20 were taking dirt out of there apparently. That
21 was one problem.

22 And then when they first started, they
23 were parking in front of my driveway. It's a big
24 street and it's empty. Why they had to park

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directly in front of my -- a person with a common sense would know better than to park in that 20 feet. But not, not around here, they get dumb butts.

When I called here, I spoke to the administrator's office, not to him. And the guy who answered the phone relayed the message and said to me, he said to call the cops. I called the cop. The cop came, a female cop, and she said oh you shouldn't call me, you should have called the administrator. I said, well it seems like none of you know what to do. I called him, he tells me to call you and you're telling me to call. Apparently, nobody's doing what they should be doing in that office, which is nothing new. And so that that happened and nothing goes done about it.

And we had various problems, because we had people coming to help us that I hired starting in September. And that's basically when all the problems over there. And they, they were complaining about there's no place to park. These people are coming right at us when we were trying

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2 to drive and get out of the car. And I said, yep.
3 I said, they wanted me to call. I said well let's
4 do. Here's the number, why don't you call the
5 police? One woman wouldn't, actually would not
6 come back a second time to work. She said she was
7 petrified on that street. She says she never saw
8 a street as bad as this street, any place she
9 worked.

10 MS. KNICKERBOCKER: Jean, I'm, I'm
11 sorry. You have about another minute. I, I know
12 you have a lot to say.

13 MS. RUDY: Well, getting back to my, my
14 better half, he passed away on Friday, May 2nd. I
15 had a stroke three days later and was taken to
16 Carmel Hospital. His funeral was on May 9th.
17 Several weeks later, I'm trying to rest. I was to
18 told to try to get my blood pressure down. It's
19 kind of hard when you're sitting in your living
20 room trying to get better, drinking a cup of
21 coffee and a cup of cup of coffee shoots up in
22 the air because my house is shaking violently,
23 which has never shaken that bad in all the years
24 I've lived there. Not once, eight times I

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2 counted. And I called your building inspector.

3 Ha. He's no help at all.

4 Oh, before that happened, before that
5 happened, on Wednesday before that -- that
6 happened on a Friday, the, the house shuttering.
7 On Wednesday before that happened, I called
8 because they were cutting trees down. They were
9 landing on my property. There was no safety
10 measures and the guy said, we have approval. I
11 said, yeah, I can imagine.

12 Well, anyway, oh, on Thursday, when the
13 guy, the cop -- I called the cop, he said to me,
14 oh, you shouldn't call me. I guess you don't want
15 anybody to call anybody in Buchanan to solve a
16 problem. Then on Thursday, my helper came and she
17 was recently out of the hospital and she's got a
18 handicap sticker. She said she was afraid to get
19 out of the car. So the branches are coming in
20 front of her, branches are falling behind her and
21 then and they're laughing. And at presently she's
22 back in the hospital something different. But
23 anyway, I have a different person who doesn't
24 understand the mess over there either.

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2 And then -- that was Thursday she came.
3 On Friday is when the house shook eight times
4 around noontime. I'm supposed to be resting keep
5 my blood, blood pressure low. It's sky, went sky
6 high and I was in bed for the next three days.
7 Isn't that wonderful? A wonderful place I live
8 in. You can't even rest when you're sick.

9 There's a safety hazard there. There's a
10 health hazard there. And no one gives a damn in
11 this damn town. No one gives a damn. I've seen it
12 over and over again. And even people are asking
13 me, how can -- don't they do anything? I said,
14 no, they never do.

15 MS. KNICKERBOCKER: All right, Jean,
16 thank you. And I'm sorry.

17 MS. RUDY: Which cop am I supposed to
18 call?

19 MS. KNICKERBOCKER: Call the chief or --

20 MS. RUDY: Next time I call here and
21 say, you please call them. That's what I'm going
22 to do. And they -- I told them I was going to do
23 that. I just got this, this week.

24 MS. KNICKERBOCKER: All right. I'm sorry

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2 for your --

3 MS. RUDY: I can't get anybody to help
4 me with safety issues or health issues in this
5 town.

6 MS. KNICKERBOCKER: Well, call the chief
7 and then if you have any construction issues that
8 are going on, you could always call the
9 administrator also. And I'm sorry for your loss,
10 Jean. Okay. Any other comments from the floor?
11 No. Moving on to new business, we have a
12 resolution this evening for the reserve of
13 general funds. I do have a resolution for that.

14 Whereas a bond resolution was adopted by
15 the Board of Trustees of the Village of Buchanan,
16 located in the County of Westchester and the
17 State of New York, on April 1, 2025 for the
18 financing of the cost of the wastewater treatment
19 plant upgrades in and for the village's
20 wastewater plant.

21 Whereas the village hereby determines
22 that is in the public interest of the village to
23 authorize the financing of the cost of legal
24 counsel and fiscal services and other out-of

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pocket expenses for the project, including any applicable incidental costs related thereto at a total cost not to exceed \$50,002, all in accordance with the local finance law.

Now therefore it be resolved by the Board of Trustees of the Village of Buchanan and County of Westchester, State of New York as follows.

Money from the general fund, line A-1990.460 in the amount of \$50,002 shall be reserved for legal counsel and fiscal services for the project. And upon completion of the project, any remaining money reserved from the general fund shall be released and available for use in accordance with the local finance law.

So on the motion, can I have a second on this?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. The next is we're calling a public hearing for several items here. We are amending our code to comply with the

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DEC rules for permits for our wastewater plant. And so there's several things we have to change in our code. So, it's a motion to call for a public hearing on August 5th for Local Law Number 3, adding chapter 1.102 entitled Storm Water Illicit Discharge Detection, Local law Number 4, amending chapter 166 entitled Storm Water Management, Local Law Number 5 amending chapter 171 entitled Subdivision of Land and Local Law Number Six amending chapter 211 entitled Zoning.

So, our engineer was here, our village engineer was here last at our workshop and had a discussion about all these different things that we needed to put into the code to comply with the DEC. Any questions? I think George went through it pretty thoroughly.

MR. LAKER: Yes, he did.

MS. KNICKERBOCKER: Okay. All right, so I'd like to make a motion call for the public hearing on August 5th. Can I have a second?

MR. STEWART: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

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2 MS. KNICKERBOCKER: Okay. Thank you. The
3 next is a motion to call for public hearing also
4 on August 5th for Local Law Number Seven amending
5 the chapter 188 for senior exemptions. So, but at
6 the, at the public hearing, we'll discuss it
7 further. I think the maximum amount is, that a
8 person can make is 58,000. Anything over that,
9 they wouldn't be getting any type of an
10 exemption. But we'll go over that again also at
11 the, when we have the public hearing with that.
12 So, I'd like to make the motion scheduling the
13 public hearing. Can I have a second?

14 MR. STEWART: Second.

15 MS. KNICKERBOCKER: All in favor?

16 MULTIPLE: Aye.

17 MS. KNICKERBOCKER: The next is the
18 extension of the 2024 bid for sludge plant
19 removal for an additional year in Cook's
20 contract. It, it did have a a stipulation that if
21 we wanted to extend it at the same price, it
22 could be extended. So the board is going to
23 extend that today, because it's important to have
24 the sludge moved from the from the sewer

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treatment plant. I'd like to make a motion to extend the 2024 bid for sludge plant removal for an additional year. Can I have a second?

MR. STEWART: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Okay. Thank you. The next is a motion. We have some surplus items and as always, we really get our money's worth out of things and we're going to surplus and sell the Rosco Sta-Pac Roller, 1993, the Woodchuck chipper and the 1969 International tractor. So those, you know, like I said, we always get our money's worth out of our equipment. So I'd like to make a motion to deem the following items as surplus. The Rosco Sta-Pac roller, the 1993 Woodchuck wood chipper, and the 1969 International Ford tractor, can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye. Okay. Thank you. I've got a lot of paperwork here tonight. Okay, next is the justice reports for May 2025. One of the

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2 reports is 157, the other is \$1,218. Oh, and
3 there's another, \$5,937. Police report?

4 MS. BAEZ: Police reports they had 42
5 moving summons, 173 calls, and six parking
6 summons. They conducted 24 -- 27 property checks
7 and had 30 other complaints.

8 MS. KNICKERBOCKER: Okay, thank you.
9 Highway report.

10 MR. CAPICOTTI: Okay. So, let's get
11 something done in this village. Let's talk about
12 how much tons of garbage we took out, 112.17 tons
13 of household garbage, 3.0 tons of metal, and
14 seven TVs and two monitors. The highway
15 department painted lines in the street with their
16 new painter, their, their new mobile painter.
17 They put up the no parking signs from here to
18 corner. And I believe they were very busy getting
19 the pool ready for, for the summer.

20 MR. SERRANO: Mm-hmm.

21 MR. CAPICOTTI: We had a couple issues
22 with that. They did some crack sealing in the
23 tennis courts to get ready for camp and they're
24 keeping up with the village as usual.

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2 MS. KNICKERBOCKER: And you know, I
3 just, I want to add on to that. I don't know if
4 everybody's seen it, but out by the exit on Tate
5 Avenue there, they are -- they did a beautiful
6 job so far. I see the new planter being put
7 together. We had an old planter there. The wood
8 started to rot and I saw today they're working on
9 it. It looks great. Wastewater, treated
10 wastewater, 11 million gallons, sludge removal
11 110 and there was a West Westchester County
12 Department of Health inspection, no violations
13 reported. Building department?

14 MR. STEWART: So it looks like we had
15 one court, court appearance, 10 building permits
16 issued or reviewed, 11 inspections required for
17 newly issued permits and inspections on file for
18 permits and compliance inspections, 15.
19 Compliance [unintelligible] [00:18:37] issued
20 were 12, compliance inspections for resale or
21 refinance, three. Also the report on the internet
22 construction [unintelligible] [00:18:46] the
23 outside vendor is doing the inspections as
24 planned. And that's it.

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2 MS. KNICKERBOCKER: Thanks. Prosecutor's
3 report, none.

4 MR. SERRANO: Mayor, if I may on that
5 one just give the board an update on that one.
6 There's no report because the only pending case
7 is 300 Blakeley Avenue. There's a number of
8 violations on that property. The prosecutor and
9 Peter attended a court hearing. The property
10 owner did show up. The judge ordered the property
11 owner to let the building inspector into the
12 property to review everything. There was supposed
13 to be a meeting, I think, last week. The property
14 owner cancelled the meeting. The prosecutor has
15 been notified of that as well and if he doesn't
16 allow the building inspector in for, for the next
17 court proceeding, we're going to ask for the
18 judge to issue some kind of order to allow him
19 access into the property. So, that's the only
20 property really issue that's going on right now,
21 just to let you know. Thank you.

22 MS. KNICKERBOCKER: Good. All right.
23 Planning report for February 27th, received and
24 filed. Oh my goodness. So, give me a minute. All

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2 right. Just, I had sent to the board there's a
3 senior forum, Sustaining Seniors next, next week
4 from 9:30 to 11:30 at the Town of Cortlandt Hall.
5 It's sponsored by New York Presbyterian Hospital.
6 We will be putting that on Facebook letting the
7 seniors know. It seems like a really good program
8 for them. Also, the county, I know Steve you had
9 mentioned something about the Complete Streets.

10 MR. LAKER: Yes.

11 MS. KNICKERBOCKER: And the deadline for
12 that is September 19th, so maybe at the workshop
13 the board can discuss that. You've looked into
14 that, right?

15 MR. LAKER: I did look into it.

16 MS. KNICKERBOCKER: Okay.

17 MR. LAKER: I think Marcus had also
18 looked into it and spoke to the grant writer.

19 MR. SERRANO: Yeah, the grant writer. I
20 asked the grant writer if he's had experience
21 with it, if he has some ideas and come back to
22 the board with a report. So when I hear back from
23 the grant writer, I'll follow up with Steve.

24 MS. KNICKERBOCKER: Yeah, it's \$15

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2 million available from Westchester County and
3 it's prioritizing, prioritizing pedestrians. So,
4 thank you for bringing that up.

5 MR. SERRANO: Yeah, thanks.

6 MS. KNICKERBOCKER: The other thing is
7 you mentioned the Just Transition Reuse Plan.

8 MR. LAKER: Yeah, I wasn't sure if that
9 was applicable to us or not.

10 MR. SERRANO: Right.

11 MS. KNICKERBOCKER: I think we, we need
12 to discuss that further, if not have NYSERDA to
13 come in, who's sponsoring it. It's kind of it's
14 the way I looked at it, it's more for the gas
15 plants when they close. I don't know if nuclear
16 is included. But you have to be very careful
17 because what they're looking for is renewables.
18 So, they're looking for once you close a gas
19 plant, they're looking more for the renewables,
20 and that's something that's, that's I know the
21 antinuclear people want to put solar panels
22 there. But that would be a huge mistake to give
23 that property away and have it fenced in once
24 again just for solar.

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2 You see a lot in the paper about what's
3 going on with nuclear in New York, Albany, the
4 Albany area, they're looking toward, they're
5 using AI more and more now, there's electric
6 cars. I think they're still demanding in New York
7 State that by 2035 all vehicles will be electric.
8 So, not sure where they're getting all the
9 electric from, but, you know, that's not our
10 problem.

11 So what I'd like to do, and I will send
12 it to the board, I will get approval for the
13 letter, sending a letter to the governor
14 expressing our interest in having SMRs or nuclear
15 power back at Indian Point, it kind of makes
16 sense. We have all the infrastructure across the
17 street from there. I did speak to the governor in
18 February at the legislative conference and told
19 her where I was from and that we were very
20 interested in nuclear in Buchanan again. So, I
21 don't know. We've got to keep Buchanan on the
22 radar with the governor.

23 MR. SERRANO: Mayor, and the update on
24 that, as far as to let everybody know, if

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2 nobody's seen it, Three Mile Island is reopening.

3 MS. KNICKERBOCKER: Yes.

4 MR. SERRANO: For Microsoft is actually
5 purchasing most of the electricity for their data
6 center. So even, even Three Mile Island that had
7 a meltdown is reopening. And we had no incidents
8 here and they're not considering reopening here.
9 So it's very interesting how nuclear plants are
10 reopening all over again.

11 MS. KNICKERBOCKER: Well, you know how
12 we had a very strong antinuclear group here and
13 we had a governor at the time that was determined
14 to close down Indian Point, and he did succeed
15 with that. So, you know, it's a long road ahead.
16 The SMRs don't go commercially until 2030, but
17 that's our only opportunity at this point are the
18 SMRs. And I've said before, unit two and three
19 are too far gone in the decommissioning. They
20 have segmented the core of the the two -- unit
21 two and unit three is where the reactor was and
22 they segmented it and they cut that up underwater
23 and that's pretty far gone at this point. So, we
24 can't restart like they are out in the Midwest.

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2 So, our only opportunity will be SMRs going
3 forward.

4 I want to thank the highway department
5 also, the flags in front of the Village Hall.
6 They have figured out how to put them in the
7 ground so that they're not falling all over. So,
8 they did a great job. I'd like to see, and we
9 discussed this before, a field of flags for
10 Veterans Day. And I know Dan, you mentioned
11 something, you wanted to be involved in that.

12 MR. STEWART: Yes.

13 MS. KNICKERBOCKER: So what we need to
14 do, we need to find, ask around, plaques. So the
15 flags will be there and then we need to find a
16 company that will produce plaques with the
17 veteran's name and their year of service and what
18 branch of service they were in. And then on
19 different holidays like Memorial Day, July 4th,
20 Veterans Day, whatever holidays we want to put
21 those out, we can have a field of flags where the
22 -- right next to Village Hall where the gazebo
23 is, in that area. So Dan, I will keep you in the
24 loop on that.

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2 Okay. Let's see what else, a lot going
3 on, lot going on. So the next, the next workshop
4 I'd like to have a discussion with the board. I'm
5 going to try to meet with the rec committee
6 before that, a discussion on the Lent's Cove
7 field and also possible we've discussed all this
8 before, and possible playground, installing
9 another playground or upgrading the playground
10 behind the highway or food for thought, maybe
11 something at Lent's Cove. But that's something
12 we'll have a discussion about.

13 And the only other thing I have is Happy
14 Birthday, America And remember why we celebrate
15 this holiday. It's celebrating our wonderful and
16 great country. And also I want to mention to the
17 residents, we do this every year, for those that
18 don't want to go into Peekskill to see the
19 fireworks, a lot of us meet over at Lent's Cove
20 and we can see the fireworks pretty well over
21 there, the Peekskill fireworks. So, anybody that
22 wants to come, come on over and enjoy the
23 fireworks from there. Anthony, what do you have
24 for us tonight?

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2 MR. CAPICOTTI: Well, not much. Just
3 Happy 4th of July, everybody and yes, there is a
4 Peekskill Fireworks show. Eileen, there you have
5 it.

6 MS. KNICKERBOCKER: What time, what time
7 does it start?

8 MR. CAPICOTTI: It's a good question.

9 MS. KNICKERBOCKER: When it gets dark,
10 right?

11 MR. SERRANO: Dark, 9:00 o'clock. About
12 9:00 o'clock.

13 MR. CAPICOTTI: When I'm ready. How
14 about that?

15 MS. KNICKERBOCKER: Okay, there you go.

16 MR. CAPICOTTI: No, it's, it's scheduled
17 for 9:15 I believe. The other things I have we,
18 we've discussed the, the circle with the, with the
19 wall and everything. I don't know if we want to
20 get into that now. It's not a big deal. You, you
21 reached out to your contractor friend.

22 MR. SERRANO: Yeah.

23 MR. CAPICOTTI: He actually reached out
24 to me today. You sent me some pictures of

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2 original construction, some pictures of -- just
3 so everybody knows what's going on out there. I
4 mean, I see, I didn't realize this was in depth
5 already. There's some excavation, hand excavation
6 behind the wall. We're trying to repair drainage.
7 Is that what's going on?

8 MR. SERRANO: Right. Correct.

9 MR. CAPICOTTI: Okay. Initially I
10 thought there was drainage already in the
11 original application of the, the construction.
12 There is not. And there's not in anything that
13 was approved by George. So I was told there was,
14 and there's not. It doesn't show it on the
15 drawing. It doesn't show it in the specs. It
16 doesn't show it in the bid sheet. So I don't know
17 if it's there or not. And I recommend that if you
18 want to go forward and the board wants to go
19 forward with this, that before we spend a ton of
20 money figuring out what was done and what wasn't
21 done, that maybe our DPW does some exploratory
22 excavation out there and figures this out on our
23 own. Because I mean it's just going to add up as
24 we go along. And I think the wall's integrity

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2 looks pretty decent at this time. But we need to
3 figure out so we can get some, some life out of
4 it, we need to figure out how to keep it that
5 way. Other than that, I don't have much, I just,
6 Happy Fourth of July.

7 MS. BAEZ: You had enough.

8 MR. CAPICOTTI: I had enough, yeah.

9 MS. KNICKERBOCKER: Awilda, what do you
10 have for us?

11 MS. BAEZ: On that note, Happy 4th of
12 July to everyone. I'd also like to share that I
13 am conducting ESL classes via Zoom on Mondays so,
14 if you know of anyone who's looking to learn
15 English as a second language, it is completely
16 free. All they have to do is email me at the
17 board's address. Thank you. Oh, and I wish all
18 the students a happy and safe and productive
19 summer.

20 MS. KNICKERBOCKER: Did the lights just
21 blink?

22 MS. BAEZ: Yes.

23 MS. KNICKERBOCKER: Okay. We're having a
24 thunderstorm right now.

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2 MS. BAEZ: There's lightning.

3 MS. KNICKERBOCKER: Yeah. Steve, what do
4 you have for us tonight?

5 MR. LAKER: Not much as well. Camp did
6 open up here in the village yesterday. So if
7 anybody's driving in that area during drop off or
8 pickup, just make sure you take a little extra
9 time, a little extra patience. And I wish
10 everybody Happy 4th.

11 MS. KNICKERBOCKER: Thanks, Steve. Dan,
12 what do you have?

13 MR. STEWART: Again, just Happy 4th of
14 July to everyone. Just to reiterate, I was
15 talking to Cindy, she was saying that we did get
16 a couple volunteers for the Centennial Committee.
17 So, anybody that's interested and I know we're,
18 you know, two, three years out, but it comes
19 quick, so the more the better. So, again, if
20 you'd have an interest in trying to help us with
21 the Centennial Celebration Committee, please,
22 contact you, Cindy? Contact Cindy in the office
23 and she'll take your name and contact
24 information.

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2 Just to reiterate on what the mayor had
3 said in relation to bringing nuclear back to
4 Buchanan, I would be 1,000 percent for it. And as
5 far as I'm concerned, when you look at the, the
6 agreement for the decommissioning, they breached
7 the agreement in my opinion. Okay. So, I think
8 we, I think we should push the envelope a little
9 bit on this and, and see what we can, see what we
10 can come up with. AI is big. Everybody's --
11 there's a need for electricity. Like you said,
12 there's infrastructure right there. You know, I
13 don't know if we form some kind of exploratory
14 committee or whatever, but I'm all for that.

15 MS. KNICKERBOCKER: Yeah. I think, you
16 know, the first step is sending a letter to the
17 governor and maybe our local elected officials
18 who have not been overly supportive. I'll just be
19 -- I'll just say that. But yeah, it's they have,
20 I think it's going to play out in court. I know
21 Altec has them in court. I think it's going to
22 play out in court, the breach of the agreement.
23 So, and we just have to wait for that. Hopefully,
24 it's soon. Hopefully, well, it might be a couple

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years yet. Who knows? Stephanie knows the whole court system and that whole adventure.

I did forget one thing, trying to keep everybody in the loop. There's a law firm that was hired and this was discussed at the meeting, Westchester Municipal Consortium. So, we're part of that. And this is with the Con Ed rate case. So most of the communities in Westchester County joined in to hire an attorney to fight the increases, and there will be hearings in front of the public service, well the Public Service Commission. There's a process.

But some of the talking points, we got a memo just today, is so people, people who go to the public hearings, here are some of the talking points you should be using. Emphasize how high Con Edison rates are compared to rates charged in neighboring counties, raise questions about whether they might be charged more than their neighboring counties. Con Edison's rates are largely based upon the high cost of operating in New York City and emphasizing how the rates have been increasing much faster than the overall cost

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of living, inflation, the inflation rate. Con Edison's capital expenditures for electricity, electric reliability improvements are virtually all within New York City and Westchester County is going to be picking up that expense if this goes through. They should look -- the commission should look hard, long and hard at whether Westchester rates should be adjusted due to the disparity in investments and reliability of service.

So some interesting, interesting things here. The proposed increase, their request is \$1.6 billion revenue increase, 11.4 percent. Inflation rate versus the rate increases 2025 and that was, the rate increase was 33.8 percent or more than double digits than the GDP or CPI inflation percentages.

The next one, the 2026-2028 Con Ed proposes an electric rate cumulative increase of 37 percent for residential delivery customers or 27.2 percent of the total bill. So, you you can kind of understand why all the municipalities got together. The rates are high as it is. If they

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get these exorbitant rate increases, that's going to be a whole other, whole other problem.

Con Edison's rates are the highest of any regulated utility in New York State and Con Edison's rates are in the top 10 percent nationally. Manhattan, 100 percent of Manhattan's infrastructure is underground, so it increases the reliability of course. Over 80 percent of all of New York City is underground. In contrast, Westchester County's 70 percent of transmission and distribution is aerial.

So, I just want to make a few more points here. Okay. New York City is being a driving force, a driving force in the higher rates for Westchester, as compared to surrounding communities. It's time for the PSC to take a close look at the extent to which Westchester customers high rates compared to New York, neighboring New York State utilities stems from subsidizing New York City residents. As it has been over 15 years since this issue was last raised, the PSC should -- the Public Service Commission should direct Con Edison to undertake

1 July 1, 2025

2 a study that segregates the cost of serving New
3 York City customers from Westchester customers.

4 So, this goes on and next Tuesday, July
5 8th, there's a public comment period. If anybody
6 wants more information or these talking points,
7 please contact me. I will, I will email it to
8 you. So they're going to have a public comment
9 proposed on the Con Ed rate changes at the
10 Cortlandt Town Hall on Tuesday, July 8th at 1:00
11 p.m. and 6:00 p.m. and if you feel like going
12 down to the county center, on July 9th from 1:00
13 p.m. to 6:00 p.m. So anybody that has an interest
14 in commenting, I also believe you can submit that
15 by email, too. So that's all I have. Lot going
16 on. It's the beginning of summer and just lots of
17 stuff going on. Stephanie, do you have anything
18 for us this evening?

19 MS. STEPHANIE PORTEUS: I don't.

20 MS. KNICKERBOCKER: Okay, Marcus, what
21 do you have for us?

22 MR. SERRANO: Just to let the board
23 know, we just got informed from Con Edison, they
24 want to replace a gas line on Third Street, from

1 July 1, 2025

2 Henry to Tate, the entire --

3 MS. KNICKERBOCKER: That whole line?

4 MR. SERRANO: Correct.

5 MS. KNICKERBOCKER: The whole --

6 MR. SERRANO: The whole gas line was to
7 be replaced. So, one thing I want to ask and it
8 might be question for Anthony. For them to
9 repave, should we consider --

10 MR. CAPICOTTI: [unintelligible]
11 [00:36:29].

12 MR. SERRANO: Well, our standard says
13 it'll be up to the center line. Our standard, the
14 center line, they have to curb the curb. So, I'm
15 saying do they end the right side of the lane,
16 the question would be, should we ask them to give
17 us the money for repaving and we repave the
18 entire road? That's an option.

19 MR. CAPICOTTI: What are they giving you
20 now?

21 MR. SERRANO: I mean, I haven't had that
22 discussion with them.

23 MR. CAPICOTTI: I would ask them to do
24 curb to curb because their restoration crew will

1 July 1, 2025

2 come in and do it.

3 MR. SERRANO: Right. Okay.

4 MR. CAPICOTTI: So, I would --

5 MS. KNICKERBOCKER: So, but we have to
6 change, we have to change our standard going --

7 MR. SERRANO: Yeah. Our standard is that
8 --

9 MR. CAPICOTTI: What's the location of
10 the main?

11 MR. SERRANO: I don't know yet. Well,
12 that's pretty much going to --

13 MR. SERRANO: That's the first email I
14 received.

15 MS. KNICKERBOCKER: Well, it' be good if
16 it was right in the middle.

17 MR. SERRANO: Yes, they have to do the
18 curb to curb.

19 MS. KNICKERBOCKER: And that takes care
20 of the problem.

21 MR. STEWART: Yeah. So, I -- I want to
22 ask you, if it's on right hand side or left hand
23 side of the lane, don't have to go to the center
24 lane, then -- I've done it before, we can ask

1 July 1, 2025

2 them to give us the money and then we hire a
3 contractor for the entire road from curb to curb
4 as an option.

5 MS. BAEZ: Well, what does the rest of
6 the board think also? You know.

7 MR. SERRANO: Yeah.

8 MR. CAPICOTTI: I would, I would --

9 MS. KNICKERBOCKER: I understand what
10 Anthony's saying, you're right. Go curb to curb.

11 MR. SERRANO: Yeah.

12 MR. CAPICOTTI: I would, before you
13 issued a permit, ask for curb to curb.

14 MR. SERRANO: Okay.

15 MS. KNICKERBOCKER: But also, George is
16 going to have to change the standards.

17 MR. SERRANO: Correct?

18 MS. KNICKERBOCKER: Put that in.

19 MR. CAPICOTTI: Every municipality in
20 this area goes curb to curb.

21 MR. SERRANO: Okay.

22 MR. CAPICOTTI: And it just, it goes off
23 the location of the main.

24 MR. SERRANO: Yes.

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2 MR. CAPICOTTI: I mean, not everyone
3 depending on the amount of work that's done, but
4 I think it goes by linear foot. So --

5 MR. SERRANO: Okay.

6 MR. CAPICOTTI: -- have a discussion
7 with them.

8 MR. SERRANO: Yeah, yeah.

9 MR. CAPICOTTI: Either way to get it
10 from them, then get it.

11 MR. SERRANO: Yeah. They haven't started
12 -- they haven't given us the timeline yet. But I
13 just wanted let you know I just got the email
14 today.

15 MS. KNICKERBOCKER: You know, and that's
16 one of the streets I think going forward that we
17 have to repave. So, it's like perfect timing that
18 they're repairing that before we do the street
19 and then they rip the street up.

20 MR. SERRANO: Right, exactly.

21 MS. KNICKERBOCKER: you know, that makes
22 me crazy.

23 MR. SERRANO: Yeah.

24 MS. KNICKERBOCKER: But a lot of things

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2 make me crazy anymore. But that's one of them
3 that just like why did we just pave that street?
4 So that might be a street next spring we could
5 do. So that is an option also to get the money
6 and then keep it and use it for that street. But
7 if they can do curb to curb, I think I think
8 we're all in agreement with that with that.

9 MR. SERRANO: Absolutely.

10 MR. CAPICOTTI: Well, they're going to
11 do temporary restoration, which is going to be,
12 ultimately going to be an issue.

13 MR. SERRANO: Mm-hmm. Right.

14 MR. CAPICOTTI: So let the restoration
15 crew come in and do the restoration the right
16 way.

17 MR. SERRANO: Right. Okay.

18 MR. CAPICOTTI: And which would be curb
19 to curb.

20 MR. SERRANO: Gotcha, okay.

21 MR. CAPICOTTI: Because temporary
22 restoration is going to settle over the winter.
23 And we're going to have to deal with it --

24 MR. SERRANO: Then.

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2 MR. CAPICOTTI: If we wait until the
3 spring, then you're going to have potholes
4 everywhere.

5 MR. SERRANO: Right, gotcha. Okay.

6 MS. KNICKERBOCKER: And speaking of Con
7 Edison, I see on Second Street that has still not
8 -- they have not restored that.

9 MR. SERRANO: Yeah, Randy and myself
10 have sent emails to Con Edison about that,
11 council. They said they're going to get on it.
12 I'm still waiting for them to come to it and it's
13 been a while, yes.

14 MS. BAEZ: Isn't that their, their logo?

15 MR. SERRANO: We're on it.

16 MS. BAEZ: We're on it.

17 MR. SERRANO: Yep.

18 MR. CAPICOTTI: And that was a repair of
19 what? A gas service?

20 MR. SERRANO: For a gas service years
21 ago, yes. And it has settled over time.

22 MR. CAPICOTTI: And moving forward, the,
23 the standards like Theresa said, maybe we should
24 look into changing that before issuing any more

1 July 1, 2025

2 permits.

3 MR. SERRANO: Mm-hmm. Okay.

4 MS. KNICKERBOCKER: [unintelligible]

5 [00:39:20]

6 MR. SERRANO: Okay.

7 MS. KNICKERBOCKER: Any comments from
8 the floor. Okay.

9 MS. LISA WENZ: Lisa Wenz, 206 Kate
10 Avenue.

11 MS. BAEZ: Talk more into the mic.

12 MS. WENZ: Is that better?

13 MR. SERRANO: Yes.

14 MS. WENZ: Yeah. I watched the workshop
15 meeting last week and it was kind of a lively
16 discussion. Will the building company that's
17 proposing come back so that the public can ask
18 them questions about that? Will that be
19 happening?

20 MS. KNICKERBOCKER: I don't see why not.
21 Yeah, I don't see why not, because the public
22 really didn't know. It wasn't really advertised a
23 lot. And I think, you know, the public should
24 have the opportunity to -- we all think they

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2 should have the opportunity to do that.

3 MS. WENZ: Okay.

4 MS. KNICKERBOCKER: So, we could
5 schedule that for the workshop if they would come
6 in and do another presentation because now people
7 will be aware that there is a project that's
8 being considered.

9 MR. CAPICOTTI: Marcus, did they did
10 they ask? Are they moving forward? Did they ask
11 for any kind of approvals or anything like to
12 move forward?

13 MR. LAKER: [unintelligible] [00:40:36]
14 application.

15 MR. SERRANO: Yeah, they, they wanted to
16 see if the Village Board was open for them to
17 apply for the application which require public
18 hearings and have discussions. So, does the board
19 interest and allow them to move forward with an
20 application?

21 MS. KNICKERBOCKER: I didn't even know
22 they submitted an application.

23 MR. SERRANO: No, no, no. They have
24 committed -- no, no, no, no.

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MS. KNICKERBOCKER: I, just I thought --

MR. LAKER: No, no, I said that's what I was questioning. Did they submit an application?

MR. SERRANO: No, no.

MR. LAKER: And I don't think they did.

MR. SERRANO: Yeah. Their concern is they don't want to submit the application if the board is not interested in listening to any kind of proposal. So that's, that's, that's what they were saying. I know we were supposed to talk amongst ourselves. Would the board -- I don't know, would, would that be an exec session?

MR. CAPICOTTI: I believe [unintelligible] [00:41:12], right?

MS. KNICKERBOCKER: Would that be an exec session thing?

MR. SERRANO: No. No.

MS. KNICKERBOCKER: Or can we have that discussion -- Can we have that discussion in public?

MR. SERRANO: It's not le-, yeah, public. Yeah, yeah.

MS. KNICKERBOCKER: So then I guess the

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2 question now is, is the board interested in
3 moving forward with this to have them --

4 MR. SERRANO: Apply.

5 MS. KNICKERBOCKER: -- submit an
6 application?

7 MR. SERRANO: Correct.

8 MS. BAEZ: Does an application mean that
9 we're bound --

10 MR. SERRANO: No.

11 MS. BAEZ: -- to the project?

12 MR. SERRANO: No. Absolutely not.

13 MS. BAEZ: What's the point of the
14 application for those that do not know?

15 MR. SERRANO: The application would then
16 be to provide studies in regards to some of the
17 questions were raised at the last meeting.
18 Environmental, they'll be an escrow -- they
19 provide escrow already for example, but they
20 they'll do environmental assessment form that are
21 required by the state to do that. They'll look at
22 the wetlands, they'll look at the steep slopes,
23 they'll do a zoning text amendment, what zoning
24 they would need. And then the board can decide to

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2 decide if they want to move forward with a zoning
3 text amendment or not. And that would be a couple
4 months and then if you want to move forward with
5 that, there'll be a public hearing process as
6 well so the public can raise comments as well.

7 MS. BAEZ: So with the application,
8 we'll have more information?

9 MR. SERRANO: A lot more information.

10 MS. BAEZ: And then we can make an
11 informed decision.

12 MR. SERRANO: Correct. And probably have
13 a better --

14 MS. BAEZ: So, I'm in favor of that.

15 MR. SERRANO: Yeah.

16 MS. BAEZ: I'm in favor of that.

17 MR. SERRANO: And the public will have
18 opportunity to discuss anything in the public
19 hearing.

20 MR. LAKER: Exactly.

21 MR. SERRANO: Steve, Steve's the expert
22 on this. So, Steve, whatever I missed.

23 MR. LAKER: No, no, you laid it out
24 perfectly. I think, you know, they're open to

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2 submit an application. If they want to submit an
3 application, then it would be before us. Then
4 they would come before us. What you heard last
5 week was just a preliminary discussion. They did
6 come before the board previously. We did meet
7 with them in executive session. We did hear their
8 presentation and the board felt like we should
9 bring this before the public and let the public
10 hear. Now the public has heard. It's up to them
11 whether they would like to submit an application
12 or not.

13 MR. SERRANO: And if I, if I may too,
14 just for the public and for us to understand the
15 reason why executive session, there was also a
16 discussion of selling public land, which is the
17 village land. So the question be is if village,
18 if the Village Board is also interested in moving
19 forward with the potential sale of the village
20 land or not go with the village sale and just go
21 with the property on Broadway. So that it's, it's
22 really a little bit more complicated than that.

23 MR. LAKER: Right.

24 MR. SERRANO: So if they wanted to move

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2 forward on both of them --

3 MR. LAKER: The group discussed both a
4 parcel on Broadway that's privately owned, as
5 well as a parcel on Blakeley Avenue that's owned
6 by the village that would have to be sold to them
7 by the village. So that's the reason for the
8 executive.

9 MS. WENZ: I just like to hear more
10 about it before I make a decision.

11 MR. LAKER: Sure. I think that's --

12 MS. BAEZ: That's fair enough.

13 MR. SERRANO: Yeah.

14 MS. WENZ: And as far as traffic goes,
15 when Indian Point I didn't live here when Indian
16 Point was in full swing. There was a lot more
17 traffic along that area. So it wouldn't really be
18 -- it may be a change from right now, but it
19 wouldn't be a change from maybe eight years ago?

20 MR. SERRANO: Theresa, how many
21 employees were there? You know that?

22 MS. BAEZ: There were a thousand
23 employees.

24 MS. KNICKERBOCKER: So there were three

1 July 1, 2025

2 shifts.

3 MS. WENZ: Right.

4 MS. BAEZ: So.

5 MR. STEWART: Well that's like 9A
6 corridor too when VA was fully functional, it was
7 you know.

8 MS. WENZ: Right.

9 MS. KNICKERBOCKER: The VA and the
10 factory, I think you were, you were young and
11 you're old enough Dan, the factory Tensolite.

12 MS. WENZ: And my other question is the
13 cell phone tower, is there any movement on that?

14 MR. SERRANO: Yeah interesting, I also
15 forgot to bring that up too. The company that the
16 village has negotiations with, they said they did
17 a site survey a couple weeks ago. I forgot to let
18 the board know as well. So, they did a sight
19 survey to see what the location of the tower
20 would be, which would be behind the baseball
21 field, per se, in the back. And this they're
22 negotiations with a carrier. They have to have a
23 signed agreement with a carrier in order to come
24 in front of the Village Board for a site plan

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2 approval and review. So, as soon as one of the
3 carriers signs up, they'll be coming in front of
4 the Village Board.

5 MS. WENZ: Okay. Because I'm really
6 having trouble with my cell phone.

7 MR. SERRANO: You're not the only one.

8 MS. WENZ: I know. I know. Me, too. You
9 know, I talk on my phone and I lose people.

10 MR. SERRANO: You too, yes.

11 MR. LAKER: I just had it today working
12 from home. I, all of a sudden, I just lose the
13 call. It's

14 MS. WENZ: And lately my internet hasn't
15 even been kind [unintelligible] [00:45:08].

16 MR. SERRANO: Yeah? If you, do have you
17 have Wi-Fi at home?

18 MS. WENZ: Yeah.

19 MR. SERRANO: Make sure you put Wi-Fi
20 calling on your phone. That would improve it.

21 MS. WENZ: I do that and it's still --

22 MR. SERRANO: And it's still bad.

23 MR. SERRANO: Oh my god. Okay.

24 MS. KNICKERBOCKER: You know, I thank

1 July 1, 2025

2 you. Is there anything else? I'm sorry. I just
3 wanted to comment on that because the other
4 company, didn't we have three carriers on there.
5 So, it should be the same three carriers working
6 with this new cell phone company, new cell tower.

7 MR. SERRANO: Absolutely. Absolutely.
8 They're trying to --

9 MS. KNICKERBOCKER: So, hopefully we
10 should have an answer quickly --

11 MR. SERRANO: Yeah, exactly. That's what
12 we're hoping for exactly. I'm hoping for it too.
13 Absolutely.

14 MR. LAKER: The sooner, the better we,
15 we get the tower up.

16 MR. SERRANO: Mm-hmm.

17 MS. KNICKERBOCKER: Any other comments
18 from the floor? No. All right. I'd like to make a
19 motion to close the meeting. Can I have a second?

20 MR. CAPICOTTI: Can I have a -- can I
21 just make a statement, please?

22 MS. KNICKERBOCKER: Sure, go ahead.

23 MR. CAPICOTTI: Where are we? Where are
24 we with this, with this building? I mean, we

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2 didn't vote. You asked where we were.

3 MR. SERRANO: Yeah.

4 MR. CAPICOTTI: Do you want us to move
5 forward or do you want --

6 MS. KNICKERBOCKER: Do we just say we're
7 we're okay --

8 MR. SERRANO: So with the application.

9 MS. KNICKERBOCKER: Do you need to do a
10 vote for the application? I mean anybody --

11 MR. CAPICOTTI: I don't know if we need
12 to vote or not.

13 MR. SERRANO: No.

14 MS. KNICKERBOCKER: Anybody, anybody can
15 apply, you know?

16 MR. SERRANO: Exactly.

17 MS. KNICKERBOCKER: But what is, you
18 know, the consensus of the board? Is that what
19 you're looking for?

20 MR. CAPICOTTI: That's what I'm looking
21 for. I don't want to vote. We don't need a vote.

22 MR. SERRANO: Right.

23 MR. CAPICOTTI: But I want to know where
24 we are with this. I mean, Awilda reacted I'm will

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2 I the EAF and everything, all the information. I
3 want to see the data. I want to see where we
4 fall. I'm just as interested as Awilda.

5 MS. BAEZ: Yeah.

6 MS. KNICKERBOCKER: Anybody else? So
7 then I guess they could submit the application
8 and get more information and the public can
9 participate in those meetings and understand.

10 MR. SERRANO: Right.

11 MS. KNICKERBOCKER: You know, the
12 different things that go involved with this
13 development.

14 MR. SERRANO: On a separate topic, it
15 might be executive. Are you interested in selling
16 the village property? Should we tell them keep
17 that not to move forward? Well, that would be a
18 separate study.

19 MS. KNICKERBOCKER: I don't think we
20 need to be I don't think we need to go into
21 executive session with that. There's no terms
22 being discussed or --

23 MR. SERRANO: Right. Do you want them to
24 stay or anything like that? That's what I'm

1 July 1, 2025

2 trying to say to you, study both?

3 MS. PORTEUS: Blakeley?

4 MR. SERRANO: That's Blakeley.

5 MS. KNICKERBOCKER: Albany Post Road.

6 MS. PORTEUS: [unintelligible]

7 [00:47:05] contract for that land with the same
8 person.

9 MR. SERRANO: No, it'll be a different
10 company.

11 MS. PORTEUS: So I mean it'll just be
12 fill in the terms.

13 MR. SERRANO: No, I understand yeah.
14 They're not interested in it.

15 MS. KNICKERBOCKER: So there's another
16 project on Albany Post Road as you're coming into
17 the village under the bridge on the right hand
18 side. The village owns that property.

19 [CROSSTALK]

20 MR. SERRANO: Yeah.

21 MS. KNICKERBOCKER: Right. Yeah. Just
22 for those that weren't aware of, you know.

23 MR. SERRANO: Yeah. So, I'm asking
24 Village Board if you're interested in them

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2 studying that as well or just or just the
3 Broadway property.

4 MR. CAPICOTTI: But that's part of the
5 deal. So, why not study both of them?

6 MR. SERRANO: That's what they wanted to
7 make sure. They don't want to go go off beyond
8 what the board would like them to do.

9 MR. CAPICOTTI: Well, that's what they
10 presented to us that that's what they would like
11 to do. So, I would assume that they would want to
12 do it anyway.

13 MR. SERRANO: Correct. Correct. Yeah.

14 MS. BAEZ: They just want to hear it
15 from us.

16 MR. SERRANO: Yeah. But you don't want
17 to sell the property, then they don't want to
18 even study it. That's, that's the reason why.

19 MR. LAKER: I do want to -- not consider
20 selling the property.

21 MR. CAPICOTTI: I don't think that's
22 even a question.

23 MR. SERRANO: Okay, cool. Okay.

24 MR. LAKER: I mean, it's, it's for sale.

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2 They can put their offer in and, and their plans
3 and do the formal process and go through the
4 process.

5 MR. SERRANO: Okay. Perfect. Thank you
6 so much.

7 MS. KNICKERBOCKER: So, any other
8 comments from the floor? Any other comments from
9 the board? Oh.

10 MS. EILEEN ABSENGER: I'm Eileen. Now
11 that you brought this project up, who's going to
12 be the board that oversees this? Is the Village
13 Board going to take this over like they did with
14 AMS or is it going to the planning board?

15 MS. KNICKERBOCKER: I will tell you
16 personally my thoughts. Sean Murray and I were
17 the two board members at the time that felt that
18 the planning board should take over the project.
19 Eileen, you know, I know you're on the planning
20 board. The planning board is trained, has
21 experience, you go to conferences. We do not get
22 that involved in planning. So once again, I would
23 like to see it go to the planning board and go
24 through the process that way.

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2 MS. ABSENGER: I'd like to take a poll
3 of each of you.

4 MR. LAKER: I don't think a poll is not
5 --

6 MS. KNICKERBOCKER: Well, you could ask
7 person.

8 MS. ABSENGER: What do you want?

9 MR. LAKER: I, I would like to just
10 first clarify something. With the AMS project,
11 they required a text amendment, a zone text
12 amendment.

13 MR. SERRANO: Correct.

14 MR. LAKER: The only authorizing body
15 that is allowed to make that change is the, the
16 Village Board. In that process, the applicant
17 then was referred back to the planning board for
18 review and comments. They were before the
19 planning board several months and the planning
20 board had time to review the project, provide
21 comments and bring it back to the Village Board.
22 So, it was almost, you know, it was the apple,
23 you know, two bites of the apple. So, not only
24 did the Village Board have time to review it and

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2 the public had time to review it before that
3 board, it also went before the planning board.

4 MS. ABSENGER: But ultimately, you had
5 the final say.

6 MR. LAKER: We had the final say, but it
7 --

8 MS. ABSENGER: It was only a
9 recommendation. That was all it was.

10 MR. LAKER: Right.

11 MS. ABSENGER: Any authorization from
12 the planning board was taken away from us. And I
13 know that there are people on the planning board
14 right now that are worried about this. They're
15 looking at you and I'm getting a feeling that you
16 want this project in your purview, not the
17 planning board. You'll ask for a recommendation
18 again, but it, it just feels that way.

19 MR. LAKER: But the planning board --

20 MR. CAPICOTTI: Absolutely not.

21 MR. LAKER: Give me -- in the AMS
22 project --

23 MR. CAPICOTTI: Absolutely not.

24 MR. LAKER: -- the planning board had

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2 ample time to review to comment, and the
3 applicant went before the planning board for
4 several months.

5 MS. ABSENGER: Oh yeah, I'm not
6 disputing that, Steve.

7 MR. LAKER: So nobody --

8 MS. ABSENGER: That's not the dispute.
9 It the dispute is that the Village Board is not
10 the planning board. Now granted, you don't even
11 need a planning board. You only need a zoning
12 board.

13 MR. LAKER: Correct.

14 MS. ABSENGER: So I'm, I understand
15 that. I just want to know how you guys feel about
16 the planning board having the review of this
17 versus the Village Board. Danny?

18 MR. STEWART: I would, I would want the
19 planning board to have the review of it.

20 MS. ABSENGER: Not the recommendation,
21 the review?

22 MR. STEWART: Yeah.

23 MS. ABSENGER: Steve?

24 MR. LAKER: I haven't made up my mind

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2 yet.

3 MS. BAEZ: Me neither.

4 MS. ABSENGER: You haven't made up your
5 mind?

6 MS. BAEZ: I need -- well, you just
7 asked the question. I need to do a little
8 research on that.

9 MS. ABSENGER: Okay. Anthony, you want
10 to think, too?

11 MR. CAPICOTTI: No, I don't have to
12 think. I think -- I don't need another notch in
13 my belt like you assumed I did. Okay, because we
14 want to take this over. That's not why we did it
15 last time. And this will also require a zone text
16 amendment moving forward as well. Will it not,
17 Marcus?

18 MR. SERRANO: Correct.

19 MS. ABSENGER: Those are two separate
20 things though.

21 MR. CAPICOTTI: I understand that.

22 MS. ABSENGER: The village has to take
23 over the zoning.

24 MR. CAPICOTTI: Yes, I understand that.

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2 I'm answering the question.

3 MS. ABSENGER: All right, thank you.

4 MR. CAPICOTTI: No, thank you.

5 MS. ABSENGER: No, thank you.

6 MS. KNICKERBOCKER: Go ahead. Apologize.

7 Somebody just go.

8 MR. CAPICOTTI: I'll have to think about
9 it.

10 MS. ABSENGER: All right. Okay. That's
11 all I want to know.

12 MR. LAKER: There's also things to
13 consider as far as the planning boards are not
14 televised. They're not recorded. The, the regular
15 Village Board are not well attended tonight, but
16 there are more well attended. We can advertise
17 more. And like I said, it gives the opportunity
18 for the applicant to go before two boards and
19 feedback from all members of both boards. So I
20 think there's something to it to having two
21 layers of review. It's a very important -- any
22 project here, there's, there's limited parcels
23 within the village. It's very important to get it
24 right and I think having more eyes on it is

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2 better. That's just my thoughts.

3 MS. KNICKERBOCKER: Okay. Well, the
4 Village Board can go to the planning board
5 meetings too and comment or, or listen in.

6 MR. LAKER: But this provides the
7 applicant the responsibility to present in front
8 of both boards.

9 MS. KNICKERBOCKER: But we, we don't
10 have the training, Steve. We don't have the
11 experience or the training. That's my only thing,
12 you know.

13 MR. CAPICOTTI: But was anything at the
14 planning board that we agreed on denied? Was it
15 there anything that you didn't want us to do?

16 MS. ABSENGER: Anthony, I don't
17 remember. I can't --

18 MR. CAPICOTTI: You don't remember. So,
19 there was nothing that major, any stipulations
20 that we did, that you disagreed with.

21 MS. ABSENGER: I'd have to check with
22 the other.

23 MS. KNICKERBOCKER: That's a couple
24 years now.

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2 MS. ABSENGER: Yeah. I'd have to check
3 with --

4 MR. CAPICOTTI: Well, I can remember.
5 No. There was nothing.

6 MR. LAKER: That's correct.

7 MR. CAPICOTTI: And I didn't go to any
8 of the planning board meetings. I did listen. I
9 did read, go over and see whatever you sent in
10 and, and whatever was discussed with the board,
11 but there was never any discrepancies. So, I
12 don't know why there would be any now, no matter
13 what direction we go. You know, and I'm not
14 looking to take this over. I agree. You guys are
15 trained for this and I appreciate that. And I
16 don't have a problem with the planning board
17 doing it. I do agree with Steve, too. I think
18 multiple eyes on this and, and getting this right
19 because this is the last major parcel of land
20 that the Village of Buchanan has. If we do go in
21 this direction, I agree that we, we all need to
22 take a good look at it and make sure we get the
23 best bang for our buck.

24 MS. ABSENGER: I'm not disagreeing with

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you, Steve. The more eyes are better, you know. I'm not disagreeing with that. It was just that when the board took over the AMS it was, and we gave the recommendations, it was just a point that we did not feel comfortable with that. Whether that was because of lack of training, whether it was because of enthusiasm, whatever the reason was it made a difference. It was just that the planning board was there for a purpose and it seemed to be overridden. That's all. So, I'm just saying I don't disagree with you at all.

MR. LAKER: But I, I somewhat take offense for sitting here during that time to think that we overlooked the planning board.

MS. ABSENGER: No, I didn't say that.

MR. LAKER: We specifically made the applicant go before the planning board and present to you and take into consideration all the recommendations that the planning board had offered to the Village Board.

MS. ABSENGER: I'm not I'm not saying you overrode anything necessarily. I'm just saying that it was the planning board venue and

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maybe it was the zoning that prompted you to take it over as the Village Board. I don't know. I'm just saying, you know, I'm looking at this project. It's a big project. I don't know what their cutoff is, or anything of that nature and I just wanted to make a comment. That's all.

MR. LAKER: Yeah. No problem.

MS. KNICKERBOCKER: Thank you.

MR. LAKER: Thank you.

MS. KNICKERBOCKER: Okay. If there are no further comments, I'd like to make a motion to close the meeting. Can I have a second?

MS. BAEZ: Second.

MS. KNICKERBOCKER: All in favor?

MULTIPLE: Aye.

MS. KNICKERBOCKER: Thank you and have a great Buchanan day.

(The public board meeting concluded at 7:55 p.m.)

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on July 1, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: July 18, 2025

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