

VILLAGE OF BUCHANAN

BOARD MEETINGS

VILLAGE BOARD MEETING

Municipal Building

236 Tate Avenue

Buchanan, NY 10511

October 7, 2025

7:00 p.m. - 8:22 p.m.

October 7, 2025

MEMBERS PRESENT:

Theresa Knickerbocker, Mayor

Anthony Capicotti, Trustee

Steve Laker, Trustee

Daniel Stewart, Trustee

MEMBERS ABSENT:

Awilda Baez, Trustee

ALSO PRESENT:

Marcus Serrano, Village Administrator

Stephanie Porteus, Village Attorney

George Pommer, Village Engineer

David Smith, Village Planner

Cynthia Kempster, Village Clerk, Treasurer

Sharon Murphy, Deputy Clerk,

Peter Cook, Building Inspector

OTHER SPEAKERS:

Ryan Sutherland, AMS

Anthony Nestor, JMC

Eileen Absenger

Mike Miner

Eric Vancura

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

3 MS. THERESA KNICKERBOCKER: Hi, welcome
4 to the village Buchanan October 7, 2025 board
5 meeting. We, after the Pledge of Allegiance are
6 going to have a moment of silence for one is
7 Donna Edwards who was a longtime Buchanan
8 resident that passed. She was on the planning
9 board and I believe she was chairwoman of the
10 planning board at one time. And then also for
11 Shawn O'Mara, he was a Verplanck commissioner,
12 Verplanck Fire Department commissioner. He had
13 belonged to the fire department for many years, a
14 veteran and a very well-known person here in the
15 community. He had owned the O'Mara Funeral Home
16 in Verplanck. So after the pledge, we'll have a
17 moment of silence.

18 MULTIPLE: I pledge allegiance to the
19 flag of the United States of America and to the
20 Republic for which it stands, one nation under
21 God, indivisible, with liberty and justice for
22 all.

23 MS. KNICKERBOCKER: Thank you everyone.
24 Also, in case of emergency, please use the door,

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2 the emergency exit door here and also do not use
3 the elevator use the staircase. So, anytime
4 there's a fire, please never use an, an elevator.
5 Okay. So, first on the agenda is the approval of
6 the minutes for the August 26th workshop meeting,
7 September 2nd board meeting, and September 9th
8 special meeting, I know there's a lot of, a lot
9 of pages to read on these minutes. Is anybody
10 have any questions, comments on the minutes?

11 MR. DANIEL STEWART: No, I'm good,
12 mayor. Thank you.

13 MS. KNICKERBOCKER: All right, so a
14 motion to approve those minutes.

15 MR. STEVE LAKER: Second.

16 MS. KNICKERBOCKER: All in favor?

17 MULTIPLE: Aye.

18 MS. KNICKERBOCKER: Okay. Comments from
19 the floor, agenda items only. Under new business,
20 there's a discussion regarding the site plan
21 amendment for AMS. Is the representative from AMS
22 here? Yes, if you could come up. And with us this
23 evening is our engineer, George Pommer, our
24 planner, Dave Smith and also our building

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2 inspector was, is with us this evening, Peter
3 Cook.

4 MR. RYAN SUTHERLAND: All right. Thanks
5 for having us back. Ryan Sutherland with AMS. I'm
6 sure as you all have seen, we're making great
7 progress on site. We're here tonight to go
8 through some of the field changes that were made
9 during the site development and construction.
10 Most of them pretty minor and deemed as field
11 changes. We've been reviewing with the town staff
12 and I think they concur on most points, but we
13 wanted to walk through what those changes were to
14 make sure that we're all on the same page.

15 And then secondly, we're looking to put
16 up some temporary leasing signage, you know, on
17 the site that it varies from the zoning code. So,
18 we wanted to discuss that with you as well. So, I
19 think I want to start with the latter. If you can
20 flip to the last slide, Marcus, I can -- second
21 to last slide, second to last slide, we can talk
22 about that.

23 MR. MARCUS SERRANO: This one?

24 MR. SUTHERLAND: Yep, that's it. Okay.

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2 So, right now I don't know if the zoning code
3 specifically addresses temporary signing, signage
4 for leasing as we're proposing. But, you know,
5 right now, there's two, two sections of the code
6 that talk about the size of the signage relative
7 to the distance from the property line or from
8 the street line, I should say, and within 20 to
9 50 feet of the street -- of the street, you can
10 have a 16 square foot sign total or like an eight
11 by two; 50 feet and beyond you can have 15 square
12 feet.

13 And what we're looking to put up um on
14 the left side you can see, which is sign two, a
15 40 by 8 foot tall banner which would be on top of
16 the rock slopes and setback, you know, almost a
17 couple hundred feet from the street. Typically
18 this banner would be on the fence, blocking the
19 vision into the site. But because of all the work
20 on Albany Post Road, we wanted to put it up on
21 the back so that we're not disturbing the actual
22 signage that we're, we're putting up. So that's
23 sign two. Sign one is an eight foot by four foot
24 V-sign that will just face both directions and

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2 just have visibility towards both sections of the
3 street.

4 And that's, you know, that's what we're
5 proposed to put up for about a year, or eight
6 months, really depending on how leasing goes and
7 wanted to talk about that.

8 MS. KNICKERBOCKER: Well, I don't know
9 what the definition of temporary is. A year,
10 eight months to 18 months, you said possibly?

11 MR. SUTHERLAND: I mean, as much as 12
12 months, but probably not even that long,
13 honestly. I will say that we're getting pretty
14 good traction on the leasing side. We're about 10
15 percent preleased already, around 15 units, and
16 that's about one month in, so we're getting a lot
17 of interest.

18 MS. KNICKERBOCKER: Okay. So, Peter, you
19 would know the code the best.

20 MR. PETER COOK: Yes. We don't, we don't
21 -- there's nothing in the code that specifies
22 temporary signage. It's either standalone or
23 mounted to the building and as Ryan explained
24 earlier about the setback from the road 50 feet

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2 less than or more than. It's bigger than those
3 requirements, but it is temporary. So it's not
4 permanent. We're not giving approval to leave the
5 fence up that long -- the, the signage, I mean,
6 excuse me.

7 MS. KNICKERBOCKER: You know, anytime we
8 change anything for anyone, we always have to
9 look at if we're setting a precedent for future.
10 It's not -- okay, it's not a permanent sign. But
11 I don't know. It's, it's up to the board. I, you
12 know.

13 MR. SUTHERLAND: Yeah, I just like to
14 add if you just drive around, you know, any
15 construction site, you'll see huge banners on the
16 fences blocking the site and usually they're
17 eight foot construction fences with, you know, an
18 eight foot tall by it could be 100 foot long
19 banner. And this effectively would be similar,
20 just set back, up on the hillside.

21 MS. KNICKERBOCKER: So, the one up on
22 the hillside is, is fairly big. It is --

23 MR. SUTHERLAND: Effectively like that
24 would be on the fence ideally for us. But because

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2 of all the work we're doing at the street, we
3 want to put it in the back so that we're not
4 disrupting the fence.

5 MS. KNICKERBOCKER: Well, you're
6 probably better off putting it in the back. It's
7 going to be much more visual even if you weren't
8 doing work on Albany Post Road.

9 MR. SUTHERLAND: That's right.

10 MS. KNICKERBOCKER: It's, it's a fairly
11 big sign. Like I said, I just I always worry
12 about a precedent. You know, there's going to be,
13 you know, and then we have another development
14 coming. They're working on starting their
15 development. So, we'll have one there and
16 whatever other development.

17 MR. LAKER: So, well, he already has a
18 sign up.

19 MR. CAPICOTTI: Yeah. I mean, here he's
20 had a sign for over a year now.

21 MR. LAKER: I see no problem with this.

22 MR. CAPICOTTI: Nobody said anything.

23 MR. LAKER: This is typical of a
24 development of this nature. Anywhere, anywhere in

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2 the county, you're going to see this. So, I'm,
3 I'm perfectly fine with it.

4 MR. CAPICOTTI: I am as well. I don't
5 think no precedent is being set here. I think
6 it's something that comes with the territory.

7 MR. LAKER: Right. It's a temporary type
8 of situation. I'm, I'm fine with it.

9 MS. KNICKERBOCKER: So, when the other
10 development, Peter, comes -- I know they have a
11 sign now, but if they want to put a sign up like
12 that, you, you have the answer.

13 MR. COOK: Okay.

14 MR. LAKER: Yeah. I imagine when they
15 come in, they'll want to talk about some kind of
16 fence banner to block the view of the site and
17 maybe it's an opportunity for the village to look
18 at what that means for future construction
19 projects to have that kind of large banner on a
20 fence.

21 MS. KNICKERBOCKER: There's not that
22 much more on Albany Post Road. There's not that
23 much more space to build, as we all know. Unless
24 people start taking down -- some developers start

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2 taking down, you know, a group of buildings and
3 doing something. Anyhow.

4 MR. LAKER: When the, the road work is
5 completed I would imagine shortly, would there be
6 an opportunity to put that that banner on the
7 fence?

8 MR. SUTHERLAND: Put it on the fence?
9 Yeah we can look at doing it if there's no
10 objection.

11 MR. LAKER: Just curious.

12 MS. KNICKERBOCKER: Okay, I think the
13 board is okay with that.

14 MR. SUTHERLAND: Great. Okay.

15 MR. SERRANO: Where do you want to
16 start, back at the beginning?

17 MR. SUTHERLAND: So, I, I guess what I
18 wanted to ask was I know there's a lot of back
19 and forth between our professional staff and the
20 village staff. If there's any particular items
21 you wanted us to start with, or if you wanted to
22 go through kind of point by point what we have
23 prepared?

24 MS. KNICKERBOCKER: I guess point by

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2 point.

3 MR. SUTHERLAND: Okay.

4 MS. KNICKERBOCKER: That would be the
5 best, because I know we've all received plans
6 and, and information.

7 MR. SUTHERLAND: Okay. So, I'll turn
8 over to Anthony Nestor from JMC. He'll walk
9 through at a high level.

10 MR. ANTHONY NESTOR: Good evening,
11 mayor, trustees, village staff. My name is
12 Anthony Nestor with the firm JMC. We are the site
13 civil engineers for this project and have been
14 involved from the beginning with regards to the
15 approvals and design. As Mr. Sutherland
16 indicated, so we were in receipt of the village's
17 planning, consulting and engineering consultants
18 comment memos. And I believe we've pretty much
19 addressed most of those with regards to their
20 concerns and comments regarding the, the minor
21 site plan changes that were made during
22 construction. So Marcus if you could just start
23 from the beginning?

24 MR. SERRANO: Sure.

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2 MR. NESTOR: So the first major change
3 was in an effort in coordinating with DOT with
4 regards to some of the highway improvements that
5 were being proposed or being looked at on Route
6 9A. And as a result of that evaluation and review
7 by DOT, it was decided that a left turn lane be
8 added onto Craft Lane with some widening to Route
9 9 on the, I guess it would be the east side of --
10 which is on the project side of Route 9A. And
11 what this did was, you know, as you can see in
12 the shaded area here, increased some of the
13 pavement widening on Route 9A. And as also
14 suggested, a small section of sidewalk was
15 removed that was from the intersection of Route
16 9A up to the project's driveway, which DOT kind
17 of was leery of just because of the turning
18 movements of cars and vehicles. Because the
19 sidewalk was up against the curb and really was a
20 sidewalk that went to nowhere. It just went to
21 the parking lot. And with other access points to
22 the site further south on 9A, we didn't think it
23 was actually warranted or needed any longer. So
24 that was the first change.

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2 And actually, if you just go back
3 Marcus. So what we did also is we tried to show
4 what the approved plan showed which is the image
5 up in the upper right hand corner to the, the
6 final plan which is the main image in the slide.

7 MS. KNICKERBOCKER: So going south for
8 the public, there's a left, left turn lane?

9 MR. NESTOR: Yes.

10 MS. KNICKERBOCKER: And then also going
11 north, there's a right turn lane or no?

12 MR. NESTOR: No, it's just a left turn
13 lane --

14 MS. KNICKERBOCKER: So just going south?

15 MR. NESTOR: -- and going southbound
16 into Craft.

17 MR. LAKER: And the, the sidewalk that
18 was removed, it's hard to tell in there.

19 MR. SERRANO: Right here. On the right
20 hand side, I'm trying to circle right here,
21 Steve? That, that's the section of sidewalk that
22 was removed right there.

23 MR. NESTOR: It was just a section that
24 actually just went to the driveway. It didn't go

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2 in, there was no sidewalks. It just went right
3 into the driveway.

4 MR. LAKER: And on the new current site
5 plan, what is that shaded area on Craft Lane?

6 MR. NESTOR: Right there?

7 MR. LAKER: Right there in the middle.

8 MR. NESTOR: That is a striped median
9 that DOT wanted to incorporate just to, to give
10 more space for vehicles turning in and out of
11 Craft Lane.

12 MR. SERRANO: Just for the board's
13 information too, Phil Greeley, the traffic
14 engineer, looked at this. And he wanted to say
15 that he can't do anything, but this is a DOT
16 requirement. And whatever the DOT requires,
17 that's what DOT requires. So I just wanted to let
18 you know that that was his comments that I want
19 to share with you.

20 MR. NESTOR: Okay, Marcus, if you just
21 go to the next slide, please. So the next slide
22 is basically just changing out the fixture head
23 for the site lighting. The light fixture, and
24 excuse the image, but it was difficult to find a

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2 complete black image. But it's the -- the right
3 side image is the lighting fixture which we would
4 like to -- which was approved, excuse me. And on
5 the right hand side is the fixture that was
6 approved by the village. So, they're very similar
7 in shape. It was just a manufacturer coordination
8 in trying to get availability for the fixtures
9 for on the site. The mounting heights would
10 remain the same, the wattage and intensity of the
11 lights would all remain the same. It's just a
12 slight little change to the fixture. It still has
13 the ornamental top with the globe on it and the
14 fluted base on the light pole.

15 MR. SERRANO: And just for the boards to
16 keep this consistent, the Village Square Carbone
17 project will match the same kind of lighting up
18 front to keep the lights consistent along Route
19 9A.

20 MR. NESTOR: Thank you, thank you. So
21 some of the other changes were to, I guess the
22 retaining walls/rock cuts on the property, there
23 was two major rock cuts. There was one that was
24 on the northeast side of the property right by

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2 the parking lot and there was another on the
3 southern eastern portion of the site behind the
4 building. So this is the front slope that I, I
5 know I was involved in some of the meetings that
6 was very discussed at length with regards to the
7 aesthetics and things like that. And as they were
8 doing construction the, the extent of the rock
9 wasn't -- you know was where they did the borings
10 that's where the rock was. So, as they were doing
11 construction, the amount of rock required to be
12 removed wasn't as extent as we thought it was
13 originally.

14 So, the slope was a lot flatter and what
15 where it is right now, instead of having a
16 vertical rock slope or whatever, it's a, it's a
17 reasonable riprap slope with regards to the, the
18 one wall here, which is --

19 MR. LAKER: So, it's, so it's less
20 pitch?

21 MR. NESTOR: It's less pitch. It's a lot
22 flatter, yep.

23 MR. SERRANO: And, and I remember this
24 the one that was you were talking about doing a

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2 mesh along the wall to hold the rock up along
3 there?

4 MR. NESTOR: There was discussions at
5 that one time.

6 MR. SERRANO: Okay.

7 MR. NESTOR: But there's no need.

8 MR. SERRANO: I just wanted to refresh
9 everybody's memory.

10 MR. NESTOR: So, and in order to help
11 also soft, soften it, they put these boulders at
12 the base to try to get it up a little bit where
13 there will be some landscaping to try to break
14 some of the bottom of it up as well. And then the
15 second one --

16 MR. CAPICOTTI: Do we have, George did
17 you have any kind of --

18 MR. GEORGE POMMER: Oh yeah.

19 MR. CAPICOTTI: -- slope stabilization
20 on that?

21 MR. POMMER: The geotechnical engineer,
22 which is Carlin Simpson, is going to give us a
23 letter.

24 MR. NESTOR: Yeah, I was going to get to

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2 the next slide.

3 MR. SERRANO: Okay.

4 MR. NESTOR: Because really, if you go
5 to the next slide, this is the southern wall
6 behind the building and, and it was the same
7 situation with regards to the extent of the rock,
8 the hardness of the rock and things like that.
9 And it didn't really need to be cut as severe as
10 we originally planned with regards to the
11 topography. So, as you can see here on the image,
12 it's just going to be an existing rock face with
13 no mesh and things like that.

14 And Mr. Pommer suggested, and actually
15 the project's geotechnical engineer is out
16 performing an analysis just to determine what the
17 fall zone would be for this particular wall
18 because it is relatively close to the building
19 and just confirm that it's a stable slope and
20 it's not going to require any additional meshing
21 or anything like that. None is anticipated.

22 MR. LAKER: And, and that's behind the
23 building?

24 MR. NESTOR: This is behind the

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2 building, which you wouldn't be able to see
3 anyway unless you were walking behind the
4 building. Okay. The next change was with regards
5 to the width of the parking spaces and park --

6 MR. SERRANO: Oh.

7 MR. LAKER: Eileen's got a question.

8 MR. SERRANO: Come to the mic. You got
9 to come to the microphone.

10 MS. EILEEN ABSENGER: [unintelligible]
11 [00:16:34] to speak into microphone.

12 MR. LAKER: You're guilty, George.

13 MS. KNICKERBOCKER: Thanks, Eileen.

14 MR. SERRANO: Yeah.

15 MR. NESTOR: So the next change to the
16 site plan was to the width of the parking spaces.
17 I know that when we received approvals, the
18 parking space dimensions were 9 by 18, but I know
19 since then the code has changed to 8 1/2 by 18
20 width of stalls. And in this area here, we were
21 able to pick up an additional landscape area with
22 regards to the interior islands in the parking
23 lot. So you can see these areas in green. This is
24 the first or the northern access off of Route 9A

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2 into the site where if you looked at the
3 approved, and I'm sorry I don't have a copy of
4 the approved site plan, but the, the island was
5 almost exactly the width of the sidewalk. So
6 there was very little room between the curbs on
7 either end and the sidewalk in the middle. So
8 this provided us, you know, an opportunity to add
9 more landscaping and at least, you know, shield
10 the sidewalk so much as you were navigating
11 through the parking area. And this area will be
12 landscaped as well.

13 And I know Mr. Pommer commented on some
14 drainage and things like that. The landscaping
15 that's being proposed in this area, they're all
16 low shrubs, flowering shrubs, so there wouldn't
17 be any kind of conflicts with utilities with
18 regards to anything below ground.

19 Okay. The next change was the location
20 of the hot box, which is the backflow preventer
21 for the project. Originally, the hot box was
22 anticipated to be located off of Craft Lane and
23 tie into the existing six inch water man, which
24 runs north from Craft Lane up. But when the

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2 mechanical engineers were doing their analysis,
3 they needed to connect into the 12 inch portion
4 of the water man, which is further south on the
5 project. So that required the hot box to be
6 removed, excuse me, not removed, but relocated
7 down between the hardware store and the Buchanan
8 Commons property.

9 Where if you look, that's where there
10 was the third pedestrian access that we, we had
11 proposed on the plan. And so that's where the,
12 the hot box was located and approved by the
13 health department as well.

14 MS. KNICKERBOCKER: So, you're not going
15 to have the third area just past the hardware
16 store? That's not going to be accessible --

17 MR. NESTOR: That, that is what we would
18 like, yes. We would, we would try not to have
19 people access past this device, you know. And
20 since there's two other sidewalks very close to
21 there, we didn't think really that it was
22 necessary to have the third connection.

23 MR. STEWART: Can you just shed some
24 light as to why you don't want public access to

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2 that specific --

3 MR. NESTOR: Well, we don't want
4 anybody, you know, I'm not saying that people
5 will, but tampering with the, the hot box itself,
6 even though it would be locked. But still, you
7 know, access, we just want to maintain access to
8 people that would maintain it.

9 MR. CAPICOTTI: Can you even maintain a
10 reasonable sidewalk is my question with the hot
11 box location?

12 MR. NESTOR: Well, it was always shown
13 as a gravel path.

14 MR. CAPICOTTI: Mm-hmm.

15 MR. NESTOR: And yes, there's still a
16 gravel path and it's still on that side of the
17 hot box, and the connection point, and I know
18 Ryan wants to speak on this behalf too, is, you
19 know, nobody's going to be servicing the hot box
20 from Route 9A. So, they would have to be doing it
21 from in the site. And again, AMS since this has
22 been located here, doesn't really want to
23 introduce pedestrians to that part of the
24 building either. They'd rather have people come

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2 in more in towards the front of the building. And
3 you know, the hot box is going to be landscaped.

4 So --

5 MR. LAKER: Yeah. Will there be any
6 screening? That was going to be my question.

7 MR. SUTHERLAND: Go on to the next
8 slide.

9 MR. SERRANO: You want to go to the next
10 slide now?

11 MR. SUTHERLAND: I think you can
12 actually see a picture of --

13 MR. NESTOR: Yep.

14 MR. SUTHERLAND: -- the, the hot box.

15 MR. NESTOR: Yeah. So, that's the hot
16 box.

17 MR. LAKER: Okay.

18 MR. SUTHERLAND: I'll just say a couple
19 things on this as well. So, I know it was a real
20 strong --

21 MR. SERRANO: I'm sorry, can you make
22 sure you come to the mic?

23 MR. SUTHERLAND: Oh, yeah. So, I know it
24 was a focus for the village to add connectivity

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2 from our site outward, and this is one of the
3 locations that we had discussed doing it during
4 the site plan approval. I think in putting the
5 hot box here, it doesn't make a whole lot of
6 sense to, you know, direct people from our
7 property out through this way to go past the hot
8 box for one. And two, you know, as a -- it could
9 be a route where the public could access the site
10 and, you know, we don't want people bypassing the
11 front door of the building really because it
12 would be an unprotected area. There will be
13 cameras, you know, on that side of the building.
14 But we don't want people just wandering onto the
15 property through kind of a side, you know, alley
16 between two other properties. It's not really
17 like a safe area to have, you know, the public
18 access our site.

19 And I think if we're to maintain a path,
20 we would have less screening in front of this
21 thing. I think our goal is to shield this thing
22 from 9A as much as possible with tall, you know,
23 evergreens, I mean for all those reasons, the
24 path doesn't really make a whole lot of sense to

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2 us at this point.

3 MR. NESTOR: So this slide kind of shows
4 all the access points that are to the site from
5 Route 9A. So you have, you know, the northern
6 one, which we enhanced with the width of the
7 islands to add more landscaping. And then you
8 have the southern one there which is where the
9 accessible route access from Route 9A to the
10 front door.

11 MR. SERRANO: Next?

12 MR. NESTOR: Yep. So, and also I guess
13 it is proposed to, I guess, there was a bench
14 that was located along this pathway as part of
15 the site plan approval. And since we're
16 prohibiting -- well not prohibiting, we would
17 like to discourage people from going through
18 there except for the, for the maintenance of the
19 hot box, we really didn't see any need to have a
20 bench there to promote people to get into that
21 area. There is going to be a bench located in the
22 rear of the building more towards the pond. So we
23 thought that that was --

24 MS. KNICKERBOCKER: So it would be

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2 facing out to the pond, overlooking the pond for
3 your residents?

4 MR. NESTOR: Yeah. And I'm not sure Ryan
5 are they open back benches or that they have
6 backs to them?

7 MR. SUTHERLAND: No.

8 MR. NESTOR: Come up.

9 MR. SUTHERLAND: So, I'm not sure if
10 this slideshow shows what we're doing now with
11 the community garden, but to --

12 MR. SERRANO: Yes.

13 MR. SUTHERLAND: It does, okay.

14 MR. SERRANO: There's a slide on that.

15 MR. SUTHERLAND: To answer the first
16 question, yeah, we'll have a couple of benches
17 back there overlooking the pond. There'll be a
18 back on them, so it's comfortable to sit and just
19 kind of hang out by the pond. But we also
20 activated that back area a bit by putting the
21 community garden at grade. It makes more sense to
22 have that piece, you know, on grade versus in the
23 building --

24 MR. SERRANO: There you go.

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2 MR. SUTHERLAND: -- which is -- yeah.

3 MR. NESTOR: Yes, so this is the next
4 slide and one of the next changes that were made.
5 As part of the storm water management pollution
6 control plan, we had designed these large storm
7 water plant areas in the back of the building
8 just to try to create water quality and some
9 detention for the storm water, you know, access
10 to try to, to get the storm water to go through
11 these planter islands and to clean them up and
12 things like that.

13 And then during the process of, you
14 know, developing the mechanicals and things like
15 that from the roof there was portions of the roof
16 that were planned to be -- that were planned to
17 go into this area that couldn't be piped into
18 this area. So what we did was we added a water
19 quality structure, which is the center slide so
20 that we could still provide the water quality
21 that we needed to treat the water, to meet the
22 requirements of the state and the village with
23 regards to storm water, which reduced the size of
24 the plant area behind the building. And I know

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2 George Pommer had commented on there, we did
3 provide some water quality calculations just to
4 show that the, all the water quality measures are
5 still being met. And also I had some
6 conversations with Mr. Pommer as well with
7 regards to just overall drainage design, to make
8 sure that the, as you can see in the center slide
9 there's a series of underground storm water
10 piping for detention, so the water gets held
11 there and released at a certain rate, that that
12 whole system still operates properly and still
13 meets all the requirements of the, of the permit.

14 MR. SERRANO: The community garden?

15 MR. NESTOR: Yes, I'm, I'm going to go
16 to there now. So as you can see on the right hand
17 slide, in reducing the planter area, we were able
18 to place like a community garden space, which is
19 on that I guess it would be the, the southwest
20 corner of the building and that area is in green
21 right there. So, there'll be a series of raised
22 beds, some sheds and things like that and benches
23 in there. So, so residents can have a garden.

24 MR. CAPICOTTI: So on top of the, the

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2 new storm collection system that you have here,
3 you eliminated the rain garden completely?

4 MR. NESTOR: No.

5 MR. CAPICOTTI: What's, so what's on top
6 of that now?

7 MR. NESTOR: So the, the blue area above
8 where it says plant area is still going to be a
9 storm water plant area.

10 MR. CAPICOTTI: So it's still going to
11 be a rain garden?

12 MR. NESTOR: It's just being reduced
13 because there was a square footage of the roof
14 that we couldn't get into that area.

15 MR. CAPICOTTI: Mm-hmm.

16 MR. NESTOR: So, in not being able to
17 get that amount of water to that area, the, the
18 size of the planter didn't need to be as big as
19 it was originally. So in providing the mechanical
20 water quality structure on the corner allowed us
21 to shrink the size of that area and still meet
22 the requirements and provide a space to where the
23 community garden can be placed.

24 MR. CAPICOTTI: So everything's

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2 underground now, pretty much? For that, for that
3 portion of the roof and, and the --

4 MR. NESTOR: Yes.

5 MR. CAPICOTTI: -- rain garden
6 collection?

7 MR. NESTOR: The portion of the roof
8 that couldn't go into there will be brought into
9 the, under, underground.

10 MR. CAPICOTTI: All right.

11 MR. NESTOR: And then there's still some
12 calculations I think I need to get Mr. Pommer
13 with regards to his agreeance on, on the, the way
14 the system is designed and things like that. I
15 know it does meet the water quality requirements
16 like I had mentioned. And I do have some other
17 calculations, George, that that show that there's
18 really no increase in any of the rates of
19 discharge and things like that and the system is
20 still sized to accommodate the project.

21 MR. LAKER: And there were, there were
22 pavers going around that side for the fire
23 access? That has not --

24 MR. NESTOR: That all still remains.

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2 MR. LAKER: -- been altered?

3 MR. NESTOR: Yep. Just go to the next
4 slide. So, this is another, we're going back to
5 Route 9A. And I guess this was also as a result
6 of village traffic consultant, DOT planning staff
7 and I know there was a lot of people involved,
8 the village manager, but I think even
9 representatives of the project further south from
10 us, which is to add the section of sidewalk from
11 where our hot box is to connect to the existing
12 sidewalk past the Forest Meadows property. So
13 this is, was approved by DOT and I believe it's
14 being constructed.

15 MR. SERRANO: Just to make it clear,
16 this is off your property extending the sidewalk?

17 MR. NESTOR: Correct? So this is being
18 extended, yes.

19 MR. LAKER: Yeah, they were working on
20 that today. I saw them.

21 MR. NESTOR: So this is, this does
22 create the connection between our property and --

23 MR. LAKER: Commons.

24 MR. NESTOR: -- the Commons. Okay, this

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2 next slide, and I do apologize because it's
3 probably going to be very difficult to see, but
4 one of the comments from the village engineer was
5 with regards to the outline of the building.
6 There were some minor changes made, but if you
7 look at the image, the red line is the approved
8 layout of the building, the outline of the
9 building. And the black line with the colors is
10 the actual building as it currently is today. And
11 you can see that, actually I think it's a little
12 smaller, Ryan, if I'm not mistaken. So it does
13 fit within the footprint of what was approved
14 today.

15 And then if you go to the next slide. So
16 this is with regards to the emergency access that
17 goes around the building. There was, as you can
18 see in red, there was a pedestrian path that was
19 proposed within the center of the emergency
20 access drive. The, the access path is still being
21 proposed, but it doesn't meander and it's kind of
22 just follows the extent of the, I'm going to say
23 the east side of the fire access lane. And, and I
24 think this does, I mean it's not as aesthetically

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2 I guess, with being meandering but it does aid in
3 my opinion the village fire department so they
4 can have an access of where that demarcation of
5 this access drive is, so it's a little bit more
6 clear.

7 MS. KNICKERBOCKER: So have you had a
8 conversation?

9 MR. NESTOR: I have not. It's just my
10 opinion.

11 MR. SERRANO: Yeah the pathway is
12 remaining the same, it's just a walkway for the
13 public.

14 MS. KNICKERBOCKER: But anytime we
15 change something, you should, should just have a
16 conversation with the fire department too.

17 MR. STEWART: Quick question, that path
18 is still rated for the fire trucks?

19 MR. NESTOR: Yes. It would be still
20 rated. So it doesn't really change, just, just
21 the location of it.

22 MR. STEWART: And the, the material of
23 the path. Is that a paver or concrete or?

24 MR. CAPICOTTI: It's a paver, isn't it?

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2 MR. NESTOR: It's a paver.

3 MR. SERRANO: I don't think you're
4 changing materials.

5 MR. NESTOR: We're not changing anything
6 except for the, the alignment of it. Nothing else
7 is being changed. So if you go to the next slide,
8 it was noted that one of the EV charge -- parking
9 spaces was, I thought it was missing, but it was
10 relocated. So, what we did was we took one of the
11 EV spaces from the north parking lot and
12 relocated it up to the front of the building to
13 make it an accessible space as well. So, we
14 didn't really lose any parking spaces or, or the
15 number of electric vehicle charging spaces.

16 MR. LAKER: What was the reasoning for
17 that?

18 MR. NESTOR: Excuse me.

19 MR. LAKER: What was the reasoning for
20 that? Just to --

21 MR. NESTOR: I think it was just to
22 provide an accessibility for the vehicle,
23 electric vehicle charging, because there was no
24 handicap accessible --

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2 MR. LAKER: That's what I was trying to
3 get at, those --

4 MR. NESTOR: So this does satisfy those
5 criteria.

6 MR. LAKER: Okay.

7 MR. NESTOR: Then if you go and, and
8 that ends really, the description of the changes.

9 MS. KNICKERBOCKER: So, all these
10 changes have been implemented already?

11 MR. NESTOR: Yes.

12 MS. KNICKERBOCKER: And you're just
13 presenting to the board today. Okay. Any
14 questions from the board, comments, questions?

15 MR. CAPICOTTI: No. No, I just want to
16 say that I like the progress you guys are making
17 there. It looks good. Everything looks good, the
18 wall, the sidewalk. I appreciate the add-on of
19 the sidewalk going into the Commons next door.
20 That is a good, good gesture. I did like the
21 access point through that pathway. I understand
22 the reason why it's not there though. And I
23 understand the reason why you want to keep it
24 that way. So, I'm good with it. I think your

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2 progress, the building looks great.

3 MR. NESTOR: Thank you.

4 MR. STEWART: I did have one question.

5 AC across from where that walkway was, where the
6 hot box is, it looked like they were doing some
7 kind of work on the opposite side of the street
8 today.

9 MR. CAPICOTTI: Across, an ADA ramp.

10 MR. STEWART: I'm sorry.

11 MR. CAPICOTTI: That's an ADA ramp.

12 MR. STEWART: It is? Okay.

13 MR. CAPICOTTI: Yeah.

14 MR. STEWART: I just, trying to get to
15 the bottom of what, what they were doing there.

16 MR. STEWART: I think that's for the
17 crosswalk, correct?

18 MR. NESTOR: Yes.

19 MR. STEWART: Okay. That's the only
20 question I had, Mayor.

21 MS. KNICKERBOCKER: Okay. George?

22 MR. POMMER: The, the one comment about
23 the hot box, if it so happens that pedestrians or
24 people are coming out of the building and they

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2 use that so frequently, it, it could turn into
3 what's called a desire path. And Anthony and I
4 talked about it, a little bit about that today,
5 or yesterday. And it might, if it does turn into
6 that, where people are going around the trees or
7 going around something and still making their way
8 there, I think it would be good to revisit that
9 and David can chime in on that, to revisit it and
10 maybe look at it again in the future after, after
11 maybe a year or so and maybe establish that path.
12 Because I looked at it tonight, I looked down
13 there. To me it at one point the hot box -- the
14 path was shown behind the hot box. But if you
15 look at it, it's almost like a straight shot
16 right down the, down the pathway. If you stand in
17 the middle of that, that straight, straightaway
18 section and you look down there, it's a nice it's
19 a nice walk actually. It's a nice, you got the
20 trees, and it's, it's a nice place to walk as an
21 alternate to these other routes. But I would,
22 that would be my recommendation or comment,
23 comment actually. That if it does become used
24 frequent enough that maybe reconsider it and

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2 putting the stairs that they had or something to,
3 to make it more walkable.

4 MR. STEWART: Was there was there
5 supposed to be lighting through there?

6 MR. POMMER: No, it wasn't ever intended
7 to have the any lighting.

8 MR. STEWART: Okay.

9 MR. SUTHERLAND: Yeah, just to respond
10 to that. I think we're definitely open to
11 revisiting it, especially once the building's
12 operational and management can see what people
13 are doing and what their tendencies are. If they
14 are using that, then we're definitely open to it.
15 We just, we think that most people probably won't
16 use it. They'll go out the front door and out
17 the, you know, the main exit of the site. But
18 we're open to it.

19 MR. POMMER: Thank you.

20 MS. KNICKERBOCKER: I think it's just
21 human nature if they're coming out, if it's
22 closer. Do you know what I mean? They're not
23 coming out and then walking back up to Dunkin
24 Donuts or what other places, other businesses

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2 there, you know. So I think --

3 MR. SUTHERLAND: Absolutely.

4 MS. KNICKERBOCKER: -- they're at the
5 pool, they want to have a Java, whatever, you
6 know, they might shoot closer instead of I, I see
7 the two openings. So, you know, it's further.
8 It's further north of the hardware store. I see
9 the openings. So, it's just human nature to look
10 for the shortest spot, so.

11 MR. SUTHERLAND: Yeah, no, absolutely.
12 Absolutely. And that's something that we do do
13 with our properties is see how people are using
14 them and make adjustments, you know, as it as
15 it's necessary, so.

16 MS. KNICKERBOCKER: Okay, good. George,
17 are you all --

18 MR. POMMER: Yeah, that was that was it
19 for me, mayor, thanks.

20 MS. KNICKERBOCKER: Okay, Dave. I'm
21 sorry.

22 MR. DAVID SMITH: I just had a couple
23 quick comments. On the banner sign that they had
24 referenced earlier, I'll note that in Sleepy

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2 Hollow down by the Edge on Hudson project, they
3 have those types of signs on the fencing all over
4 the place, indicating where new buildings are
5 going up. So that's, that's a typical response by
6 a developer to promote their, their application
7 and these -- those are temporary signs. So
8 they'll eventually, they'll come down. And it's
9 encouraging to hear that their pre-leasing is
10 already underway and they're already getting
11 traction on rentals.

12 On the hot box, we discussed this a
13 little bit before. Can you maybe soften the, the
14 visual impact by color? You, I think you had a
15 stainless steel type of -- can you paint, can
16 that be painted at all? Forest green or something
17 along those lines?

18 MR. NECTOR: I would imagine they would
19 have to rough it up the surface, whatever to get
20 something to affix to it. But I think, you know,
21 again in my opinion that the landscaping should,
22 once it's -- the area is, is apt for evergreens.

23 MR. SMITH: Right.

24 MR. NECTOR: And with the, we're

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2 proposing skyrocket junipers and some arborvitae
3 in there, so it should provide a pretty decent
4 screen.

5 MR. SMITH: Okay that, well that may be
6 something that gets revisited later just as we
7 talked about the desire line and the walkways and
8 the accessibility. So those are really my
9 comments on the presentation. Just for the
10 record, the applicant has come back, because the
11 staff has reviewed the um the site plan. In the
12 approval resolution, it says any material change
13 from the site development plan approved as part
14 of this resolution shall require the applicant to
15 seek amended site development plan approval. So
16 the, the question before your board right now is
17 I think we've reviewed in detail all of the
18 issues that we collectively as the staff have
19 identified and that you as part of your review of
20 the site plan. In my opinion, I think that these
21 don't appear to be material changes. They're
22 field changes. I think you've all reviewed them.
23 So for, just to make it clean, I've prepared
24 some, you know, a very quick resolution. This

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2 allows you all to say that and for the record,
3 you reviewed the changes. They're not material
4 changes. They're just field changes, and it
5 allows the building department to continue
6 reviewing the application, issuing the
7 certificate of occupancy at the appropriate time.
8 So, this is just for the record.

9 MS. KNICKERBOCKER: I think before the
10 changes were implemented, I think the changes
11 should have been brought to the board, so that
12 they were aware. So, now the changes are done.
13 So, now it's coming for us to okay it. So --

14 MR. SMITH: Yeah, no I --

15 MS. KNICKERBOCKER: -- that's what I was
16 asking before. That just, you know.

17 MR. SMITH: Yeah. And, but as part of
18 the process, there is some discretion to allow
19 for these, these changes. And so while they went
20 ahead and they, they did make the changes, they
21 asked, they're coming back and they're presenting
22 to you. I think for the most part, almost all of
23 these are typically would be considered field
24 changes. They wouldn't be coming back here

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2 anyways. But --

3 MS. KNICKERBOCKER: I, I do understand
4 that. But it's like after, after it's done, then
5 the board is okay, is the board okay with it? So,
6 you know what I'm saying?

7 MR. SMITH: Yes, no I get that.

8 MS. KNICKERBOCKER: Like this has been
9 going on for a while. Just a little better
10 communication of what was going on. That's,
11 that's all I'm saying.

12 MR. SMITH: Yeah.

13 MS. KNICKERBOCKER: You know, it's just
14 --

15 MR. SMITH: And I think the applicant
16 has been very forthcoming with the presentation
17 they made tonight with the, with the changes to
18 the site plan.

19 MS. KNICKERBOCKER: The other thing I
20 want to say --

21 MR. CAPICOTTI: Peter --

22 MS. KNICKERBOCKER: -- I'm sorry, just
23 for the audience what a hot box is because we're
24 talking about a hot box. Not everybody knows what

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2 a hot box is. So just for clarification, if Dave

3 --

4 MR. SMITH: That's a technical

5 engineering term. George?

6 MS. KNICKERBOCKER: Yeah.

7 MR. POMMER: That's a place where the

8 water service comes into the building. It's

9 called a hot box because it's heated year round.

10 The water, the pipe comes out of the ground, goes

11 back into the ground. It's got a meter and a

12 backflow preventer in it. And it protects the

13 water system. This system is connected to the

14 fire hydrants. It has both domestic and fire

15 protection pipes coming out of it and that's what

16 it's there for, to protect the --

17 MR. SERRANO: And just for more

18 clarification, why couldn't the line just go

19 directly from the main into the building, so the

20 public can understand that.

21 MR. POMMER: From the main -- the

22 backflow preventer protects the water supply.

23 The, the health department requires every

24 connection to the water, to the water system to

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2 be protected against backflow, which is any
3 undesirable water getting back into our system
4 and somebody accidentally drinking it. So, that's
5 why it's there.

6 MS. KNICKERBOCKER: And if that area
7 isn't fenced in, I will tell you, because we have
8 an issue with our box out front. The deer love
9 it. They just they graze on it. So, you'll have
10 it trimmed around the bottom.

11 MR. POMMER: And we have actually three.
12 We got two over for Lafarge and we have one for
13 Wyck. They're out front. And actually the Wyck
14 one, if you look around it, it's got a similar
15 type of screening around it, as you go in the
16 entrance on the left if you want to see more.

17 MS. KNICKERBOCKER: And the commercial
18 buildings have it too, but they're inside,
19 they're inside the building.

20 MR. NESTOR: It also depends on how far
21 away from the property line and from the water
22 man that it's located as well. So,

23 MR. POMMER: Correct.

24 MS. KNICKERBOCKER: Okay. I'm sorry,

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2 Anthony, I interrupted.

3 MR. CAPICOTTI: I just, Peter through
4 the consultant, were you aware of this
5 relocation? When they did the tap?

6 MR. COOK: The project manager discussed
7 a few things as they were going along that might
8 be changing.

9 MR. CAPICOTTI: So this, this location
10 of the hot box and when they tapped the main, you
11 were aware of that? We, our consultant was on
12 site when they did the tap, correct?

13 MR. COOK: Yes, sir.

14 MR. CAPICOTTI: And, he and his minutes
15 and his notes were presented to you, George. So,
16 you were aware of it and you were aware of it
17 prior to us being aware of it?

18 MR. COOK: Yes.

19 MR. CAPICOTTI: I'm not saying that's a
20 bad thing. I'm just saying that we were all on
21 top of it.

22 MR. COOK: Correct.

23 MR. POMMER: And, and there, as Anthony
24 mentioned, that wasn't an option. So, they

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2 there's a 6 inch main that goes --

3 MR. CAPICOTTI: No, I, I know why they
4 did it. I know why they did it. I mean, they had
5 no choice. The pressure was, especially with the
6 service that it was required.

7 MR. POMMER: Correct.

8 MR. CAPICOTTI: So, everybody was aware
9 of the situation?

10 MR. POMMER: Correct.

11 MR. CAPICOTTI: Okay.

12 MR. SERRANO: Just to, just to add in, I
13 just said the DOT required that work to be done
14 at the corner. The Department of Health required
15 the hot box to be located there. So those two
16 items were required by two separate agencies that
17 really the village had no say over. All the other
18 items, as the mayor said, could have been
19 addressed earlier but you're absolutely correct.

20 MS. KNICKERBOCKER: Just to be kept in
21 the loop.

22 MR. POMMER: And the light, what was the
23 reason for the change in the light? Was it
24 availability --

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2 MR. NESTOR: I think it was just
3 availability of the fixture itself.

4 MR. POMMER: Okay.

5 MS. KNICKERBOCKER: So, it's just really
6 the dark in glass compared to a light, lighter
7 glass.

8 MR. NESTOR: I think they're both going
9 to be dark black. I believe it's like a dark
10 color. It's just the shape of the fixture itself.

11 MS. KNICKERBOCKER: Oh.

12 MR. NESTOR: It was very minor.

13 MS. KNICKERBOCKER: Yeah, it is.

14 MR. NESTOR: But it was a change and we
15 tracked the change, yeah. Yeah, the photo that I
16 had in there, it was very difficult to find one
17 completely black.

18 MS. KNICKERBOCKER: Any other board
19 members? Any of our consultants, we have people
20 in the audience today. Anybody else want to make
21 a comment before we allow AMS to, to go? We're
22 good. Okay. Thank you both. Eileen. Eileen
23 Absenger.

24 MS. EILEEN ABSENGER: I just want, I

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2 just want clarification on the sidewalk from
3 going north, that north way going down towards
4 Reggie Celix [phonetic] that's where you guys
5 would want the sidewalk versus the other side on
6 going south there is no sidewalk, correct. So is
7 this does any of that left hand turns, right hand
8 turns, would that impede any sidewalk --

9 MR. STEWART: Crosswalk?

10 MS. ABSENGER: It doesn't impede any
11 sidewalk implementation?

12 MR. POMMER: You're talking to the
13 north, yeah. I don't think so.

14 MS. ABSENGER: Going north?

15 MR. POMMER: No. No. There's plenty of
16 right of way there.

17 MR. SERRANO: Yeah.

18 MR. POMMER: To go, to go further down
19 the street. So --

20 MR. SERRANO: Yes.

21 MS. ABSENGER: Okay. That's all I wanted
22 to know.

23 MS. KNICKERBOCKER: Thanks, Eileen.
24 Okay. So, thank you for coming in to review

1 October 7, 2025

2 everything.

3 MR. NESTOR: Thank you.

4 MR. SMITH: So, Mayor, you do have some
5 language before you on that resolve clause.

6 MS. KNICKERBOCKER: Yes.

7 MR. SMITH: Just for the record it and
8 maybe make it easier just to --

9 MS. KNICKERBOCKER: And we take a vote
10 on this?

11 MR. SMITH: Yes.

12 MS. KNICKERBOCKER: On your -- okay.

13 Resolve that the Village of Buchanan Village
14 Board is the responsible party for approving the
15 site plan for the AMS Buchanan residential
16 community. The village board has reviewed field
17 changes made to the approved site plan, including
18 reports from village engineer and village planner
19 and a detailed presentation from AMS, and
20 conclude that the field changes do not constitute
21 a material change from the originally approved
22 site plan. Can I have a second?

23 MR. CAPICOTTI: Second.

24 MS. KNICKERBOCKER: All in favor?

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2 MULTIPLE: Aye.

3 MS. KNICKERBOCKER: Thank you.

4 MR. SMITH: Thank you, mayor.

5 MS. KNICKERBOCKER: Okay. Thank you.

6 MR. SERRANO: Thank you. Have a good
7 night.

8 MS. KNICKERBOCKER: So, George, you
9 might want to stay for a second. I'm not sure.
10 And Peter, you might want to stay. I think Dave,
11 I think we're okay with you. I don't think
12 there's anything else on here for you.

13 MR. SMITH: Okay. Thank you.

14 MS. KNICKERBOCKER: Thanks, Dave.

15 MR. POMMER: See you later, Dave.

16 MR. SMITH: [unintelligible] [00:45:37]
17 drop.

18 MR. CAPICOTTI: Oh, yeah.

19 MS. KNICKERBOCKER: Okay.

20 MR. SMITH: Tonight's the night.

21 MR. CAPICOTTI: Opening night.

22 MS. KNICKERBOCKER: Next, we are going
23 to be making a motion to wave the fee for the Boy
24 Scouts of America, Packs 36. There, there's dates

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2 that are in here that they are going to use our
3 Westchester Avenue offices and potentially the
4 pavilion. So there's like five meeting dates
5 starting October 20th, 21st, November 17th,
6 December 8th, and January 12th. Originally, they
7 wanted to meet in the pavilion. I think it's
8 going to get a little cold for these little guys
9 there. So, it was decided that they would go into
10 the Westchester Avenue offices. So, I'd like to
11 make a motion and also the insurance. Have we
12 received the insurance yet?

13 MS. CYNTHIA KEMPTER: Yes.

14 MS. KNICKERBOCKER: Okay. Great.

15 Perfect. Perfect. So, I'd like to make a motion
16 to waive the fee for Boy Scouts of America Pack
17 36 to use the Westchester Avenue offices and
18 pavilion contingent on insurance that we have
19 received. Can I have a second?

20 MR. LAKER: Second.

21 MS. KNICKERBOCKER: All in favor?

22 MULTIPLE: Aye.

23 MS. KNICKERBOCKER: Thank you. Okay. The
24 next is, and we have him here with us this

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2 evening, Mr. Mike Miner, who has been videoing
3 the village board meetings for a long, long time,
4 over 27 years. And Mike, you know what? I want
5 you to come up to the podium for one minute
6 because nobody knows who the Mike is behind the
7 behind the scenes.

8 MR. SERRANO: You got to change the
9 camera. Change the camera.

10 MR. SERRANO: There you go.

11 MR. MIKE MINER: There I am.

12 MS. KNICKERBOCKER: There he is. Hi,
13 Mike. So, this is Mike Miner. And like I said, he
14 has been videoing our meetings for 27 years. He's
15 done a great job. He does, he produces a
16 professional project. He's always available. He
17 helps us when we have issues with our techno
18 stuff and I just wanted to thank you Mike for all
19 your years of service.

20 MR. MINER: Thank you.

21 MS. KNICKERBOCKER: He's very dedicated
22 and he, he does a great job for us.

23 MR. LAKER: Thank you.

24 MS. KNICKERBOCKER: Thank you.

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2 MR. MINER: That's it?

3 MS. KNICKERBOCKER: So unless you want
4 to say a few words --

5 MR. LAKER: This is your television
6 debut.

7 MS. KNICKERBOCKER: So Mike has a
8 proposal here and we are going to be -- there's a
9 proposal to do our planning and zoning board
10 meetings. And there's an agreement for the amount
11 of time, because our planning and zoning board
12 meetings don't always go as long as our village
13 board meetings. So, I'd like to make a motion --
14 or wait, let's first discuss it. Is there anyone
15 that wants to discuss the proposal from MJM
16 Television and Video Productions?

17 MR. LAKER: I'm fully on board with it.
18 And Mike does a fantastic job. I, I do believe
19 that the zoning and planning board should be
20 videotaped and I think Mike will do a great job
21 in doing that.

22 MR. STEWART: I second what Steve just
23 said. Especially with you know, we've got some
24 projects going on and, you know, the more that

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2 the public is aware of what's going on, the
3 better. So.

4 MS. KNICKERBOCKER: Yeah, there's a lot
5 more lot more going on and a lot more people are
6 interested and it's good to let people know
7 everything that's going on. So, I'd like to make
8 a motion to approve the proposal from MJM
9 Television and Video Productions. Can I have a
10 second, please?

11 MR. LAKER: Second.

12 MS. KNICKERBOCKER: All in favor?

13 MULTIPLE: Aye.

14 MS. KNICKERBOCKER: All right. Thank
15 you, Mike. And the next is a motion to release
16 the draft handbook for union review. I know Dan,
17 this, this has been really important to you. You
18 have been working on this for quite some time and
19 asking for this to move forward. So is everyone --
20 Dan, do you want to say a few words on this or

21 MR. STEWART: No, I think this is just a
22 -- it's important for several reasons. More of a,
23 a legal standpoint, especially with human
24 resources and you know it things change in the

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2 workplace on a daily basis. And I think we just,
3 you know, this is something that's been overdue
4 and I'm glad we're getting it done and here we
5 are.

6 MS. KNICKERBOCKER: And here we are. All
7 right. Thanks, Dan. So, I'd like to make a motion
8 to release the draft handbook for the unions to
9 review. Can I have a second?

10 MR. LAKER: Second.

11 MS. KNICKERBOCKER: All in favor?

12 MULTIPLE: Aye.

13 MS. KNICKERBOCKER: All right. Thank
14 you. All right. So, moving on, you know what,
15 George, before we get to our information and
16 officers, do you have any, any updates that you
17 want to give us on the Church Street and that
18 project is completed. They paved. Our project we
19 did right across from Village Hall, which is
20 Church Street, the sidewalks are in. I just, I,
21 the sidewalks, everything looks great. But --

22 MR. POMMER: But.

23 MS. KNICKERBOCKER: But I drove by today
24 and if you could, as you're leaving today, if you

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2 could take a look. So across Village Hall you go
3 up Church Street. As you're going to take a right
4 there's a swale there that I was surprised wasn't
5 -- it's a small section of swale. Not the whole
6 swale is like deteriorated but just where they
7 left off at paving, it could have been just
8 probably paved a little.

9 MR. POMMER: You're talking right where
10 the wall meets the curve?

11 MS. KNICKERBOCKER: Yes. Yeah.

12 MR. POMMER: Yeah, I saw that.

13 MS. KNICKERBOCKER: Oh, okay.

14 MR. STEWART: I think you're talking
15 about where the house is there on the corner?

16 MS. KNICKERBOCKER: Yeah.

17 MR. STEWART: I noticed it, too.

18 MS. KNICKERBOCKER: Yeah.

19 MR. POMMER: I saw that. That'll be on a
20 punch list. We can address that.

21 MS. KNICKERBOCKER: All right. Good.

22 MR. LAKER: Yeah, I saw that.

23 MS. KNICKERBOCKER: And the sidewalks
24 are nice, but I just hope the residents were told

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2 and communicated with that sidewalks are nice.

3 The only problem is in the village of Buchanan,
4 you're responsible to shovel those sidewalks when
5 it snows. Maybe we should have mentioned that.

6 MR. STEWART: And that's common in any
7 municipality.

8 MS. KNICKERBOCKER: Well, you know, the
9 only thing in town of Cortlandt, I know,
10 especially in Verplanck, you see them with that,
11 that I don't know what the heck. It's, it's kind
12 of an interesting snow pusher and they do the
13 sidewalks on King's Ferry through Verplanck and
14 things like that. So, some municipalities take on
15 the liability, some don't. So, just to, just to
16 make them aware that that's what they're going to
17 have to do. Okay. So, is there any other
18 questions for George? Anybody in the audience
19 that will need George? Okay, George.

20 MR. POMMER: That's it?

21 MS. KNICKERBOCKER: Thank you very much.

22 MR. POMMER: You're welcome.

23 MS. KNICKERBOCKER: Much appreciate it.

24 MR. POMMER: No problem.

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2 MS. KNICKERBOCKER: Unless there's
3 anything else you want to share.

4 MR. POMMER: Thank you.

5 MS. KNICKERBOCKER: All right. Take
6 care.

7 MR. POMMER: Bye.

8 MS. KNICKERBOCKER: Anything for the
9 building inspector. Will we need Peter Cook here?
10 Are we good? Any, will anybody have any questions
11 for Peter Cook? No. Okay. Thank you, Peter.

12 MR. COOK: Thank you.

13 MS. KNICKERBOCKER: All right.

14 MR. COOK: Thank you, board.

15 MR. LAKER: Thank you, Peter. Thank you.
16 Have a good night.

17 MR. COOK: Have a good night. See you
18 tomorrow.

19 MS. KNICKERBOCKER: Thank you. Okay. So,
20 moving along, reports from officers and
21 departments, justice reports, August 2025. One of
22 them is \$2,165, received the court, 1,150 and
23 4,534. Court's been very busy. Police report. Oh,
24 Awilda is not here this evening. I'm sorry. I

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2 forgot to mention that Trustee Baez is not here
3 this evening. So, the police report, I'm just
4 going to do, 24 moving summonses. This is for
5 July. Altogether, 149 calls, 12 parking
6 summonses, four speeding, six disobeying traffic
7 control, one stop sign, and one equipment
8 unregistered, no license, four of those. For
9 August, we had 44 summonses. Total calls 131,
10 parking summonses seven, speeding five, disobey
11 traffic control seven, stop sign ten and
12 equipment unregistered and no license, ten.

13 Highway report?

14 MR. CAPICOTTI: Wow, this is all
15 reorganized here.

16 MS. KNICKERBOCKER: Yeah, they did a
17 different format.

18 MR. CAPICOTTI: 103 tons of garbage.

19 MS. KNICKERBOCKER: There you go.

20 MR. CAPICOTTI: I can still find that
21 though.

22 MS. KNICKERBOCKER: So that's --

23 MR. CAPICOTTI: Not that anybody cares,
24 but I can still find it.

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2 MR. SERRANO: You should take it off one
3 day and see if you notice.

4 MR. CAPICOTTI: They did have -- I
5 actually did notice quite a few catch basin
6 repairs in the area and I spoke to them about a
7 couple of them. They put a new, a complete new
8 catch basin in one area and some, a lot of
9 repairs. And I see, I know Tony is really
10 invested in doing and Kevin Murphy as well. And,
11 and they're all doing a great job, but I noticed
12 that them guys are really taking the initiative
13 to, to, you know, keep in-house work and that's
14 what I like to see. And they painted crosswalks
15 and they did a lot too for family fun day and
16 they did a lot so. Oh, there was eight TVs also
17 picked up last month.

18 MS. KNICKERBOCKER: There you go.

19 MR. CAPICOTTI: I forgot about that. And
20 five air conditioners. And that's all for today.

21 MS. KNICKERBOCKER: And then I just
22 wanted to I'm just looked at it now. Tony and
23 Randy attended a supervisory training course,
24 which is great. And Kevin Murphy obtained his

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2 CDL. So congratulations. That's great.

3 MR. STEWART: Yeah.

4 MS. KNICKERBOCKER: Good for him.

5 MR. CAPICOTTI: I didn't even know that.

6 MR. STEWART: It's all good stuff.

7 MS. KNICKERBOCKER: Okay, wastewater
8 plant, treated water 7,576,000 gallons, sludge
9 removal, 58,500. There's no violations reported.
10 There was a failure of a sludge transfer pump in,
11 I think it was July, no August. So things are
12 things are flowing smoothly over there. Building
13 department?

14 MR. STEWART: That would be me. So the,
15 for the month of August there were one court
16 appearance, 15 building permits were issued or
17 reviewed, inspection required for newly issued
18 permits was 12, inspections on file for permits
19 and compliance inspections, 18. Certificates of
20 occupancy issued and completed 10 and compliance
21 inspections for resale or refinance, three.
22 That's really it. Oh, and just that the AMS
23 construction site work is moving along well.
24 LaBella's inspections are taking place as planned

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2 and everything seems to be in compliance. So,
3 that's it.

4 MS. KNICKERBOCKER: All right. Thank
5 you. Steve, Buchanan Engine.

6 MR. LAKER: For the month of August,
7 there was eight total alarms, four mutual aid
8 given and one motor, motor vehicle accident. The
9 members of the engine company also participated
10 in the Ossining parade on August 1st, and was
11 awarded best pumper and second best dress
12 uniform.

13 MS. KNICKERBOCKER: Thank you. Thank you
14 Cindy, for sending the planning board July 24th
15 and August 28th minutes, received and filed. Next
16 is this weekend on Saturday at 11:00 o'clock, out
17 at the Village Circle is going to be Daffodil Day
18 and the daffodils came in today, the bulbs. So
19 daffodils are, are a flower for rebirth, hope and
20 new beginnings. So we'll see the daffodils
21 blooming out at the circle and if we have extra
22 we'll go over to Lents Cove. So anybody that's
23 interested in helping us plant the daffodils,
24 please come at 11:00 o'clock. We have plenty of

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2 daffodils for you to plant.

3 I, I'm going to start, I just got some
4 information. There's several Buchanan residents
5 we have to recognize at the 9/11 ceremony in
6 Croton. The Buchanan resident, Buchanan resident
7 Addie Valentino sang the national anthem and she
8 did an excellent job. It was beautiful. On
9 December 6th and 7th at SUNY Purchase the
10 Nutcracker performance, we have one of our very
11 own Buchanan residents, Nadine Macaluso, who's
12 going to do a solo dance. Anybody interested in
13 purchasing tickets, like I said, that's at SUNY
14 Purchase. We have Buchanan resident Liz Faiella
15 and EMT Stephen Shryock, they were honored for
16 their life-saving efforts at the 2025 Westchester
17 County EMS awards event. So, thank you very much.
18 This was a person who was resuscitated with a
19 cardiac arrest in August and they were awarded
20 the life-saving award. So, you know what? We have
21 a lot of residents here doing a lot of good
22 things and you know what, I think we should
23 always recognize them and, and let people know
24 the good work that's happening here in the

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2 village. So, thank you, Liz. And thank you,
3 Stephen.

4 Let's see. Oh, I don't have Dominic here
5 tonight. He's on the Lincoln Society Board, too.
6 So, anyone that's interested on October 25th, if
7 you're interested in local history, in Peekskill
8 on South Street, there's a Lincoln Exedra and
9 that was built 100 years ago. So, they're having
10 a ceremony on the 25th and it's to recognize um
11 President Lincoln's stop here in Peekskill. So,
12 you know, it's, it's kind of interesting. When I
13 hear people complaining about the train, this
14 train was rolling through this area in 1860. So,
15 um, President Lincoln got off the train on his
16 way into Washington, D.C. to be sworn in, his
17 inauguration. And he stopped because he had a
18 friend who was, he had worked with in, in
19 Congress or the Senate. I, I forget which. So, he
20 came and he spoke a few minutes before he headed
21 into Washington. So, that will be October 25th at
22 1:00 p.m. There will be re-enactors there and
23 that's on South Street. So, anybody that wants to
24 catch up on some local history, it's pretty

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2 interesting. And that is the only monument in
3 Westchester County for President Lincoln.

4 The Halloween party this year, it's
5 going to be at the pavilion, so there's no parade
6 through the street this year. It's on October
7 25th from 4:00 to 5:00. There will be Halloween
8 music, candy, pumpkins for kids, and
9 refreshments. And if anyone has looked out at the
10 circle, it's getting very spooky out there. The
11 beautification committee put up the, the ghost,
12 and it looks really cute.

13 And the only other thing I have is --
14 oh, I forgot to -- I forgot. I, I knew I had to
15 say something to Dave, but we'll discuss it at
16 the workshop. Okay, that's all I have for right
17 now, Anthony? Oh, the only other thing, hopefully
18 at the workshop, we can have a discussion about
19 playground equipment. So, I have some more
20 information I'm compiling. Randy has some
21 information for us. So, we'll have a discussion
22 at the workshop. Anthony, what do you have for
23 us?

24 MR. CAPICOTTI: Not much, I want to

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2 congratulate the Buchanan Engine on the best
3 pumper in the Ossining parade. And the
4 decorations in the circle are, are spooky, and
5 they look good and I want to compliment them on
6 all their hard work that they do in the circle.
7 It's very nice that they keep that up. I
8 appreciate all of that. And, that's just about it
9 really. Oh, Awilda, I'm under the impression that
10 she's sick. I hope she feels better. And that's
11 all I have.

12 MS. KNICKERBOCKER: Thank you. Steve,
13 what do you have for us?

14 MR. LAKER: Just one, one item. I see we
15 have a resident in the audience again. I believe
16 it's Eric. You've been here, I think, six
17 meetings in a row. I just hope, you know, the
18 village board can resolve his issue and the
19 concern. I personally have no desire to impact
20 you or your family at all in that parcel of land.
21 I want to just, you know, resolve this issue, get
22 it done, and you can go about your business as
23 you've done and your family for the 50 years
24 you've been here. So, that's all I have.

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2 MR. CAPICOTTI: Unless you like coming
3 here.

4 MR. LAKER: Yeah, you're more than
5 welcome.

6 MS. KNICKERBOCKER: I think he does. So,
7 I I'm not sure where we are with that.

8 MR. LAKER: We've gone back and forth.

9 MS. KNICKERBOCKER: Yes.

10 MR. LAKER: And I know you've presented
11 several times. But we just have to come up with a
12 resolution to get this completed.

13 MS. KNICKERBOCKER: So, does the board
14 want to discuss it now or, or Marcus, you might
15 have more information for us? We're not, we're
16 not looking to cause you any grief.

17 MR. SERRANO: So the options that we've
18 discussed, the same thing we did with the
19 property behind the circle. You can you can lease
20 the property, you can do a lease agreement, you
21 can sell the property. I mean those are the main
22 two options per se. So however direction the
23 board would like to go with that.

24 MR. LAKER: Whatever the least impactful

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2 resolution is and if that is a lease, I don't
3 know what that involves regarding insurance or if
4 it's a sale, what that does for taxes.

5 MR. SERRANO: Yeah, with the --

6 MR. LAKER: Either way.

7 MS. KNICKERBOCKER: Yeah.

8 MR. SERRANO: The license agreement.

9 MS. KNICKERBOCKER: License agreement.

10 MR. SERRANO: So, what we did with the
11 other person, they had to do a -- they had to
12 hire a surveyor to survey the area specifically
13 what they had to do. They paid, they paid for
14 that. They're providing insurance and then
15 Stephanie worked out a license agreement that had
16 to, that had to be signed off on. And then the
17 village still maintains that, still owns that
18 property, but there, it has been insured by the
19 property owner, adjacent property owner.

20 MS. KNICKERBOCKER: And I think, wasn't
21 I, I don't remember because I remember it was out
22 at the circle, but wasn't that expensive, very
23 expensive the insurance and it was a just a
24 little tiny, itsy-bitsy parcel. They

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2 MS. PORTEUS: Yeah, that was one of the
3 difficulties they were having. They were getting
4 really high prices and in the end they, they
5 chose an insurance company. It wasn't cheap.

6 MR. STEWART: No, because what happens
7 is it's not officially their piece of property.
8 So they don't, the insurance carriers do not like
9 to name a municipality or a township as an
10 additional insured, because think about the broad
11 scope of, of liability. They're not going to do
12 it. So it requires a special policy just for that
13 parcel of land for liability and it gets to be
14 cost, it's not cost effective. It's expensive. So
15 let's try and, you know, lighten the blow and do
16 this thing the easiest way possible for this
17 gentleman is that's my feeling.

18 MS. KNICKERBOCKER: So what, so the
19 other alternative is there any price that to
20 purchase that property? I don't know. We're
21 trying to look at the, the options and see what's
22 --

23 MS. PORTEUS: Is it surveyed? Is it --

24 MS. KNICKERBOCKER: -- what's workable.

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2 MR. SERRANO: So if the village wanted
3 to sell the property, again, he will have to pay
4 for a survey and appraiser and then the village
5 board can take the appraised value and sell the
6 property for that appraised value.

7 MS. KNICKERBOCKER: So there's no survey
8 even though it's part of the village property?
9 There's no survey already?

10 MR. SERRANO: Yeah. We have to -- well
11 it's including part of the entire village parcel.
12 It's not a separate survey for that one piece of
13 property. So we have to survey that specific
14 piece of property, sell that strip of land.

15 MR. LAKER: But what can a paper street
16 be valued at? That's --

17 MR. SERRANO: Correct. But, but to, to
18 municipal law --

19 MR. LAKER: In the long run, that may be
20 the cheaper aspect for the gentleman.

21 MR. SERRANO: Correct. Long-term wise
22 and, and to sell municipal property, you have to
23 have a survey and sell for fair market value.
24 That's state law.

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2 MR. STEWART: And if we left it as is,
3 then there's liability, the village has liability
4 if someone was to get harmed --

5 MR. SERRANO: That's correct.

6 MR. STEWART: -- on that parcel.

7 MR. SERRANO: That's correct.

8 MS. KNICKERBOCKER: So that's not
9 considered a paper street.

10 MR. SERRANO: No. That's part of the
11 village -- that's all part of the village hall
12 property.

13 MS. KNICKERBOCKER: That would have been
14 the easiest resolution, the paper street and then
15 just like we did with everyone else, we, we split
16 the street years ago.

17 MR. SERRANO: Yeah.

18 MS. KNICKERBOCKER: I wasn't on the
19 board, but what they did is they, they split the
20 street and then, you know, one owner got half,
21 the other got the other half.

22 MR. SERRANO: Correct. It's part of the
23 overall parcel of village hall property, which
24 used to be the school.

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2 MR. SERRANO: Which was the school
3 property.

4 MS. KNICKERBOCKER: Right. Yeah. Yeah.
5 Yeah.

6 MR. STEWART: Well, I'm, I'm with Steve
7 on this to try and come to a solution that's best
8 for the, the homeowner and also being able to
9 protect the village.

10 MR. SERRANO: So, what I can do if the
11 village wants to go that way, I can speak to the
12 property owner, get a price for the survey and
13 appraisal. If he's willing to pay for that as
14 aspect of it, okay, so they so get the appraisal
15 value, then you can sell the property for
16 appraised value.

17 MS. KNICKERBOCKER: Can the village
18 declare that a paper street?

19 MR. SERRANO: That's part of the village
20 land.

21 MS. KNICKERBOCKER: I'm just trying to
22 think of options.

23 MS. PORTEUS: And just, just let me but
24 in for one minute. Either way, whether we can

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2 sell it to him or to whoever, we should get the
3 prices or the survey done. But I want to do some
4 research on whether you can pick and choose who
5 you --

6 MR. SERRANO: Right.

7 MS. PORTEUS: -- offer that to because
8 there's a neighbor on the other side as well.

9 MS. KNICKERBOCKER: Right.

10 MS. PORTEUS: And it's, and it's
11 adjacent property

12 MS. KNICKERBOCKER: They might want that
13 too. You're right.

14 MR. LAKER: All right. So I don't think
15 this is a solution we're going to come to
16 tonight, so.

17 MS. PORTEUS: Yeah, and I'll do quick
18 research. It won't take me long. I, I think you'd
19 probably have to put it out to anybody who would
20 want it. Now who really wants it, but they do
21 have another neighbor, right.

22 MS. KNICKERBOCKER: Yeah, there's a
23 neighbor to the left --

24 MS. PORTEUS: Next door.

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2 MS. KNICKERBOCKER: -- that might be
3 interested in half of it or whatever. I don't
4 know. I'm just saying. Yeah, because we
5 potentially got into that same situation with the
6 other, where people could have potentially wanted
7 it too.

8 MR. LAKER: Okay.

9 MS. PORTEUS: But I'll do some, you
10 know.

11 MR. SERRANO: A sale would be the clean,
12 the cleanest way to do it.

13 MS. PORTEUS: Yeah, it would.

14 MS. KNICKERBOCKER: Okay.

15 MR. SERRANO: If the, you know, the
16 board doesn't feel you ever need that property,
17 it's the cleanest way to do it.

18 MS. PORTEUS: It is the cleanest.

19 MS. KNICKERBOCKER: I don't see -- we
20 haven't used it in what, when did they, the
21 school sold it like in the '70s and the
22 property's never been used?

23 MR. STEWART: Well, this building was
24 redone in 1976.

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2 MS. PORTEUS: Yeah. Yeah.

3 MR. SERRANO: So, okay, perfect. I'll,
4 I'll work on that and talk to Stephanie about
5 this property. No problem.

6 MR. LAKER: Thank you.

7 MS. KNICKERBOCKER: Okay, Dan, what do
8 you have for us?

9 MR. STEWART: Just a couple things. The
10 paving on Church Street I think looks terrific. I
11 mean, the improvement there, I look back now and
12 I'm, I'm glad we did it because it really to me
13 it made it really made the, that area a lot a lot
14 nicer. I did go to the board of, the DOB meeting
15 that Theresa was at, a lot going on there. That's
16 all I can say. You know, they're looking at
17 possible, the possibility of data centers up
18 there. I'll go on record to say I'm totally for
19 it if that's what they're going to look at, I
20 don't know where, you know, where that will lead
21 to, but there was a lot of upset people about the
22 water possibly being released into the Hudson
23 again, but that's just, that's going to be
24 ongoing litigation, I think, for a while. But --

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2 MS. KNICKERBOCKER: I think they're
3 meeting October 9th, the, the court asked for
4 both parties to, to meet, so we'll see what
5 happens there.

6 MR. STEWART: Yeah, I see the painting
7 on the village garage started.

8 MS. KNICKERBOCKER: Good.

9 MR. STEWART: I think it's going to look
10 nice when it's done. And then I had a question.
11 The house on Blakeley Avenue that's been
12 abandoned for at least 10 or 15 years now, it's,
13 it's to the point where it's a major eyesore. I
14 don't know who owns it at this point, but
15 whatever we could look to, you know, look into as
16 far as like what we've done with other distressed
17 properties in the past to either, you know,
18 auction it off, whatever, you know. But it's.
19 it's a major eyesore. It's time.

20 MS. KNICKERBOCKER: I think the bank is
21 going to start foreclosing on it. It's been a
22 while.

23 MR. STEWART: Well, the squeaky --

24 MS. KNICKERBOCKER: The roof collapsed.

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2 MR. STEWART: -- the squeaky wheel
3 always gets the oil, just like the one on Bannon.
4 And I think if we start putting the pressure on a
5 little bit, we'll, we'll get --

6 MS. KNICKERBOCKER: Marcus, can you look
7 into that with the town?

8 MR. SERRANO: The town -- I asked the
9 town multiple times. It's not on their list yet.

10 MS. KNICKERBOCKER: It isn't?

11 MR. SERRANO: No.

12 MS. KNICKERBOCKER: Really? That's, like
13 Dan said, it's been years. I've been asking.
14 Sydney and Sharon keep on reminding me about it.
15 I've called the attorney's office and tax
16 receiver. They owe a lot of money, but they're
17 not on their list of foreclosure. I mean, they're
18 years behind.

19 MS. KNICKERBOCKER: Yeah, there's no
20 value.

21 MR. STEWART: I mean, and the grass to
22 this point, it wasn't cut all year. I mean, it's,
23 it's got to be three, four feet.

24 MR. SERRANO: The board has to write by

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2 resolution, it's in the code to authorize us to
3 go cut the grass, board it up and then we add it
4 to the taxes. But there is a process in the code
5 you have to follow.

6 MR. STEWART: Okay. So then I think, I
7 think I think we need to follow that just like we
8 did with the house over on Albany Post Road, you
9 know, let Peter write it up or do whatever he's
10 got to do. But it's, it's to the point now over
11 there where it drives me crazy to even drive by
12 it.

13 MR. SERRANO: The people passed away. We
14 can't find the people, right? Yeah.

15 MS. KNICKERBOCKER: Yeah. I think there
16 was a relative that owned it, that ended up
17 getting it, but then he wants nothing to do with
18 it. So, you're right, Dan. Maybe, maybe saying to
19 the town, look, you know, time to do something
20 with that. Maybe put that on the list to be
21 auctioned off, you know.

22 MR. STEWART: Yeah, it's time. Like,
23 like I said, squeaky wheel gets the oil. Let's,
24 let's --

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2 MR. SERRANO: I'll call the town again
3 tomorrow.

4 MR. STEWART: Please. I'd appreciate
5 that.

6 MR. CAPICOTTI: Can we, you know, bring
7 up the integrity of the house? I mean, it's,
8 well, if somebody gets killed in there because
9 the roof falls on them and they're in there
10 sleeping.

11 MR. SERRANO: Well, that's why they get,
12 we can board it up. We have to --

13 MR. CAPICOTTI: Yeah. I mean, but it's
14 just, it's not boarded up and it's right now it's
15 a liability.

16 MR. SERRANO: Yep.

17 MR. STEWART: And then the last thing I
18 just had --

19 MS. PORTEUS: [unintelligible]
20 [01:12:19] street, but we need a relative as
21 well, but there is --

22 MR. SERRANO: Process, yep.

23 MS. PORTEUS: Okay.

24 MR. STEWART: And then the last thing I

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2 just had was the, the Centennial Committee.

3 Again, anybody interested, please contact Cindy
4 or Sharon in the office, sign up. I did speak to
5 some of the members. They want to have a less
6 formal type setting to, you know, to meet and
7 maybe just, you know, do it in a formal setting,
8 informal setting, you know, where we can just
9 shoot ideas back and forth. And that's it.

10 MS. KNICKERBOCKER: Maybe we could meet
11 before a regular meeting or something.

12 MR. STEWART: Or we just set a date on a
13 Wednesday or a Tuesday, you know, whatever it is.
14 But I think the informal process of meeting is,
15 is the way everybody wants to go. So I'm just
16 putting that out, that's all.

17 MS. KNICKERBOCKER: And an interesting
18 thing that happened to me at my store, I had a
19 descendant of the Buchanan's come in the store
20 and I asked her, you know, I told her about the
21 Centennial coming and, and everything. And she's
22 got a lot of history of her family and I asked
23 her if she would be interested in coming to the
24 village to represent her family. So that was kind

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2 of cool that she just kind of suddenly walked in.

3 I was like --

4 MR. STEWART: There's a lot of history
5 between these small little towns. So.

6 MS. KNICKERBOCKER: Okay. Any comments?

7 Oh, I'm sorry. I left our attorney and Marcus
8 out. I apologize. Oh my goodness.

9 MS. PORTEUS: Yeah, I just have --

10 MS. KNICKERBOCKER: Okay. Sorry.

11 MS. PORTEUS: I just have real quick
12 update. I heard from Certainty counsel, Chris and
13 from Anthony Miranda today. They wanted to let us
14 know that they got our amended drafted, you know,
15 what we would be willing to sign as far as a an
16 agreement. And they said they sent it to
17 corporate and they have not heard back yet and
18 they don't expect to hear back anytime soon
19 because it's budget time and so they have not
20 gotten any comments back. They just wanted me to
21 let me know that they did, you know, they did
22 pass it along and it's, there's no movement.

23 MS. KNICKERBOCKER: Okay.

24 MS. PORTEUS: So that's all I have.

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2 MS. KNICKERBOCKER: Okay, thank you.

3 MS. PORTEUS: Oh, I do have one other
4 thing. You guys hired, the board hired Tony
5 Piscionere to help, the attorney, to help Peter
6 and the building department with respect to one
7 particular property. So, I spoke to him today and
8 he's going to get it together and get with Pete
9 and, and sort of try to move this along because
10 it's been quite a while with no movement.

11 MS. KNICKERBOCKER: Okay. Yeah, because
12 I know there's --

13 MS. PORTEUS: I mean it has to be taken,
14 some of the stuff going on over there has to be
15 taken care of and we've put it on the record that
16 we've hired somebody and we're going to do
17 something and we probably should. So, I just
18 wanted to update you on those two things.

19 MS. KNICKERBOCKER: All right. Thank
20 you, Steph.

21 MS. PORTEUS: Yep.

22 MR. SERRANO: A couple of quick things.
23 To follow up on Stephanie's Certainty, they
24 actually come to the building department

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2 tomorrow. They're going to be coming to the
3 planning board for a site, site plan amendment.
4 They want to add a 1,000 gallon propane tank to
5 the site with an extra shed next to it for
6 deliveries of the material. So, I just want to
7 let you know that'll be coming to the planning
8 board meeting at the next meeting. And so, that's
9 one aspect.

10 Following up on Anthony's comments
11 regarding DPW, just to let everybody know, one of
12 the hydrants for AMS had to be raised up, part of
13 the sidewalk. So, I went to AMS and the hydrant,
14 the original hydrant has been there, I don't know
15 how long. I said, I prefer not raising an old
16 hydrant that's been there probably 50 years. So,
17 I asked them to replace the hydrant and they did.
18 They actually gave us a brand new hydrant at no
19 cost. And our guys put it in. So, we probably
20 save between 14 and \$15,000 by AMS paying for the
21 materials and our guys putting it in. So, Gibbons
22 and your nephew Murphy actually put it in at no
23 cost to the village, which is great. So, I just
24 to let you know that.

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2 On the water department, Tony's been
3 doing a great job in the water department as
4 well. Sydney and Sharon have been working with
5 him regarding water leaks and people not being
6 notified and we try to put notes on people's
7 doors and try to contact us and it's been very
8 hard to contact people, as well as the remote
9 reader not working. So, we actually got door
10 hangers down that we actually, Tony's going
11 around and hanging people up. Either I see you
12 have a water leak, you know, call us, we can help
13 you or the remote reader is not working, give us
14 a call so we can have that repaired. So, that's
15 working pretty well. I worked with the staff on
16 that. So, we're trying to get communication
17 better with our with our residents regarding that
18 aspect of it.

19 Then the other thing I just wanted to
20 address, a resident came to the last meeting on
21 September 19th, made a couple comments. The
22 owners of 3109 Albany Post Road, so I just wanted
23 to clarify some of the comments that that were
24 made at that meeting, and I think it might be

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2 just miscommunication, so I want to make sure I
3 clarify this as well. They mentioned that at the
4 May 27, 2025 meeting that I made a statement that
5 the village would litigate against them if they
6 don't put the sidewalk down in the
7 [unintelligible] [01:17:21] part of their
8 property. So I just want to clarify, when I
9 mentioned litigation based on Anthony's comments
10 on that meeting about the sidewalk was during the
11 planning board meetings, they're the ones who
12 raised that they do not want to a sidewalk on
13 their property in front of the planning board,
14 and that they will hire, will hire a lawyer, and
15 Stephanie knows this as well. They will to hire a
16 lawyer to litigate --

17 MS. PORTEUS: They did hire.

18 MR. SERRANO: And they hired one, to
19 litigate against the village. So the planning
20 board did not mandate the sidewalk to put in. So
21 that's why that died. But at the same time I
22 wanted to address that at no time did I say the
23 village was going to litigate. At no time did I
24 threaten that the village boards were going to

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2 litigate in, in any way. I was just referring
3 that if they, if we, if the village wanted to
4 move forward, they're the ones that threaten the
5 litigation. So that's the reason I wanted to
6 clarify that.

7 And then the other thing they mentioned
8 that the Village Square or the Carbone project
9 had three violations. I've checked with the
10 building department. There are no violations of
11 the Carbone property. So I just want to clarify
12 that as well. That was mentioned at a public
13 meeting. I don't think it's fair comments that
14 have be made about a neighboring property when
15 it's not true. So I just wanted to clarify the
16 record on those two items. Thank you.

17 MS. KNICKERBOCKER: And I wish they were
18 here that night that they could give their side
19 of the story too. So we heard one side of the
20 story. So it's always fair to hear both sides.

21 MR. SERRANO: Correct.

22 MR. STEWART: Agreed.

23 MS. KNICKERBOCKER: Okay. So anybody in
24 the audience? Any comments from the audience?

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2 Eric, don't be shy.

3 MR. ERIC VANCURA: I never am. I was
4 going to give a speech but I don't need to give
5 this. What I will say, the gist of it is,
6 whatever you decide to do with that, remember how
7 it will affect people 50 years from now. My
8 mother won't be there. I won't be there. I don't
9 know who'll be there. We don't know who will be
10 sitting here. They may not be calm people sitting
11 over there. They may be very to the T, to the
12 letter of the law, and they may want you, whoever
13 sits here to maintain that property. And Mr.
14 Serrano is worried about liability. If you sell
15 it, liability goes away for the village. And my
16 mother is willing to pay a fair price. She's
17 willing to pay a fair price. Although personally,
18 I think after being there 55 years at the end of
19 this month, all the time that she's taken, I
20 think she's more than paid for the property. And
21 as for the neighbor, she's got a driveway. She's
22 not landlocked, as was said by the board. So.

23 MS. PORTEUS: how many years?

24 MR. VANCURA: 55 at the end of this

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2 month.

3 MS. PORTEUS: Thank you.

4 MR. VANCURA: Do you want the speech I
5 was going to give? I can give you a copy.

6 MS. PORTEUS: Who, me?

7 MR. VANCURA: Yeah.

8 MR. CAPICOTTI: Yeah, let Stephanie have
9 it.

10 MR. VANCURA: I'm serious.

11 MS. KNICKERBOCKER: So your family had
12 the property while, I'm just thinking while the
13 school was still here? I'm trying --

14 MR. VANCURA: No, the school, the school
15 was closed.

16 MS. KNICKERBOCKER: The school was
17 closed. Okay.

18 MR. VANCURA: No, nobody, nobody was
19 here in the building.

20 MS. KNICKERBOCKER: Okay. All right. I'm
21 just trying to get a time.

22 MR. VANCURA: Out there, the parking lot
23 was just dirt, broken glass.

24 MS. KNICKERBOCKER: Oh, okay. I'm just

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2 trying to remember, yeah.

3 MR. VANCURA: Although the odd thing is
4 if you go over, over on this strip. Well, I call
5 it the driveway, parcel B, there's like a section
6 maybe about this big that's crumbled pavement, so
7 it had to be done back in the '50s and '60s, but
8 I don't know why because it's not the whole
9 entire thing.

10 MS. KNICKERBOCKER: I just remember when
11 I went to school here and that goes way back,
12 there was a gate. It was like the whole, the
13 whole building, the whole area, the front --

14 MR. VANCURA: I vaguely remember the
15 gate, yeah.

16 MS. KNICKERBOCKER: That was gated.
17 There was only one way in and out through the
18 driveway. There was no way coming out the back.

19 MR. VANCURA: Yeah.

20 MS. KNICKERBOCKER: We had a baseball
21 field out front.

22 MR. VANCURA: Yeah. Because when they
23 when they paved --

24 MS. KNICKERBOCKER: Because you couldn't

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2 get out.

3 MR. VANCUAR: -- when they paved this
4 back in 1976, they sent my mother and father a
5 letter saying that they were going to pave it and
6 to keep in contact with the construction paving,
7 paving company back then, for the schedule. So.

8 MS. KNICKERBOCKER: Interesting.

9 MR. VANCURA: And that was sent by the
10 village to them. That's when they were doing the
11 building, setting the build, you know, they
12 bought, purchased the building and they were
13 renovating it.

14 MR. VANCURA: Yeah.

15 MS. KNICKERBOCKER: And doing
16 everything. All right. Well, we're going, we're
17 going to work through this, Eric.

18 MR. VANCURA: Yes. And thank you for
19 mentioning it.

20 MR. LAKER: No problem.

21 MR. VANCURA: And it's only, only my
22 third speech.

23 MR. LAKER: It felt like more.

24 MS. KNICKERBOCKER: All right.

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2 MR. VANCURA: Thank you.

3 MS. KNICKERBOCKER: Thank you. Any other
4 comments? No. Are we all good? All right, I'd
5 like to make a motion to close the meeting. Can I
6 have a second?

7 MR. LAKER: Second.

8 MS. KNICKERBOCKER: All in favor?

9 MULTIPLE: Aye.

10 MS. KNICKERBOCKER: Thanks and have a
11 great Buchanan day.

12 (The public board meeting concluded at
13 8:22 p.m.)

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CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board meeting of the Village of Buchanan on October 7, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: November 18, 2025

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